

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Kearney County
50

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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Residential Real Property - Current

Number of Sales	217	COD	11.88
Total Sales Price	20218963	PRD	104.86
Total Adj. Sales Price	20203363	COV	26.95
Total Assessed Value	18879540	STD	26.41
Avg. Adj. Sales Price	93103.06	Avg. Abs. Dev.	11.72
Avg. Assessed Value	87002.49	Min	18.41
Median	98.63	Max	261.62
Wgt. Mean	93.45	95% Median C.I.	98.03 to 99.03
Mean	97.99	95% Wgt. Mean C.I.	89.86 to 97.04
		95% Mean C.I.	94.48 to 101.51
% of Value of the Class of all Real Property Value in the County			24.47
% of Records Sold in the Study Period			9.66
% of Value Sold in the Study Period			12.16
Average Assessed Value of the Base			69,120

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	217	98.63	11.88	104.86
2005	248	96.81	27.53	110.63
2004	247	94.30	27.54	109.01
2003	253	94	24.91	106.33
2002	255	95	21.83	104.62
2001	269	95	19.46	101.91

2006 Commission Summary

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Commercial Real Property - Current

Number of Sales	29	COD	57.35
Total Sales Price	2075647	PRD	130.25
Total Adj. Sales Price	2075647	COV	97.94
Total Assessed Value	1670590	STD	102.68
Avg. Adj. Sales Price	71574.03	Avg. Abs. Dev.	56.11
Avg. Assessed Value	57606.55	Min	3.86
Median	97.84	Max	561.00
Wgt. Mean	80.49	95% Median C.I.	49.05 to 112.32
Mean	104.83	95% Wgt. Mean C.I.	63.42 to 97.55
		95% Mean C.I.	65.78 to 143.88
% of Value of the Class of all Real Property Value in the County			4.76
% of Records Sold in the Study Period			8.31
% of Value Sold in the Study Period			5.53
Average Assessed Value of the Base			86,500

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	29	97.84	57.35	130.25
2005	31	96.97	56.12	132.06
2004	31	99.20	46.54	113.99
2003	26	99	41.69	109.31
2002	29	96	30.72	110.26
2001	29	96	31.78	112.78

2006 Commission Summary

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Agricultural Land - Current

Number of Sales	69	COD	18.07
Total Sales Price	13265183	PRD	102.89
Total Adj. Sales Price	13729116	COV	27.44
Total Assessed Value	10072185	STD	20.72
Avg. Adj. Sales Price	198972.70	Avg. Abs. Dev.	13.61
Avg. Assessed Value	145973.70	Min	19.51
Median	75.35	Max	150.85
Wgt. Mean	73.36	95% Median C.I.	70.21 to 77.82
Mean	75.48	95% Wgt. Mean C.I.	68.02 to 78.71
		95% Mean C.I.	70.60 to 80.37
% of Value of the Class of all Real Property Value in the County			70.77
% of Records Sold in the Study Period			2.27
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			148,041

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	69	75.35	18.07	102.89
2005	84	77.65	19.90	102.02
2004	70	76.92	17.62	100.48
2003	67	76	20.06	103.81
2002	65	76	16.37	103.93
2001	66	77	17.5	105.34

2006 Opinions of the Property Tax Administrator for Kearney County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Kearney County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Kearney County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Kearney County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Kearney County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Kearney County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Kearney County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Kearney County

Recommendations

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

Residential

Commercial

Agricultural

AL: Rural 1 +12.00%

Dated this 10th day of April, 2006.



Catherine D. Lang

Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Kearney County**

Residential Real Property

I. Correlation

Kearney: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Kearney County has been achieved. The measures of central tendency reflect that the median, weighted mean and mean for the qualified sales file are all within the acceptable level of value. The coefficient of dispersion is within the range, while the price-related differential is slightly above the acceptable range. As noted in the narrative for Table VI, the Assessor Location of Rural 1 has thirty sales but is only indicating a median level of value of 85.42%. Other than this subclass, there is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	335	269	80.3
2002	307	255	83.06
2003	316	253	80.06
2004	313	247	78.91
2005	298	248	83.22
2006	284	217	76.41

Kearney: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period. In addition, the percent of sales utilized stayed fairly consistent with previous years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Kearney County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	93	2.66	95.47	95
2002	87	6.16	92.36	95
2003	92	0.4	92.37	94
2004	87.36	6.65	93.17	94.30
2005	89.67	6.31	95.33	96.81
2006	92.73	10.21	102.2	98.63

**2006 Correlation Section
for Kearney County**

Kearney: RESIDENTIAL: The two statistics are sufficiently in support of each other. There is no information available that would suggest that the Qualified Median is not the best indication of the level of value for Residential Land in Kearney County.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	Year	% Change in Assessed Value (excl. growth)
2.27	2001	2.66
9.48	2002	6.16
1.14	2003	0.4
5.26	2004	6.65
9.82	2005	6.31
5	2006	10.21

Kearney: RESIDENTIAL: An examination of the percent change to the sales file compared to the percent change to assessed value (excluding growth) reveals an approximate 5 point difference for the

2006 Correlation Section for Kearney County

residential property. While not extreme, the difference implies that the assessment actions had more of a pronounced effect on the population base when compared to the sample.

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

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

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.63	93.45	97.99

Kearney: RESIDENTIAL: The measures of central tendency shown here reflect that the median, weighted mean and mean for the qualified residential sales file are all within the acceptable level of value. This is an indication that the median is a reliable measure of the level of assessment in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	11.88	104.86
Difference	0	1.86

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Kearney: RESIDENTIAL: The coefficient of dispersion as a qualitative measurement is within the acceptable range while the price-related differential is slightly outside of the acceptable range. A review of the subclasses indicates that the Assessor Location of Rural 1 has a median below the acceptable 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.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	217	217	0
Median	92.73	98.63	5.9
Wgt. Mean	89.19	93.45	4.26
Mean	93.95	97.99	4.04
COD	22.47	11.88	-10.59
PRD	105.33	104.86	-0.47
Min Sales Ratio	16.97	18.41	1.44
Max Sales Ratio	273.60	261.62	-11.98

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

**2006 Correlation Section
for Kearney County**

Commerical Real Property

I. Correlation

Kearney: COMMERCIAL: A review of the 2006 Commercial statistics indicates that an accurate measurement of the commercial property in Kearney County has been achieved. The measures of central tendency reflect that only median is within the acceptable range. The coefficient of dispersion and price related differential are significantly above the acceptable ranges. This may indicate problems with assessment uniformity and regressivity. There is no additional information available that would suggest that the qualified median is not the best indication of the level of value in the commercial property class.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	52	29	55.77
2002	46	29	63.04
2003	45	26	57.78
2004	43	31	72.09
2005	43	31	72.09
2006	39	29	74.36

Kearney: COMMERCIAL: A review of the table indicates that the county has utilized a sufficient portion of commercial sales for the study period. In addition, the percent of sales utilized increased or stayed consistent with previous years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Kearney County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	96	-3.79	92.36	96
2002	96	12.56	108.06	96
2003	99	-8.77	90.32	99
2004	99.20	-1.38	97.83	99.20
2005	97.45	-1.11	96.37	96.97
2006	81.81	1.8	83.28	97.84

**2006 Correlation Section
for Kearney County**

Kearney: COMMERCIAL: There is approximately 14.5% difference between the Trended Preliminary Ratio and the R&O Median. The numbers are very dissimilar and do not offer support of each other suggesting possible further evaluation is needed.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.9	2001	-3.79
0	2002	12.56
0	2003	-8.76
0	2004	-1.38
4.65	2005	-1.11
6.56	2006	1.8

Kearney: COMMERCIAL: An examination of the percent change to the sales file compared to the percent change to assessed value (excluding growth) reveals an approximate 4.76 point difference for

2006 Correlation Section for Kearney County

the commercial property. While not extreme, the difference implies that the assessment actions had more of a pronounced effect on the population base when compared to the sample. When viewed with the trended median, further evaluation is indicated.

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

**2006 Correlation Section
for Kearney County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.84	80.49	104.83

Kearney: COMMERCIAL: The measures of central tendency shown here reflect that only the median for the qualified commercial sales file is within the acceptable level of value while the weighted mean is far below is below the range and the mean is above the range. The differences between the measures are great enough that further analysis could be indicated. The relatively few qualified sales in this property class may make this statistic susceptible to influence from outliers.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

**2006 Correlation Section
for Kearney County**

	COD	PRD
R&O Statistics	57.35	130.25
Difference	37.35	27.25

Kearney: COMMERCIAL: The coefficient of dispersion and price related differential are significantly above the acceptable ranges. This may indicate problems with assessment uniformity and regressivity and further review of this class may be warranted. The relatively few qualified sales in this property class may make this statistic susceptible to influence from outliers.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	29	29	0
Median	81.81	97.84	16.03
Wgt. Mean	74.12	80.49	6.37
Mean	94.26	104.83	10.57
COD	67.19	57.35	-9.84
PRD	127.17	130.25	3.08
Min Sales Ratio	3.86	3.86	0
Max Sales Ratio	561.00	561.00	0

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

**2006 Correlation Section
for Kearney County**

Agricultural Land

I. Correlation

Kearney: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural statistics indicates that an accurate measurement of the agricultural property in Kearney County has been achieved. The measures of central tendency reflect that the median and mean for the qualified sales file are both within the acceptable level of value, while the weighted mean is slightly low. The coefficient of dispersion and the price related differential are both within the acceptable range. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the agricultural property class.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	125	66	52.8
2002	117	65	55.56
2003	140	67	47.86
2004	153	70	45.75
2005	180	84	46.67
2006	173	69	39.88

Kearney: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has had a decrease in the number of sales used for the study period. This is a direct reflection of the removal of the substantially changed properties from the qualified agricultural sales for the study period.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of

**2006 Correlation Section
for Kearney County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	75	4.4	78.3	77
2002	74	0.19	74.14	76
2003	74	2.17	75.61	76
2004	73.50	4.33	76.68	76.92
2005	79.28	0.04	79.31	77.65
2006	75.35	0.8	75.96	75.35

Kearney: AGRICULTURAL UNIMPROVED: The two statistics are strongly in support of each other.

**2006 Correlation Section
for Kearney County**

There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Unimproved Agricultural Land in Kearney County.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	% Change in Assessed Value (excl. growth)
2.32	2001 4.4
5.61	2002 0.19
5.97	2003 8.05
6.28	2004 4.33
-2.19	2005 0.04
0	2006 0.8

Kearney: AGRICULTURAL UNIMPROVED: The percent change in the sales file compared to the percent change in assessed value is basically the same offering strong support for each other.

2006 Correlation Section for Kearney County

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

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

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

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

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

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

**2006 Correlation Section
for Kearney County**

	Median	Wgt. Mean	Mean
R&O Statistics	75.35	73.36	75.48

Kearney: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and mean for the qualified agricultural sales file are within the acceptable level of value while the weighted mean is just slightly below the range. These statistics indicate that no further analysis is needed.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.07	102.89
Difference	0	0

Kearney: AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related

**2006 Correlation Section
for Kearney County**

differential are both within the acceptable range. These measures appear to indicate that agricultural properties are being valued uniformly and proportionately.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	69	69	0
Median	75.35	75.35	0
Wgt. Mean	73.36	73.36	0
Mean	75.48	75.48	0
COD	18.07	18.07	0
PRD	102.89	102.89	0
Min Sales Ratio	19.51	19.51	0
Max Sales Ratio	150.85	150.85	0

Kearney: AGRICULTURAL UNIMPROVED: A review of the agricultural statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for the agricultural real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Kearney County.

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

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	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	139,789,520	154,993,220	15,203,700	10.88	899,300	10.23
2. Recreational	318,615	318,615	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	66,384,520	64,304,710	-2,079,810	-3.13	*-----	-3.13
4. Total Residential (sum lines 1-3)	206,492,655	219,616,545	13,123,890	6.36	899,300	5.92
5. Commercial	28,277,720	30,188,515	1,910,795	6.76	1,402,255	1.8
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	19,354,070	19,404,800	50,730	0.26	1,443,335	-7.2
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	47,631,790	49,593,315	1,961,525	4.12	1,768,690	0.4
10. Total Non-Agland Real Property	254,124,445	269,209,860	15,085,415	5.94	3,744,890	4.46
11. Irrigated	303,321,075	309,596,070	6,274,995	2.07		
12. Dryland	43,361,020	40,671,065	-2,689,955	-6.2		
13. Grassland	14,662,395	13,995,875	-666,520	-4.55		
14. Wasteland	78,375	76,805	-1,570	-2		
15. Other Agland	1,109,110	1,108,235	-875	-0.08		
16. Total Agricultural Land	362,531,975	365,448,050	2,916,075	0.8		
17. Total Value of All Real Property (Locally Assessed)	616,656,420	634,657,910	18,001,490	2.92	3,744,890	2.31

*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:	217	MEDIAN:	99	COV:	26.95	95% Median C.I.:	98.03 to 99.03	(! : Derived)
TOTAL Sales Price:	20,218,963	WGT. MEAN:	93	STD:	26.41	95% Wgt. Mean C.I.:	89.86 to 97.04	
TOTAL Adj.Sales Price:	20,203,363	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.48 to 101.51	
TOTAL Assessed Value:	18,879,540							
AVG. Adj. Sales Price:	93,103	COD:	11.88	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	87,002	PRD:	104.86	MIN Sales Ratio:	18.41			

Printed: 03/29/2006 20:49:59

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	23	98.63	99.41	97.49	8.74	101.98	67.73	132.71	95.85 to 105.38	112,497	109,673
10/01/03 TO 12/31/03	19	99.26	106.05	95.44	15.42	111.12	70.36	250.74	96.17 to 109.57	115,136	109,886
01/01/04 TO 03/31/04	31	99.16	99.57	100.09	4.64	99.48	82.75	120.73	97.36 to 100.72	84,250	84,329
04/01/04 TO 06/30/04	27	98.68	102.78	94.71	18.72	108.53	31.43	234.96	94.70 to 99.96	102,046	96,643
07/01/04 TO 09/30/04	39	96.80	94.76	89.92	16.06	105.39	18.41	261.62	94.01 to 99.24	68,202	61,326
10/01/04 TO 12/31/04	19	98.19	94.58	91.31	7.76	103.57	52.11	128.32	92.86 to 99.00	89,773	81,973
01/01/05 TO 03/31/05	25	98.74	95.41	94.78	5.31	100.66	67.27	105.99	96.08 to 99.87	78,013	73,941
04/01/05 TO 06/30/05	34	98.79	94.80	86.72	15.54	109.32	52.42	246.56	92.25 to 99.98	110,157	95,525
____Study Years____											
07/01/03 TO 06/30/04	100	98.83	101.63	96.96	11.46	104.82	31.43	250.74	98.06 to 99.48	101,420	98,339
07/01/04 TO 06/30/05	117	98.33	94.88	89.91	12.24	105.53	18.41	261.62	96.80 to 98.92	85,994	77,313
____Calendar Yrs____											
01/01/04 TO 12/31/04	116	98.39	97.88	94.25	12.26	103.86	18.41	261.62	97.36 to 99.00	83,901	79,075
____ALL____											
	217	98.63	97.99	93.45	11.88	104.86	18.41	261.62	98.03 to 99.03	93,103	87,002

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	30	96.13	101.37	96.96	21.25	104.55	60.43	261.62	89.71 to 99.26	55,618	53,929
BRANDTS	2	104.64	104.64	97.61	11.38	107.20	92.73	116.55	N/A	424,500	414,347
CRANEVIEW	3	91.36	86.85	84.77	10.38	102.45	70.36	98.82	N/A	222,300	188,443
EL CHARMAN	5	93.35	94.84	94.59	5.32	100.27	88.46	101.85	N/A	115,920	109,645
HEARTWELL	2	98.09	98.09	97.86	0.24	100.24	97.85	98.33	N/A	22,604	22,120
MCCONNELLS	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
MINDEN	123	98.92	100.77	99.65	5.28	101.13	73.54	250.74	98.53 to 99.30	75,716	75,451
RURAL 1	30	85.42	83.60	79.61	29.12	105.01	18.41	155.70	67.26 to 101.04	147,156	117,155
SOUTH KEARNEY	1	97.27	97.27	97.27			97.27	97.27	N/A	7,500	7,295
SUMMERHAVEN	10	94.68	101.41	92.94	32.63	109.12	48.03	246.56	59.29 to 109.57	204,576	190,132
WILCOX	9	99.04	99.98	100.12	3.43	99.86	92.83	109.97	96.57 to 106.29	37,946	37,991
____ALL____											
	217	98.63	97.99	93.45	11.88	104.86	18.41	261.62	98.03 to 99.03	93,103	87,002

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:	217	MEDIAN:	99	COV:	26.95	95% Median C.I.:	98.03 to 99.03	(! : Derived)
TOTAL Sales Price:	20,218,963	WGT. MEAN:	93	STD:	26.41	95% Wgt. Mean C.I.:	89.86 to 97.04	
TOTAL Adj.Sales Price:	20,203,363	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.48 to 101.51	
TOTAL Assessed Value:	18,879,540							
AVG. Adj. Sales Price:	93,103	COD:	11.88	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	87,002	PRD:	104.86	MIN Sales Ratio:	18.41			

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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	164	98.83	100.81	99.26	8.01	101.55	60.43	261.62	98.35 to 99.16	69,319	68,808
2	6	98.92	102.55	96.51	14.37	106.27	75.48	132.71	75.48 to 132.71	251,416	242,630
3	47	88.66	87.59	83.79	25.67	104.53	18.41	246.56	81.25 to 97.27	155,882	130,620
<u>ALL</u>	<u>217</u>	<u>98.63</u>	<u>97.99</u>	<u>93.45</u>	<u>11.88</u>	<u>104.86</u>	<u>18.41</u>	<u>261.62</u>	<u>98.03 to 99.03</u>	<u>93,103</u>	<u>87,002</u>

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	195	98.80	97.40	93.63	8.86	104.02	31.43	234.96	98.17 to 99.14	101,378	94,924
2	18	96.69	98.80	60.79	36.05	162.52	18.41	261.62	60.43 to 98.82	9,047	5,500
3	4	89.38	123.26	99.48	53.33	123.90	67.73	246.56	N/A	67,940	67,587
<u>ALL</u>	<u>217</u>	<u>98.63</u>	<u>97.99</u>	<u>93.45</u>	<u>11.88</u>	<u>104.86</u>	<u>18.41</u>	<u>261.62</u>	<u>98.03 to 99.03</u>	<u>93,103</u>	<u>87,002</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	212	98.58	98.24	94.90	11.67	103.52	18.41	261.62	98.03 to 99.00	90,344	85,734
06	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
07	4	103.03	96.28	90.93	13.07	105.89	65.25	113.82	N/A	99,450	90,430
<u>ALL</u>	<u>217</u>	<u>98.63</u>	<u>97.99</u>	<u>93.45</u>	<u>11.88</u>	<u>104.86</u>	<u>18.41</u>	<u>261.62</u>	<u>98.03 to 99.03</u>	<u>93,103</u>	<u>87,002</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003	1	97.85	97.85	97.85			97.85	97.85	N/A	44,909	43,945
01-0011											
01-0123											
10-0002	6	97.17	96.26	95.56	5.97	100.74	88.46	103.37	88.46 to 103.37	108,600	103,775
10-0007	8	89.88	92.70	82.37	19.04	112.53	52.42	132.71	52.42 to 132.71	262,625	216,329
10-0019											
50-0001	10	99.36	100.51	101.38	3.71	99.14	92.83	109.97	96.57 to 106.29	45,251	45,877
50-0501	39	96.03	98.11	89.86	22.40	109.18	31.43	261.62	86.10 to 99.24	81,376	73,120
50-0503	153	98.82	98.14	95.59	9.67	102.67	18.41	250.74	98.19 to 99.16	90,063	86,090
NonValid School											
<u>ALL</u>	<u>217</u>	<u>98.63</u>	<u>97.99</u>	<u>93.45</u>	<u>11.88</u>	<u>104.86</u>	<u>18.41</u>	<u>261.62</u>	<u>98.03 to 99.03</u>	<u>93,103</u>	<u>87,002</u>

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	217	MEDIAN:	99	COV:	26.95	95% Median C.I.:	98.03 to 99.03	(! : Derived)
TOTAL Sales Price:	20,218,963	WGT. MEAN:	93	STD:	26.41	95% Wgt. Mean C.I.:	89.86 to 97.04	
TOTAL Adj.Sales Price:	20,203,363	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.48 to 101.51	
TOTAL Assessed Value:	18,879,540							
AVG. Adj. Sales Price:	93,103	COD:	11.88	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	87,002	PRD:	104.86	MIN Sales Ratio:	18.41			

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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	21	93.64	93.82	60.59	36.73	154.83	18.41	261.62	60.43 to 98.33	52,730	31,950
Prior TO 1860	1	100.93	100.93	100.93			100.93	100.93	N/A	110,000	111,025
1860 TO 1899	9	94.70	81.25	71.80	21.29	113.16	31.43	112.47	42.98 to 99.36	74,611	53,574
1900 TO 1919	51	98.85	100.82	96.68	9.65	104.28	52.11	234.96	97.41 to 99.81	57,208	55,308
1920 TO 1939	18	99.13	99.43	98.73	2.54	100.71	83.84	119.85	98.53 to 99.57	64,166	63,354
1940 TO 1949	17	99.14	99.63	102.72	4.76	97.00	73.54	132.71	98.06 to 100.05	70,464	72,379
1950 TO 1959	29	98.03	99.57	97.43	6.13	102.20	75.48	169.63	95.65 to 99.87	84,839	82,657
1960 TO 1969	19	98.12	105.58	100.42	13.12	105.14	77.97	246.56	95.30 to 99.94	107,565	108,015
1970 TO 1979	27	98.37	94.42	93.31	12.64	101.19	59.29	155.70	87.04 to 101.04	156,771	146,277
1980 TO 1989	7	99.52	98.56	98.46	3.60	100.10	87.74	108.13	87.74 to 108.13	134,642	132,575
1990 TO 1994	3	84.85	83.39	82.74	12.10	100.78	67.26	98.06	N/A	104,293	86,295
1995 TO 1999	9	98.82	98.64	96.10	11.65	102.65	65.25	116.55	88.66 to 113.82	190,144	182,720
2000 TO Present	6	99.39	94.34	89.05	10.35	105.95	70.36	113.54	70.36 to 113.54	223,400	198,930
ALL	217	98.63	97.99	93.45	11.88	104.86	18.41	261.62	98.03 to 99.03	93,103	87,002

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	99.29	136.41	120.93	42.60	112.80	82.75	261.62	82.75 to 261.62	2,443	2,955
5000 TO 9999	7	60.43	75.63	75.58	25.15	100.07	60.43	97.27	60.43 to 97.27	6,900	5,215
Total \$											
1 TO 9999	15	96.80	108.05	88.65	34.06	121.89	60.43	261.62	60.43 to 99.75	4,523	4,009
10000 TO 29999	13	101.92	119.76	120.97	29.23	99.00	73.54	246.56	92.25 to 119.85	17,961	21,728
30000 TO 59999	49	98.90	96.45	96.54	7.07	99.91	18.41	128.32	97.85 to 99.39	43,449	41,947
60000 TO 99999	65	98.80	97.85	97.70	8.17	100.16	48.03	169.63	97.74 to 99.48	75,960	74,210
100000 TO 149999	47	96.30	93.46	92.96	10.84	100.54	31.43	132.71	94.69 to 99.29	119,455	111,048
150000 TO 249999	20	99.07	98.98	98.69	6.14	100.29	77.23	116.55	98.37 to 99.96	182,857	180,464
250000 TO 499999	5	75.48	77.74	78.41	14.28	99.15	59.29	100.56	N/A	309,600	242,743
500000 +	3	92.73	79.74	80.14	14.97	99.50	52.42	94.07	N/A	672,000	538,533
ALL	217	98.63	97.99	93.45	11.88	104.86	18.41	261.62	98.03 to 99.03	93,103	87,002

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	217	MEDIAN:	99	COV:	26.95	95% Median C.I.:	98.03 to 99.03	(! : Derived)
TOTAL Sales Price:	20,218,963	WGT. MEAN:	93	STD:	26.41	95% Wgt. Mean C.I.:	89.86 to 97.04	
TOTAL Adj.Sales Price:	20,203,363	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.48 to 101.51	
TOTAL Assessed Value:	18,879,540							
AVG. Adj. Sales Price:	93,103	COD:	11.88	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	87,002	PRD:	104.86	MIN Sales Ratio:	18.41			

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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	11	96.57	97.40	77.63	30.68	125.46	60.43	250.74	60.43 to 102.71	4,122	3,200
5000 TO 9999	7	93.64	104.79	59.59	41.42	175.85	18.41	261.62	18.41 to 261.62	12,071	7,193
Total \$ _____											
1 TO 9999	18	95.10	100.27	65.89	35.07	152.18	18.41	261.62	60.43 to 98.82	7,213	4,753
10000 TO 29999	12	100.40	107.15	96.06	22.17	111.54	42.43	234.96	96.80 to 110.78	21,208	20,373
30000 TO 59999	57	98.19	92.74	87.53	9.18	105.96	31.43	121.40	96.08 to 99.15	51,044	44,677
60000 TO 99999	62	98.86	99.88	96.72	8.06	103.27	52.11	246.56	97.56 to 99.57	80,449	77,813
100000 TO 149999	42	98.69	100.99	99.59	8.30	101.41	81.61	169.63	96.10 to 99.82	119,904	119,409
150000 TO 249999	19	98.83	95.32	92.10	11.42	103.50	59.29	132.71	81.25 to 99.96	192,271	177,079
250000 TO 499999	5	100.56	91.02	81.60	16.65	111.54	52.42	109.57	N/A	373,800	305,035
500000 +	2	93.40	93.40	93.40	0.72	99.99	92.73	94.07	N/A	681,750	636,785
ALL											
	217	98.63	97.99	93.45	11.88	104.86	18.41	261.62	98.03 to 99.03	93,103	87,002

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.64	93.82	60.59	36.73	154.83	18.41	261.62	60.43 to 98.33	52,730	31,950
20	84	98.71	96.74	91.58	9.95	105.63	31.43	246.56	98.03 to 99.06	58,589	53,654
30	106	99.13	100.38	98.11	8.64	102.31	52.11	234.96	98.17 to 99.52	115,316	113,137
40	6	87.86	88.04	87.60	9.26	100.51	75.48	99.00	75.48 to 99.00	325,166	284,833
ALL											
	217	98.63	97.99	93.45	11.88	104.86	18.41	261.62	98.03 to 99.03	93,103	87,002

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	95.10	96.11	61.64	35.58	155.93	18.41	261.62	60.43 to 98.33	51,117	31,506
100	9	100.39	93.50	91.87	12.21	101.77	65.25	113.82	67.27 to 105.66	91,255	83,840
101	137	98.83	98.43	98.24	6.97	100.19	52.11	169.63	98.34 to 99.25	90,292	88,706
102	11	90.53	101.87	83.13	26.48	122.54	59.29	234.96	70.36 to 120.30	148,809	123,707
103	5	98.75	99.37	99.67	1.90	99.70	96.30	103.80	N/A	121,176	120,776
104	32	99.09	99.44	91.65	13.37	108.50	31.43	246.56	97.56 to 100.05	105,947	97,100
106	1	48.03	48.03	48.03			48.03	48.03	N/A	85,000	40,825
111	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
ALL											
	217	98.63	97.99	93.45	11.88	104.86	18.41	261.62	98.03 to 99.03	93,103	87,002

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:	217	MEDIAN:	99	COV:	26.95	95% Median C.I.:	98.03 to 99.03	(!: Derived)
TOTAL Sales Price:	20,218,963	WGT. MEAN:	93	STD:	26.41	95% Wgt. Mean C.I.:	89.86 to 97.04	
TOTAL Adj.Sales Price:	20,203,363	MEAN:	98	AVG.ABS.DEV:	11.72	95% Mean C.I.:	94.48 to 101.51	
TOTAL Assessed Value:	18,879,540							
AVG. Adj. Sales Price:	93,103	COD:	11.88	MAX Sales Ratio:	261.62			
AVG. Assessed Value:	87,002	PRD:	104.86	MIN Sales Ratio:	18.41			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.64	93.82	60.59	36.73	154.83	18.41	261.62	60.43 to 98.33	52,730	31,950
10	1	110.78	110.78	110.78			110.78	110.78	N/A	12,200	13,515
20	12	99.46	109.84	103.11	30.11	106.52	42.98	234.96	74.07 to 113.74	54,200	55,887
30	166	98.78	97.79	95.35	7.93	102.55	31.43	246.56	98.06 to 99.09	101,056	96,361
40	16	98.91	95.83	91.76	8.07	104.44	65.25	121.40	89.71 to 100.35	98,012	89,933
50	1	99.48	99.48	99.48			99.48	99.48	N/A	89,900	89,435
<u>ALL</u>	<u>217</u>	<u>98.63</u>	<u>97.99</u>	<u>93.45</u>	<u>11.88</u>	<u>104.86</u>	<u>18.41</u>	<u>261.62</u>	<u>98.03 to 99.03</u>	<u>93,103</u>	<u>87,002</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:	29	MEDIAN:	98	COV:	97.94	95% Median C.I.:	49.05 to 112.32	(! : Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	80	STD:	102.68	95% Wgt. Mean C.I.:	63.42 to 97.55	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	105	AVG.ABS.DEV:	56.11	95% Mean C.I.:	65.78 to 143.88	
TOTAL Assessed Value:	1,670,590							
AVG. Adj. Sales Price:	71,574	COD:	57.35	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	57,606	PRD:	130.25	MIN Sales Ratio:	3.86			

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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	2	85.17	85.17	59.08	46.24	144.16	45.79	124.55	N/A	99,250	58,640
10/01/02 TO 12/31/02	5	151.14	233.66	189.57	79.49	123.26	98.50	561.00	N/A	7,917	15,009
01/01/03 TO 03/31/03	4	63.23	61.32	68.17	54.03	89.96	7.49	111.34	N/A	107,500	73,277
04/01/03 TO 06/30/03	2	146.50	146.50	137.98	19.11	106.18	118.50	174.50	N/A	11,500	15,867
07/01/03 TO 09/30/03	4	84.58	85.30	76.29	23.70	111.82	59.72	112.32	N/A	50,612	38,610
10/01/03 TO 12/31/03	1	49.05	49.05	49.05			49.05	49.05	N/A	94,000	46,105
01/01/04 TO 03/31/04	1	28.74	28.74	28.74			28.74	28.74	N/A	23,000	6,610
04/01/04 TO 06/30/04	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
07/01/04 TO 09/30/04	4	84.54	86.03	95.00	33.30	90.55	38.42	136.62	N/A	175,937	167,147
10/01/04 TO 12/31/04	3	14.70	38.80	44.56	213.09	87.07	3.86	97.84	N/A	50,620	22,556
01/01/05 TO 03/31/05	1	43.53	43.53	43.53			43.53	43.53	N/A	23,500	10,230
04/01/05 TO 06/30/05	1	140.85	140.85	140.85			140.85	140.85	N/A	36,000	50,705
<u>Study Years</u>											
07/01/02 TO 06/30/03	13	111.34	144.38	74.83	68.38	192.93	7.49	561.00	46.83 to 174.50	53,160	39,782
07/01/03 TO 06/30/04	7	70.78	74.05	75.88	34.83	97.59	28.74	112.32	28.74 to 112.32	67,064	50,889
07/01/04 TO 06/30/05	9	77.34	71.65	87.11	52.66	82.25	3.86	140.85	14.70 to 136.62	101,678	88,577
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	11	79.63	84.41	70.10	43.52	120.41	7.49	174.50	46.83 to 118.50	68,131	47,762
01/01/04 TO 12/31/04	9	77.34	65.40	86.71	48.83	75.42	3.86	136.62	14.70 to 99.38	114,290	99,104
<u>ALL</u>	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	3	98.38	221.08	190.70	188.77	115.93	3.86	561.00	N/A	3,816	7,278
MINDEN	17	99.38	97.26	89.16	34.66	109.08	38.42	174.50	49.05 to 136.62	67,911	60,548
RURAL 1	5	45.79	51.51	66.36	73.11	77.62	7.49	97.84	N/A	163,622	108,587
WILCOX	4	94.68	116.51	83.52	65.83	139.50	28.74	247.93	N/A	22,896	19,122
<u>ALL</u>	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	24	98.94	115.94	89.67	58.67	129.30	3.86	561.00	59.72 to 124.55	52,397	46,985
3	5	45.79	51.51	66.36	73.11	77.62	7.49	97.84	N/A	163,622	108,587
<u>ALL</u>	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

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:	29	MEDIAN:	98	COV:	97.94	95% Median C.I.:	49.05 to 112.32	(! : Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	80	STD:	102.68	95% Wgt. Mean C.I.:	63.42 to 97.55	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	105	AVG.ABS.DEV:	56.11	95% Mean C.I.:	65.78 to 143.88	
TOTAL Assessed Value:	1,670,590							
AVG. Adj. Sales Price:	71,574	COD:	57.35	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	57,606	PRD:	130.25	MIN Sales Ratio:	3.86			

Printed: 03/29/2006 20:50:02

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	23	91.73	87.64	82.24	39.31	106.57	7.49	174.50	49.05 to 112.32	85,119	70,002
2	6	98.44	170.73	51.35	133.83	332.51	3.86	561.00	3.86 to 561.00	19,649	10,089
<u>ALL</u>											
	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0011											
01-0123											
10-0002	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
10-0007	2	26.64	26.64	33.82	71.90	78.76	7.49	45.79	N/A	120,000	40,585
10-0019											
50-0001	4	94.68	116.51	83.52	65.83	139.50	28.74	247.93	N/A	22,896	19,122
50-0501	3	98.38	221.08	190.70	188.77	115.93	3.86	561.00	N/A	3,816	7,278
50-0503	19	98.50	92.94	84.19	35.85	110.40	14.70	174.50	49.05 to 124.55	68,571	57,729
NonValid School											
<u>ALL</u>											
	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	98.38	147.41	34.29	127.98	429.85	3.86	561.00	3.86 to 561.00	27,556	9,450
Prior TO 1860											
1860 TO 1899	2	92.14	92.14	77.31	35.18	119.18	59.72	124.55	N/A	61,750	47,737
1900 TO 1919	4	76.63	79.65	112.77	56.79	70.63	28.74	136.62	N/A	50,500	56,950
1920 TO 1939	3	111.34	113.27	106.26	22.09	106.60	77.34	151.14	N/A	78,000	82,885
1940 TO 1949	1	140.85	140.85	140.85			140.85	140.85	N/A	36,000	50,705
1950 TO 1959	2	146.50	146.50	137.98	19.11	106.18	118.50	174.50	N/A	11,500	15,867
1960 TO 1969	3	97.84	85.31	68.30	22.67	124.90	45.79	112.32	N/A	89,166	60,905
1970 TO 1979	2	68.90	68.90	80.36	44.24	85.73	38.42	99.38	N/A	109,000	87,597
1980 TO 1989	1	46.83	46.83	46.83			46.83	46.83	N/A	140,000	65,560
1990 TO 1994	1	49.05	49.05	49.05			49.05	49.05	N/A	94,000	46,105
1995 TO 1999	3	79.63	80.72	88.20	8.77	91.51	70.78	91.73	N/A	181,583	160,165
2000 TO Present											
<u>ALL</u>											
	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

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:	29	MEDIAN:	98	COV:	97.94	95% Median C.I.:	49.05 to 112.32	(! : Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	80	STD:	102.68	95% Wgt. Mean C.I.:	63.42 to 97.55	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	105	AVG.ABS.DEV:	56.11	95% Mean C.I.:	65.78 to 143.88	
TOTAL Assessed Value:	1,670,590							
AVG. Adj. Sales Price:	71,574	COD:	57.35	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	57,606	PRD:	130.25	MIN Sales Ratio:	3.86			

Printed: 03/29/2006 20:50:02

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	98.38	221.08	190.70	188.77	115.93	3.86	561.00	N/A	3,816	7,278
5000 TO 9999	4	142.11	157.66	169.14	37.68	93.21	98.50	247.93	N/A	6,646	11,242
Total \$ _____											
1 TO 9999	7	109.73	184.84	175.63	101.90	105.24	3.86	561.00	3.86 to 561.00	5,433	9,543
10000 TO 29999	4	81.02	85.48	77.76	60.90	109.92	28.74	151.14	N/A	19,875	15,455
30000 TO 59999	6	105.08	105.42	101.31	19.50	104.06	77.34	140.85	77.34 to 140.85	47,166	47,782
60000 TO 99999	6	43.73	40.03	39.09	45.33	102.39	7.49	70.78	7.49 to 70.78	80,060	31,298
100000 TO 149999	1	46.83	46.83	46.83			46.83	46.83	N/A	140,000	65,560
150000 TO 249999	4	105.36	98.28	97.23	24.39	101.08	45.79	136.62	N/A	156,250	151,922
250000 TO 499999	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
ALL _____											
	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	98.38	66.91	73.83	32.07	90.63	3.86	98.50	N/A	4,483	3,310
5000 TO 9999	3	28.74	48.65	17.64	118.58	275.76	7.49	109.73	N/A	34,500	6,086
Total \$ _____											
1 TO 9999	6	63.56	57.78	24.10	69.89	239.72	3.86	109.73	3.86 to 109.73	19,491	4,698
10000 TO 29999	8	134.82	168.71	61.57	85.25	274.00	14.70	561.00	14.70 to 561.00	29,618	18,237
30000 TO 59999	9	79.63	90.23	81.41	30.51	110.84	49.05	140.85	59.72 to 124.55	58,555	47,668
60000 TO 99999	2	46.31	46.31	46.27	1.12	100.09	45.79	46.83	N/A	152,500	70,557
100000 TO 149999	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
150000 TO 249999	2	123.98	123.98	123.57	10.20	100.33	111.34	136.62	N/A	155,000	191,532
250000 TO 499999	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
ALL _____											
	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.38	147.41	34.29	127.98	429.85	3.86	561.00	3.86 to 561.00	27,556	9,450
10	16	94.79	93.80	80.33	36.67	116.77	38.42	174.50	46.83 to 124.55	85,140	68,391
20	6	85.08	84.59	98.02	37.04	86.30	28.74	136.62	28.74 to 136.62	86,750	85,029
ALL _____											
	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

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:	29	MEDIAN:	98	COV:	97.94	95% Median C.I.:	49.05 to 112.32	(!: Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	80	STD:	102.68	95% Wgt. Mean C.I.:	63.42 to 97.55	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	105	AVG.ABS.DEV:	56.11	95% Mean C.I.:	65.78 to 143.88	
TOTAL Assessed Value:	1,670,590							
AVG. Adj. Sales Price:	71,574	COD:	57.35	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	57,606	PRD:	130.25	MIN Sales Ratio:	3.86			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.38	147.41	34.29	127.98	429.85	3.86	561.00	3.86 to 561.00	27,556	9,450
325	5	46.83	76.84	59.43	72.16	129.30	38.42	140.85	N/A	91,300	54,259
326	1	70.78	70.78	70.78			70.78	70.78	N/A	60,000	42,470
344	2	89.94	89.94	82.48	68.05	109.05	28.74	151.14	N/A	20,500	16,907
347	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
350	3	109.73	107.89	120.22	18.01	89.75	77.34	136.62	N/A	70,500	84,756
353	6	114.92	105.36	95.63	29.44	110.17	43.53	174.50	43.53 to 174.50	55,000	52,596
386	1	79.63	79.63	79.63			79.63	79.63	N/A	55,000	43,795
406	2	73.44	73.44	67.06	33.22	109.52	49.05	97.84	N/A	74,500	49,957
411	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
ALL	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
03	28	94.79	105.03	79.01	61.25	132.92	3.86	561.00	49.05 to 112.32	68,773	54,340
04											
ALL	29	97.84	104.83	80.49	57.35	130.25	3.86	561.00	49.05 to 112.32	71,574	57,606

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:	69	MEDIAN:	75	COV:	27.44	95% Median C.I.:	70.21 to 77.82	(!: Derived)
(AgLand) TOTAL Sales Price:	13,265,183	WGT. MEAN:	73	STD:	20.72	95% Wgt. Mean C.I.:	68.02 to 78.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,729,116	MEAN:	75	AVG.ABS.DEV:	13.61	95% Mean C.I.:	70.60 to 80.37	
(AgLand) TOTAL Assessed Value:	10,072,185							
AVG. Adj. Sales Price:	198,972	COD:	18.07	MAX Sales Ratio:	150.85			
AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

Printed: 03/29/2006 20:50:09

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	150.67	129.37	113.00	14.22	114.48	86.59	150.85	N/A	245,978	277,961
10/01/02 TO 12/31/02	3	83.86	81.12	80.24	14.91	101.09	60.99	98.50	N/A	94,333	75,693
01/01/03 TO 03/31/03	11	70.02	66.60	69.53	15.96	95.77	19.51	91.90	55.20 to 79.97	246,600	171,472
04/01/03 TO 06/30/03	5	81.59	80.13	80.99	9.94	98.94	61.28	92.30	N/A	260,200	210,747
07/01/03 TO 09/30/03	4	82.85	92.25	74.53	27.01	123.77	67.26	136.03	N/A	177,000	131,916
10/01/03 TO 12/31/03	10	77.47	73.37	70.07	7.81	104.70	54.01	83.60	62.30 to 80.15	92,200	64,607
01/01/04 TO 03/31/04	10	77.42	75.74	74.09	9.03	102.23	61.14	87.66	61.77 to 84.01	209,250	155,031
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	3	86.40	81.85	78.49	14.49	104.29	60.80	98.36	N/A	112,833	88,558
10/01/04 TO 12/31/04	5	59.96	72.80	78.37	23.01	92.89	58.47	106.15	N/A	241,920	189,599
01/01/05 TO 03/31/05	10	68.08	64.75	60.14	13.24	107.67	50.53	76.34	51.02 to 75.98	273,098	164,234
04/01/05 TO 06/30/05	5	72.29	65.30	70.88	17.47	92.12	46.57	81.25	N/A	138,600	98,245
<u>Study Years</u>											
07/01/02 TO 06/30/03	22	77.79	80.21	79.47	23.30	100.94	19.51	150.85	64.90 to 87.51	228,842	181,858
07/01/03 TO 06/30/04	24	77.47	77.51	73.18	11.83	105.91	54.01	136.03	70.52 to 80.15	155,104	113,502
07/01/04 TO 06/30/05	23	70.21	68.85	67.32	17.86	102.28	46.57	106.15	58.47 to 76.34	216,177	145,531
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	30	77.24	74.53	72.89	15.06	102.25	19.51	136.03	68.99 to 77.99	188,120	137,122
01/01/04 TO 12/31/04	18	77.42	75.95	75.92	14.56	100.03	58.47	106.15	61.14 to 84.01	202,255	153,554
<u>ALL</u>											
	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

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:	69	MEDIAN:	75	COV:	27.44	95% Median C.I.:	70.21 to 77.82	(!: Derived)
(AgLand) TOTAL Sales Price:	13,265,183	WGT. MEAN:	73	STD:	20.72	95% Wgt. Mean C.I.:	68.02 to 78.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,729,116	MEAN:	75	AVG.ABS.DEV:	13.61	95% Mean C.I.:	70.60 to 80.37	
(AgLand) TOTAL Assessed Value:	10,072,185							
AVG. Adj. Sales Price:	198,972	COD:	18.07	MAX Sales Ratio:	150.85			
AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

Printed: 03/29/2006 20:50:09

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3651	3	76.34	71.94	67.11	6.95	107.19	61.77	77.70	N/A	103,806	69,668	
3657	2	58.17	58.17	58.11	5.11	100.11	55.20	61.14	N/A	220,375	128,057	
3773	6	67.39	67.09	65.41	14.91	102.57	54.01	83.60	54.01 to 83.60	203,041	132,819	
3775	6	60.38	68.80	77.80	25.92	88.43	48.97	106.15	48.97 to 106.15	193,916	150,865	
3777	7	70.52	75.70	76.23	31.99	99.30	19.51	150.85	19.51 to 150.85	159,276	121,421	
3779	1	150.67	150.67	150.67			150.67	150.67	N/A	250,000	376,670	
3885	4	75.12	73.29	75.91	12.33	96.54	59.06	83.86	N/A	115,250	87,490	
3887	5	80.38	80.96	79.25	5.61	102.16	74.98	91.90	N/A	286,900	227,368	
3889	4	65.65	63.96	69.78	15.30	91.67	46.57	77.99	N/A	302,650	211,177	
3891	8	77.82	78.92	81.13	5.60	97.28	65.96	87.66	65.96 to 87.66	85,945	69,730	
4009	6	79.55	79.06	77.48	8.76	102.04	65.81	98.50	65.81 to 98.50	233,166	180,651	
4011	8	83.46	88.17	80.29	17.65	109.82	61.21	136.03	61.21 to 136.03	97,625	78,380	
4013	4	74.86	75.12	70.73	13.02	106.22	58.47	92.30	N/A	309,400	218,825	
4015	5	64.90	62.97	59.57	10.85	105.70	51.02	75.31	N/A	403,800	240,548	
_____ALL_____	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	
_____ALL_____	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

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	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	
_____ALL_____	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

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:	69	MEDIAN:	75	COV:	27.44	95% Median C.I.:	70.21 to 77.82	(!: Derived)
(AgLand) TOTAL Sales Price:	13,265,183	WGT. MEAN:	73	STD:	20.72	95% Wgt. Mean C.I.:	68.02 to 78.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,729,116	MEAN:	75	AVG.ABS.DEV:	13.61	95% Mean C.I.:	70.60 to 80.37	
(AgLand) TOTAL Assessed Value:	10,072,185							
AVG. Adj. Sales Price:	198,972	COD:	18.07	MAX Sales Ratio:	150.85			
AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

Printed: 03/29/2006 20:50:09

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
01-0003	1	72.48	72.48	72.48			72.48	72.48	N/A	260,000	188,455	
01-0011	1	65.81	65.81	65.81			65.81	65.81	N/A	181,000	119,110	
01-0123	3	79.61	85.87	81.78	7.96	104.99	79.49	98.50	N/A	226,000	184,831	
10-0002	2	58.17	58.17	58.11	5.11	100.11	55.20	61.14	N/A	220,375	128,057	
10-0007	3	76.34	71.94	67.11	6.95	107.19	61.77	77.70	N/A	103,806	69,668	
10-0019												
50-0001	5	58.47	63.72	57.62	15.52	110.57	51.02	77.44	N/A	384,720	221,692	
50-0501	7	68.99	81.16	82.30	24.16	98.61	59.06	150.67	59.06 to 150.67	236,214	194,414	
50-0503	47	77.24	76.46	75.79	17.99	100.89	19.51	150.85	70.99 to 80.38	176,188	133,524	
NonValid School												
ALL												
	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	9	80.15	74.01	68.54	29.62	107.99	19.51	136.03	46.57 to 93.22	47,444	32,517	
50.01 TO 100.00	25	77.44	78.51	75.37	14.24	104.16	54.01	150.85	70.52 to 81.25	104,459	78,734	
100.01 TO 180.00	28	72.16	70.77	71.29	12.73	99.27	48.97	92.30	62.30 to 77.70	246,196	175,518	
180.01 TO 330.00	6	72.50	81.96	72.19	30.51	113.53	51.02	150.67	51.02 to 150.67	556,522	401,750	
330.01 TO 650.00	1	106.15	106.15	106.15			106.15	106.15	N/A	458,000	486,160	
ALL												
	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	15	77.82	76.38	71.41	14.91	106.97	50.53	98.50	61.21 to 84.01	92,704	66,196	
DRY-N/A	4	69.77	69.39	65.44	11.25	106.05	60.80	77.24	N/A	112,750	73,778	
GRASS	6	54.01	54.69	51.56	30.26	106.07	19.51	77.70	19.51 to 77.70	54,736	28,223	
GRASS-N/A	2	75.18	75.18	71.43	6.61	105.26	70.21	80.15	N/A	94,000	67,142	
IRRGTD	24	75.14	74.27	71.75	11.56	103.52	51.02	92.30	68.99 to 81.25	312,130	223,944	
IRRGTD-N/A	18	73.91	84.67	80.05	28.03	105.78	54.84	150.85	61.77 to 87.66	215,555	172,546	
ALL												
	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

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:	69	MEDIAN:	75	COV:	27.44	95% Median C.I.:	70.21 to 77.82	(! : Derived)
(AgLand) TOTAL Sales Price:	13,265,183	WGT. MEAN:	73	STD:	20.72	95% Wgt. Mean C.I.:	68.02 to 78.71	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,729,116	MEAN:	75	AVG.ABS.DEV:	13.61	95% Mean C.I.:	70.60 to 80.37	
(AgLand) TOTAL Assessed Value:	10,072,185							
AVG. Adj. Sales Price:	198,972	COD:	18.07	MAX Sales Ratio:	150.85			
AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

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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	16	77.82	75.50	70.26	15.23	107.46	50.53	98.50	61.21 to 84.01	99,410	69,845
DRY-N/A	3	77.24	71.76	67.94	7.10	105.62	60.80	77.24	N/A	83,666	56,840
GRASS	6	54.01	54.69	51.56	30.26	106.07	19.51	77.70	19.51 to 77.70	54,736	28,223
GRASS-N/A	2	75.18	75.18	71.43	6.61	105.26	70.21	80.15	N/A	94,000	67,142
IRRGTD	37	75.31	79.18	74.10	18.06	106.85	51.02	150.85	70.52 to 79.61	270,395	200,354
IRRGTD-N/A	5	70.99	75.42	78.11	20.82	96.56	54.84	106.15	N/A	273,300	213,476
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

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	19	77.44	74.91	69.94	14.10	107.10	50.53	98.50	61.21 to 83.60	96,924	67,792
GRASS	8	64.64	59.81	58.79	25.20	101.73	19.51	80.15	19.51 to 80.15	64,552	37,953
IRRGTD	42	75.14	78.73	74.58	18.42	105.56	51.02	150.85	70.52 to 79.61	270,741	201,916
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

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	2	69.61	69.61	69.38	15.15	100.32	59.06	80.15	N/A	23,500	16,305
30000 TO 59999	9	82.91	92.01	94.07	25.51	97.80	46.57	150.85	76.34 to 136.03	44,713	42,063
60000 TO 99999	15	77.70	71.00	70.61	18.33	100.55	19.51	98.50	59.96 to 83.60	82,637	58,352
100000 TO 149999	5	70.52	72.56	71.77	13.68	101.09	60.80	86.40	N/A	124,300	89,216
150000 TO 249999	17	70.21	69.34	68.96	10.29	100.54	55.20	91.90	61.28 to 75.35	197,029	135,872
250000 TO 499999	17	79.49	81.18	80.75	16.88	100.54	50.53	150.67	67.26 to 87.51	318,466	257,160
500000 +	4	64.25	63.62	62.45	13.82	101.88	51.02	74.98	N/A	663,800	414,518
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

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:	69	MEDIAN:	75	COV:	27.44	95% Median C.I.:	70.21 to 77.82	(!: Derived)
(AgLand) TOTAL Sales Price:	13,265,183	WGT. MEAN:	73	STD:	20.72	95% Wgt. Mean C.I.:	68.02 to 78.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,729,116	MEAN:	75	AVG.ABS.DEV:	13.61	95% Mean C.I.:	70.60 to 80.37	
(AgLand) TOTAL Assessed Value:	10,072,185							
AVG. Adj. Sales Price:	198,972	COD:	18.07	MAX Sales Ratio:	150.85			
AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

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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	5	59.06	56.33	46.37	30.62	121.47	19.51	80.15	N/A	38,484	17,846
30000 TO 59999	13	77.24	77.38	72.41	19.36	106.87	48.97	136.03	59.96 to 87.66	65,427	47,373
60000 TO 99999	12	79.10	85.10	80.52	17.90	105.68	60.80	150.85	70.52 to 98.36	95,916	77,234
100000 TO 149999	14	64.05	66.43	64.53	12.59	102.95	50.53	86.40	56.35 to 77.59	188,589	121,690
150000 TO 249999	18	75.66	76.21	75.33	8.88	101.17	54.84	92.30	72.04 to 79.97	283,208	213,331
250000 TO 499999	7	74.98	85.41	76.29	31.23	111.97	51.02	150.67	51.02 to 150.67	542,448	413,808
_____ ALL _____	_____										
	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	217	MEDIAN:	93	COV:	36.86	95% Median C.I.:	89.71 to 95.85
TOTAL Sales Price:	20,031,963	WGT. MEAN:	89	STD:	34.62	95% Wgt. Mean C.I.:	85.60 to 92.78
TOTAL Adj.Sales Price:	20,203,363	MEAN:	94	AVG.ABS.DEV:	20.83	95% Mean C.I.:	89.34 to 98.55
TOTAL Assessed Value:	18,019,400						
AVG. Adj. Sales Price:	93,103	COD:	22.47	MAX Sales Ratio:	273.60		
AVG. Assessed Value:	83,038	PRD:	105.33	MIN Sales Ratio:	16.97		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	23	93.21	96.69	92.45	16.68	104.59	63.80	149.42	88.46 to 105.82	112,497	104,002
10/01/03 TO 12/31/03	19	99.26	100.26	95.56	10.60	104.91	70.36	128.94	94.83 to 103.37	115,136	110,023
01/01/04 TO 03/31/04	31	96.10	95.59	95.63	14.17	99.96	51.82	136.51	91.99 to 101.39	84,250	80,566
04/01/04 TO 06/30/04	27	89.11	93.31	87.99	24.41	106.05	31.43	162.35	80.68 to 98.68	102,046	89,787
07/01/04 TO 09/30/04	39	89.27	90.19	86.47	32.78	104.30	18.34	262.54	74.54 to 101.02	68,202	58,977
10/01/04 TO 12/31/04	19	80.09	86.32	81.14	21.83	106.38	52.11	160.50	70.30 to 96.08	89,773	72,843
01/01/05 TO 03/31/05	25	90.48	89.69	89.87	16.88	99.80	16.97	136.86	85.20 to 100.45	78,013	70,114
04/01/05 TO 06/30/05	34	90.37	99.26	84.85	31.74	116.98	52.42	273.60	76.59 to 101.18	110,157	93,472
<u>Study Years</u>											
07/01/03 TO 06/30/04	100	95.94	96.12	92.73	16.89	103.66	31.43	162.35	91.76 to 98.82	101,420	94,043
07/01/04 TO 06/30/05	117	89.57	92.09	85.63	27.13	107.55	16.97	273.60	85.44 to 93.50	85,994	73,632
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	116	91.27	91.73	88.42	24.07	103.74	18.34	262.54	85.85 to 95.56	83,901	74,189
<u>ALL</u>											
	217	92.73	93.95	89.19	22.47	105.33	16.97	273.60	89.71 to 95.85	93,103	83,038

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	30	96.13	98.90	96.35	18.68	102.65	60.43	261.62	89.71 to 99.26	55,618	53,587
BRANDTS	2	104.64	104.64	97.61	11.38	107.20	92.73	116.55	N/A	424,500	414,347
CRANEVIEW	3	71.54	80.24	78.62	13.26	102.06	70.36	98.82	N/A	222,300	174,768
EL CHARMAN	5	93.35	94.84	94.59	5.32	100.27	88.46	101.85	N/A	115,920	109,645
HEARTWELL	2	58.48	58.48	17.52	70.99	333.84	16.97	100.00	N/A	22,604	3,960
MCCONNELLS	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
MINDEN	123	91.86	95.36	92.73	21.87	102.84	19.60	273.60	89.27 to 96.08	75,716	70,209
RURAL 1	30	85.42	82.90	79.70	29.94	104.02	18.34	155.70	67.26 to 103.37	147,156	117,282
SOUTH KEARNEY	1	97.27	97.27	97.27			97.27	97.27	N/A	7,500	7,295
SUMMERHAVEN	10	89.43	97.35	87.10	31.10	111.77	48.03	246.56	59.29 to 97.13	204,576	178,182
WILCOX	9	97.71	102.46	96.57	22.13	106.10	60.75	160.50	68.75 to 149.42	37,946	36,646
<u>ALL</u>											
	217	92.73	93.95	89.19	22.47	105.33	16.97	273.60	89.71 to 95.85	93,103	83,038

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	217	MEDIAN:	93	COV:	36.86	95% Median C.I.:	89.71 to 95.85
TOTAL Sales Price:	20,031,963	WGT. MEAN:	89	STD:	34.62	95% Wgt. Mean C.I.:	85.60 to 92.78
TOTAL Adj.Sales Price:	20,203,363	MEAN:	94	AVG.ABS.DEV:	20.83	95% Mean C.I.:	89.34 to 98.55
TOTAL Assessed Value:	18,019,400						
AVG. Adj. Sales Price:	93,103	COD:	22.47	MAX Sales Ratio:	273.60		
AVG. Assessed Value:	83,038	PRD:	105.33	MIN Sales Ratio:	16.97		

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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	164	93.38	95.95	93.08	21.70	103.09	16.97	273.60	90.48 to 97.71	69,319	64,519
2	6	101.19	103.31	97.37	16.03	106.10	75.48	132.71	75.48 to 132.71	251,416	244,811
3	47	88.46	85.76	81.48	25.49	105.26	18.34	246.56	77.23 to 95.30	155,882	127,008
<u>ALL</u>	<u>217</u>	<u>92.73</u>	<u>93.95</u>	<u>89.19</u>	<u>22.47</u>	<u>105.33</u>	<u>16.97</u>	<u>273.60</u>	<u>89.71 to 95.85</u>	<u>93,103</u>	<u>83,038</u>

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	195	93.06	94.79	89.43	20.12	105.99	16.97	273.60	90.47 to 96.08	101,378	90,665
2	18	71.75	78.30	42.51	50.52	184.19	18.34	261.62	60.43 to 98.82	9,047	3,845
3	4	89.38	123.26	99.48	53.33	123.90	67.73	246.56	N/A	67,940	67,587
<u>ALL</u>	<u>217</u>	<u>92.73</u>	<u>93.95</u>	<u>89.19</u>	<u>22.47</u>	<u>105.33</u>	<u>16.97</u>	<u>273.60</u>	<u>89.71 to 95.85</u>	<u>93,103</u>	<u>83,038</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	212	92.54	94.16	90.46	22.55	104.08	16.97	273.60	89.71 to 95.85	90,344	81,727
06	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
07	4	96.81	93.28	88.26	14.50	105.68	65.25	114.23	N/A	99,450	87,773
<u>ALL</u>	<u>217</u>	<u>92.73</u>	<u>93.95</u>	<u>89.19</u>	<u>22.47</u>	<u>105.33</u>	<u>16.97</u>	<u>273.60</u>	<u>89.71 to 95.85</u>	<u>93,103</u>	<u>83,038</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003	1	16.97	16.97	16.97			16.97	16.97	N/A	44,909	7,620
01-0011											
01-0123											
10-0002	6	97.17	96.26	95.56	5.97	100.74	88.46	103.37	88.46 to 103.37	108,600	103,775
10-0007	8	89.88	92.70	82.37	19.04	112.53	52.42	132.71	52.42 to 132.71	262,625	216,329
10-0019											
50-0001	10	98.38	102.74	98.71	20.55	104.09	60.75	160.50	68.75 to 149.42	45,251	44,667
50-0501	39	96.03	95.70	88.24	20.95	108.45	31.43	261.62	84.85 to 99.24	81,376	71,805
50-0503	153	91.07	93.40	90.07	23.28	103.70	18.34	273.60	88.68 to 95.30	90,063	81,120
NonValid School											
<u>ALL</u>	<u>217</u>	<u>92.73</u>	<u>93.95</u>	<u>89.19</u>	<u>22.47</u>	<u>105.33</u>	<u>16.97</u>	<u>273.60</u>	<u>89.71 to 95.85</u>	<u>93,103</u>	<u>83,038</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	20,203,363	MEAN:	94	AVG.ABS.DEV:	20.83	95% Mean C.I.:	89.34 to 98.55
TOTAL Assessed Value:	18,019,400						
AVG. Adj. Sales Price:	93,103	COD:	22.47	MAX Sales Ratio:	273.60		
AVG. Assessed Value:	83,038	PRD:	105.33	MIN Sales Ratio:	16.97		

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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	21	60.75	75.30	54.20	53.64	138.94	18.34	261.62	52.42 to 97.71	52,730	28,579
Prior TO 1860	1	100.93	100.93	100.93			100.93	100.93	N/A	110,000	111,025
1860 TO 1899	9	58.98	66.61	58.89	31.09	113.12	31.43	112.47	46.10 to 98.83	74,611	43,936
1900 TO 1919	51	81.73	93.04	81.31	32.80	114.43	16.97	273.60	74.54 to 91.86	57,208	46,516
1920 TO 1939	18	87.58	89.17	86.50	12.63	103.08	63.61	121.79	80.68 to 98.61	64,166	55,506
1940 TO 1949	17	98.58	106.93	99.61	21.66	107.35	62.66	262.54	84.51 to 110.34	70,464	70,191
1950 TO 1959	29	101.71	102.62	99.56	10.82	103.06	68.75	129.20	96.08 to 107.08	84,839	84,470
1960 TO 1969	19	102.23	111.86	103.77	18.94	107.79	77.97	246.56	90.84 to 114.76	107,565	111,621
1970 TO 1979	27	89.73	91.68	89.67	12.04	102.24	59.29	155.70	85.44 to 97.13	156,771	140,577
1980 TO 1989	7	96.10	99.40	99.86	10.02	99.54	82.96	120.61	82.96 to 120.61	134,642	134,450
1990 TO 1994	3	84.85	82.16	81.37	10.65	100.96	67.26	94.36	N/A	104,293	84,866
1995 TO 1999	9	96.03	96.99	95.09	13.10	102.01	65.25	116.55	85.20 to 114.23	190,144	180,800
2000 TO Present	6	93.97	90.80	86.47	10.61	105.00	70.36	103.09	70.36 to 103.09	223,400	193,176
ALL	217	92.73	93.95	89.19	22.47	105.33	16.97	273.60	89.71 to 95.85	93,103	83,038

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	99.41	113.14	107.96	28.29	104.80	60.75	261.62	60.75 to 261.62	2,443	2,638
5000 TO 9999	7	60.43	63.98	63.10	25.18	101.40	19.60	97.27	19.60 to 97.27	6,900	4,353
Total \$											
1 TO 9999	15	89.27	90.20	76.02	33.91	118.65	19.60	261.62	60.43 to 100.00	4,523	3,438
10000 TO 29999	13	160.50	160.83	149.97	36.81	107.24	19.63	273.60	81.66 to 246.56	17,961	26,937
30000 TO 59999	49	90.48	87.67	87.60	20.42	100.08	16.97	136.86	83.47 to 95.56	43,449	38,061
60000 TO 99999	65	91.76	89.08	88.97	16.91	100.12	48.03	155.70	84.51 to 96.47	75,960	67,583
100000 TO 149999	47	95.30	92.39	91.64	15.95	100.82	31.43	132.71	89.57 to 101.85	119,455	109,474
150000 TO 249999	20	95.17	95.11	94.19	10.38	100.97	71.54	120.61	89.11 to 101.84	182,857	172,239
250000 TO 499999	5	75.48	75.45	76.48	11.26	98.66	59.29	89.14	N/A	309,600	236,768
500000 +	3	89.73	78.29	78.66	14.97	99.54	52.42	92.73	N/A	672,000	528,575
ALL	217	92.73	93.95	89.19	22.47	105.33	16.97	273.60	89.71 to 95.85	93,103	83,038

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	217	MEDIAN:	93	COV:	36.86	95% Median C.I.:	89.71 to 95.85
TOTAL Sales Price:	20,031,963	WGT. MEAN:	89	STD:	34.62	95% Wgt. Mean C.I.:	85.60 to 92.78
TOTAL Adj.Sales Price:	20,203,363	MEAN:	94	AVG.ABS.DEV:	20.83	95% Mean C.I.:	89.34 to 98.55
TOTAL Assessed Value:	18,019,400						
AVG. Adj. Sales Price:	93,103	COD:	22.47	MAX Sales Ratio:	273.60		
AVG. Assessed Value:	83,038	PRD:	105.33	MIN Sales Ratio:	16.97		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	14	71.75	72.41	57.25	32.88	126.47	19.60	102.71	60.43 to 100.00	5,239	2,999
5000 TO 9999	5	18.41	82.52	25.93	351.48	318.27	16.97	261.62	N/A	26,882	6,970
Total \$											
1 TO 9999	19	60.75	75.07	36.99	60.32	202.96	16.97	261.62	19.63 to 98.82	10,934	4,044
10000 TO 29999	17	88.49	107.53	89.11	42.15	120.67	54.04	273.60	65.90 to 149.42	27,288	24,315
30000 TO 59999	63	84.51	89.78	79.34	26.68	113.15	31.43	262.54	74.76 to 91.86	56,114	44,522
60000 TO 99999	56	95.85	97.26	92.26	15.32	105.41	52.11	246.56	91.99 to 100.45	84,940	78,369
100000 TO 149999	37	101.00	100.43	98.76	11.04	101.69	71.54	155.70	93.21 to 104.82	123,545	122,016
150000 TO 249999	21	97.13	95.05	91.94	13.34	103.38	59.29	132.71	89.11 to 103.80	198,935	182,906
250000 TO 499999	2	67.71	67.71	65.30	22.58	103.69	52.42	82.99	N/A	563,750	368,125
500000 +	2	91.23	91.23	91.21	1.64	100.02	89.73	92.73	N/A	681,750	621,847
ALL											
	217	92.73	93.95	89.19	22.47	105.33	16.97	273.60	89.71 to 95.85	93,103	83,038

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	60.75	75.30	54.20	53.64	138.94	18.34	261.62	52.42 to 97.71	52,730	28,579
20	84	90.26	95.93	84.09	28.69	114.08	16.97	273.60	83.47 to 93.53	58,589	49,266
30	106	96.13	96.47	94.75	14.07	101.81	52.11	162.35	92.35 to 101.00	115,316	109,262
40	6	82.12	86.94	87.08	9.84	99.83	75.48	109.33	75.48 to 109.33	325,166	283,169
ALL											
	217	92.73	93.95	89.19	22.47	105.33	16.97	273.60	89.71 to 95.85	93,103	83,038

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	66.14	76.66	54.71	50.76	140.13	18.34	261.62	60.43 to 97.71	51,117	27,966
100	9	100.39	92.57	90.81	12.35	101.94	65.25	114.23	67.27 to 105.27	91,255	82,872
101	137	95.85	99.27	95.23	18.21	104.24	52.11	273.60	91.99 to 98.82	90,292	85,989
102	11	82.93	88.88	77.65	21.77	114.45	59.29	162.35	63.09 to 115.73	148,809	115,552
103	5	113.35	110.48	109.84	7.54	100.59	94.36	126.13	N/A	121,176	133,095
104	32	81.54	83.53	80.43	30.38	103.85	16.97	246.56	65.90 to 92.35	105,947	85,214
106	1	48.03	48.03	48.03			48.03	48.03	N/A	85,000	40,825
111	2	84.33	84.33	84.50	3.22	99.79	81.61	87.04	N/A	135,750	114,712
ALL											
	217	92.73	93.95	89.19	22.47	105.33	16.97	273.60	89.71 to 95.85	93,103	83,038

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:	217	MEDIAN:	93	COV:	36.86	95% Median C.I.:	89.71 to 95.85
TOTAL Sales Price:	20,031,963	WGT. MEAN:	89	STD:	34.62	95% Wgt. Mean C.I.:	85.60 to 92.78
TOTAL Adj.Sales Price:	20,203,363	MEAN:	94	AVG.ABS.DEV:	20.83	95% Mean C.I.:	89.34 to 98.55
TOTAL Assessed Value:	18,019,400						
AVG. Adj. Sales Price:	93,103	COD:	22.47	MAX Sales Ratio:	273.60		
AVG. Assessed Value:	83,038	PRD:	105.33	MIN Sales Ratio:	16.97		

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

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	21	60.75	75.30	54.20	53.64	138.94	18.34	261.62	52.42 to 97.71	52,730	28,579
10	1	162.21	162.21	162.21			162.21	162.21	N/A	12,200	19,790
20	12	109.12	125.26	97.54	45.72	128.43	46.10	273.60	63.80 to 162.35	54,200	52,864
30	166	93.42	94.63	91.66	17.87	103.24	16.97	246.56	90.86 to 96.47	101,056	92,629
40	16	84.39	84.36	83.92	13.79	100.52	64.47	114.76	70.30 to 89.71	98,012	82,251
50	1	80.68	80.68	80.68			80.68	80.68	N/A	89,900	72,530
<u>ALL</u>	<u>217</u>	<u>92.73</u>	<u>93.95</u>	<u>89.19</u>	<u>22.47</u>	<u>105.33</u>	<u>16.97</u>	<u>273.60</u>	<u>89.71 to 95.85</u>	<u>93,103</u>	<u>83,038</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:	29	MEDIAN:	82	COV:	109.70	95% Median C.I.:	43.97 to 106.34	(! : Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	74	STD:	103.41	95% Wgt. Mean C.I.:	57.37 to 90.87	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	94	AVG.ABS.DEV:	54.96	95% Mean C.I.:	54.93 to 133.58	
TOTAL Assessed Value:	1,538,455							
AVG. Adj. Sales Price:	71,574	COD:	67.19	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	53,050	PRD:	127.17	MIN Sales Ratio:	3.86			

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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	2	76.75	76.75	52.99	46.73	144.84	40.88	112.61	N/A	99,250	52,590
10/01/02 TO 12/31/02	5	128.92	213.21	169.36	105.60	125.89	18.50	561.00	N/A	7,917	13,409
01/01/03 TO 03/31/03	4	61.80	59.17	65.25	54.71	90.69	6.75	106.34	N/A	107,500	70,140
04/01/03 TO 06/30/03	2	108.17	108.17	103.20	15.10	104.82	91.83	124.50	N/A	11,500	11,867
07/01/03 TO 09/30/03	4	81.25	80.42	70.36	25.50	114.30	55.28	103.89	N/A	50,612	35,610
10/01/03 TO 12/31/03	1	44.79	44.79	44.79			44.79	44.79	N/A	94,000	42,105
01/01/04 TO 03/31/04	1	28.74	28.74	28.74			28.74	28.74	N/A	23,000	6,610
04/01/04 TO 06/30/04	1	81.81	81.81	81.81			81.81	81.81	N/A	150,000	122,710
07/01/04 TO 09/30/04	4	78.42	80.83	90.19	37.57	89.62	32.54	133.95	N/A	175,937	158,675
10/01/04 TO 12/31/04	3	13.13	34.78	39.80	212.03	87.39	3.86	87.35	N/A	50,620	20,145
01/01/05 TO 03/31/05	1	26.51	26.51	26.51			26.51	26.51	N/A	23,500	6,230
04/01/05 TO 06/30/05	1	129.74	129.74	129.74			129.74	129.74	N/A	36,000	46,705
<u>Study Years</u>											
07/01/02 TO 06/30/03	13	106.34	128.66	68.95	72.56	186.59	6.75	561.00	40.88 to 128.92	53,160	36,655
07/01/03 TO 06/30/04	7	64.12	68.14	66.86	34.60	101.92	28.74	103.89	28.74 to 103.89	67,064	44,837
07/01/04 TO 06/30/05	9	70.20	64.88	81.75	57.24	79.37	3.86	133.95	13.13 to 129.74	101,678	83,118
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	11	79.63	74.50	65.23	35.40	114.22	6.75	124.50	43.97 to 106.34	68,131	44,440
01/01/04 TO 12/31/04	9	70.20	59.80	80.15	49.30	74.61	3.86	133.95	13.13 to 87.35	114,290	91,606
<u>ALL</u>	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

ASSESSOR LOCATION										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
AXTELL	3	98.38	221.08	190.70	188.77	115.93	3.86	561.00	N/A	3,816	7,278
MINDEN	17	81.81	80.56	80.98	41.41	99.47	18.50	133.95	43.97 to 124.50	67,911	54,998
RURAL 1	5	40.88	46.95	61.75	75.40	76.04	6.75	87.35	N/A	163,622	101,032
WILCOX	4	94.68	116.51	83.52	65.83	139.50	28.74	247.93	N/A	22,896	19,122
<u>ALL</u>	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

LOCATIONS: URBAN, SUBURBAN & RURAL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	24	86.82	104.11	82.17	67.14	126.71	3.86	561.00	44.79 to 112.61	52,397	43,053
3	5	40.88	46.95	61.75	75.40	76.04	6.75	87.35	N/A	163,622	101,032
<u>ALL</u>	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

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:	29	MEDIAN:	82	COV:	109.70	95% Median C.I.:	43.97 to 106.34	(!: Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	74	STD:	103.41	95% Wgt. Mean C.I.:	57.37 to 90.87	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	94	AVG.ABS.DEV:	54.96	95% Mean C.I.:	54.93 to 133.58	
TOTAL Assessed Value:	1,538,455							
AVG. Adj. Sales Price:	71,574	COD:	67.19	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	53,050	PRD:	127.17	MIN Sales Ratio:	3.86			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	23	81.81	77.86	75.77	38.38	102.75	6.75	133.95	44.79 to 106.34	85,119	64,495
2	6	58.44	157.13	46.71	248.63	336.43	3.86	561.00	3.86 to 561.00	19,649	9,177
<u>ALL</u>											
	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0011											
01-0123											
10-0002	1	86.64	86.64	86.64			86.64	86.64	N/A	429,750	372,340
10-0007	2	23.82	23.82	30.22	71.65	78.82	6.75	40.88	N/A	120,000	36,260
10-0019											
50-0001	4	94.68	116.51	83.52	65.83	139.50	28.74	247.93	N/A	22,896	19,122
50-0501	3	98.38	221.08	190.70	188.77	115.93	3.86	561.00	N/A	3,816	7,278
50-0503	19	81.81	77.37	76.39	41.83	101.28	13.13	133.95	43.97 to 112.61	68,571	52,382
NonValid School											
<u>ALL</u>											
	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	18.50	135.65	31.17	682.30	435.16	3.86	561.00	3.86 to 561.00	27,556	8,590
Prior TO 1860											
1860 TO 1899	2	83.94	83.94	70.83	34.15	118.52	55.28	112.61	N/A	61,750	43,737
1900 TO 1919	4	69.23	74.73	108.81	68.04	68.68	26.51	133.95	N/A	50,500	54,950
1920 TO 1939	3	106.34	101.82	99.43	18.41	102.41	70.20	128.92	N/A	78,000	77,551
1940 TO 1949	1	129.74	129.74	129.74			129.74	129.74	N/A	36,000	46,705
1950 TO 1959	2	108.17	108.17	103.20	15.10	104.82	91.83	124.50	N/A	11,500	11,867
1960 TO 1969	3	87.35	77.38	61.63	24.04	125.56	40.88	103.89	N/A	89,166	54,950
1970 TO 1979	2	57.17	57.17	66.44	43.09	86.05	32.54	81.81	N/A	109,000	72,417
1980 TO 1989	1	43.97	43.97	43.97			43.97	43.97	N/A	140,000	61,560
1990 TO 1994	1	44.79	44.79	44.79			44.79	44.79	N/A	94,000	42,105
1995 TO 1999	3	79.63	76.80	83.45	9.43	92.02	64.12	86.64	N/A	181,583	151,535
2000 TO Present											
<u>ALL</u>											
	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

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:	29	MEDIAN:	82	COV:	109.70	95% Median C.I.:	43.97 to 106.34	(! : Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	74	STD:	103.41	95% Wgt. Mean C.I.:	57.37 to 90.87	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	94	AVG.ABS.DEV:	54.96	95% Mean C.I.:	54.93 to 133.58	
TOTAL Assessed Value:	1,538,455							
AVG. Adj. Sales Price:	71,574	COD:	67.19	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	53,050	PRD:	127.17	MIN Sales Ratio:	3.86			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	98.38	221.08	190.70	188.77	115.93	3.86	561.00	N/A	3,816	7,278
5000 TO 9999	4	117.11	125.16	139.05	52.13	90.01	18.50	247.93	N/A	6,646	9,242
Total \$ _____											
1 TO 9999	7	109.73	166.27	154.60	105.81	107.55	3.86	561.00	3.86 to 561.00	5,433	8,400
10000 TO 29999	4	60.29	69.00	62.67	68.63	110.11	26.51	128.92	N/A	19,875	12,455
30000 TO 59999	6	95.62	97.24	93.61	19.01	103.87	70.20	129.74	70.20 to 129.74	47,166	44,155
60000 TO 99999	6	38.66	36.10	35.34	48.18	102.15	6.75	64.12	6.75 to 64.12	80,060	28,295
100000 TO 149999	1	43.97	43.97	43.97			43.97	43.97	N/A	140,000	61,560
150000 TO 249999	4	94.07	90.74	89.80	31.25	101.05	40.88	133.95	N/A	156,250	140,307
250000 TO 499999	1	86.64	86.64	86.64			86.64	86.64	N/A	429,750	372,340
ALL _____	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	18.50	40.25	44.09	170.32	91.29	3.86	98.38	N/A	4,483	1,976
5000 TO 9999	5	28.74	59.25	25.11	139.85	235.94	6.75	124.50	N/A	27,000	6,780
Total \$ _____											
1 TO 9999	8	27.62	52.12	26.83	138.34	194.26	3.86	124.50	3.86 to 124.50	18,556	4,978
10000 TO 29999	6	110.38	179.22	52.69	120.85	340.18	13.13	561.00	13.13 to 561.00	34,241	18,040
30000 TO 59999	9	79.63	83.07	75.00	27.80	110.76	44.79	129.74	55.28 to 112.61	58,555	43,917
60000 TO 99999	2	42.43	42.43	42.30	3.64	100.30	40.88	43.97	N/A	152,500	64,507
100000 TO 149999	1	81.81	81.81	81.81			81.81	81.81	N/A	150,000	122,710
150000 TO 249999	2	120.14	120.14	119.70	11.49	100.37	106.34	133.95	N/A	155,000	185,532
250000 TO 499999	1	86.64	86.64	86.64			86.64	86.64	N/A	429,750	372,340
ALL _____	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	18.50	135.65	31.17	682.30	435.16	3.86	561.00	3.86 to 561.00	27,556	8,590
10	16	87.00	82.26	74.18	33.47	110.89	26.51	129.74	43.97 to 112.61	85,140	63,156
20	6	72.96	77.96	89.88	39.18	86.74	28.74	133.95	28.74 to 133.95	86,750	77,969
ALL _____	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	29	MEDIAN:	82	COV:	109.70	95% Median C.I.:	43.97 to 106.34	(!: Derived)
TOTAL Sales Price:	2,075,647	WGT. MEAN:	74	STD:	103.41	95% Wgt. Mean C.I.:	57.37 to 90.87	
TOTAL Adj.Sales Price:	2,075,647	MEAN:	94	AVG.ABS.DEV:	54.96	95% Mean C.I.:	54.93 to 133.58	
TOTAL Assessed Value:	1,538,455							
AVG. Adj. Sales Price:	71,574	COD:	67.19	MAX Sales Ratio:	561.00			
AVG. Assessed Value:	53,050	PRD:	127.17	MIN Sales Ratio:	3.86			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	18.50	135.65	31.17	682.30	435.16	3.86	561.00	3.86 to 561.00	27,556	8,590
325	5	43.97	70.20	54.15	72.87	129.65	32.54	129.74	N/A	91,300	49,439
326	1	64.12	64.12	64.12			64.12	64.12	N/A	60,000	38,470
344	2	78.83	78.83	72.72	63.54	108.40	28.74	128.92	N/A	20,500	14,907
347	1	86.64	86.64	86.64			86.64	86.64	N/A	429,750	372,340
350	3	109.73	104.62	116.44	19.37	89.85	70.20	133.95	N/A	70,500	82,090
353	6	99.09	86.18	87.15	28.57	98.89	26.51	124.50	26.51 to 124.50	55,000	47,930
386	1	79.63	79.63	79.63			79.63	79.63	N/A	55,000	43,795
406	2	66.07	66.07	60.50	32.21	109.21	44.79	87.35	N/A	74,500	45,075
411	1	81.81	81.81	81.81			81.81	81.81	N/A	150,000	122,710
ALL	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	81.81	81.81	81.81			81.81	81.81	N/A	150,000	122,710
03	28	83.13	94.70	73.52	68.47	128.81	3.86	561.00	43.97 to 106.34	68,773	50,562
04											
ALL	29	81.81	94.26	74.12	67.19	127.17	3.86	561.00	43.97 to 106.34	71,574	53,050

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	MEDIAN:	75	COV:	27.44	95% Median C.I.:	70.21 to 77.82	(!: Derived)
(AgLand) TOTAL Sales Price:	13,265,183	WGT. MEAN:	73	STD:	20.72	95% Wgt. Mean C.I.:	68.02 to 78.71	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,729,116	MEAN:	75	AVG.ABS.DEV:	13.61	95% Mean C.I.:	70.60 to 80.37	
(AgLand) TOTAL Assessed Value:	10,072,185							
AVG. Adj. Sales Price:	198,972	COD:	18.07	MAX Sales Ratio:	150.85			
AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	150.67	129.37	113.00	14.22	114.48	86.59	150.85	N/A	245,978	277,961
10/01/02 TO 12/31/02	3	83.86	81.12	80.24	14.91	101.09	60.99	98.50	N/A	94,333	75,693
01/01/03 TO 03/31/03	11	70.02	66.60	69.53	15.96	95.77	19.51	91.90	55.20 to 79.97	246,600	171,472
04/01/03 TO 06/30/03	5	81.59	80.13	80.99	9.94	98.94	61.28	92.30	N/A	260,200	210,747
07/01/03 TO 09/30/03	4	82.85	92.25	74.53	27.01	123.77	67.26	136.03	N/A	177,000	131,916
10/01/03 TO 12/31/03	10	77.47	73.37	70.07	7.81	104.70	54.01	83.60	62.30 to 80.15	92,200	64,607
01/01/04 TO 03/31/04	10	77.42	75.74	74.09	9.03	102.23	61.14	87.66	61.77 to 84.01	209,250	155,031
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	3	86.40	81.85	78.49	14.49	104.29	60.80	98.36	N/A	112,833	88,558
10/01/04 TO 12/31/04	5	59.96	72.80	78.37	23.01	92.89	58.47	106.15	N/A	241,920	189,599
01/01/05 TO 03/31/05	10	68.08	64.75	60.14	13.24	107.67	50.53	76.34	51.02 to 75.98	273,098	164,234
04/01/05 TO 06/30/05	5	72.29	65.30	70.88	17.47	92.12	46.57	81.25	N/A	138,600	98,245
<u>Study Years</u>											
07/01/02 TO 06/30/03	22	77.79	80.21	79.47	23.30	100.94	19.51	150.85	64.90 to 87.51	228,842	181,858
07/01/03 TO 06/30/04	24	77.47	77.51	73.18	11.83	105.91	54.01	136.03	70.52 to 80.15	155,104	113,502
07/01/04 TO 06/30/05	23	70.21	68.85	67.32	17.86	102.28	46.57	106.15	58.47 to 76.34	216,177	145,531
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	30	77.24	74.53	72.89	15.06	102.25	19.51	136.03	68.99 to 77.99	188,120	137,122
01/01/04 TO 12/31/04	18	77.42	75.95	75.92	14.56	100.03	58.47	106.15	61.14 to 84.01	202,255	153,554
<u>ALL</u>											
	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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

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(AgLand) TOTAL Assessed Value:	10,072,185							
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AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

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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	
3651	3	76.34	71.94	67.11	6.95	107.19	61.77	77.70	N/A	103,806	69,668	
3657	2	58.17	58.17	58.11	5.11	100.11	55.20	61.14	N/A	220,375	128,057	
3773	6	67.39	67.09	65.41	14.91	102.57	54.01	83.60	54.01 to 83.60	203,041	132,819	
3775	6	60.38	68.80	77.80	25.92	88.43	48.97	106.15	48.97 to 106.15	193,916	150,865	
3777	7	70.52	75.70	76.23	31.99	99.30	19.51	150.85	19.51 to 150.85	159,276	121,421	
3779	1	150.67	150.67	150.67			150.67	150.67	N/A	250,000	376,670	
3885	4	75.12	73.29	75.91	12.33	96.54	59.06	83.86	N/A	115,250	87,490	
3887	5	80.38	80.96	79.25	5.61	102.16	74.98	91.90	N/A	286,900	227,368	
3889	4	65.65	63.96	69.78	15.30	91.67	46.57	77.99	N/A	302,650	211,177	
3891	8	77.82	78.92	81.13	5.60	97.28	65.96	87.66	65.96 to 87.66	85,945	69,730	
4009	6	79.55	79.06	77.48	8.76	102.04	65.81	98.50	65.81 to 98.50	233,166	180,651	
4011	8	83.46	88.17	80.29	17.65	109.82	61.21	136.03	61.21 to 136.03	97,625	78,380	
4013	4	74.86	75.12	70.73	13.02	106.22	58.47	92.30	N/A	309,400	218,825	
4015	5	64.90	62.97	59.57	10.85	105.70	51.02	75.31	N/A	403,800	240,548	
_____ALL_____	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	
_____ALL_____	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

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	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	
_____ALL_____	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	145,973	PRD:	102.89	MIN Sales Ratio:	19.51			

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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)											
01-0003	1	72.48	72.48	72.48			72.48	72.48	N/A	260,000	188,455
01-0011	1	65.81	65.81	65.81			65.81	65.81	N/A	181,000	119,110
01-0123	3	79.61	85.87	81.78	7.96	104.99	79.49	98.50	N/A	226,000	184,831
10-0002	2	58.17	58.17	58.11	5.11	100.11	55.20	61.14	N/A	220,375	128,057
10-0007	3	76.34	71.94	67.11	6.95	107.19	61.77	77.70	N/A	103,806	69,668
10-0019											
50-0001	5	58.47	63.72	57.62	15.52	110.57	51.02	77.44	N/A	384,720	221,692
50-0501	7	68.99	81.16	82.30	24.16	98.61	59.06	150.67	59.06 to 150.67	236,214	194,414
50-0503	47	77.24	76.46	75.79	17.99	100.89	19.51	150.85	70.99 to 80.38	176,188	133,524
NonValid School											
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	9	80.15	74.01	68.54	29.62	107.99	19.51	136.03	46.57 to 93.22	47,444	32,517
50.01 TO 100.00	25	77.44	78.51	75.37	14.24	104.16	54.01	150.85	70.52 to 81.25	104,459	78,734
100.01 TO 180.00	28	72.16	70.77	71.29	12.73	99.27	48.97	92.30	62.30 to 77.70	246,196	175,518
180.01 TO 330.00	6	72.50	81.96	72.19	30.51	113.53	51.02	150.67	51.02 to 150.67	556,522	401,750
330.01 TO 650.00	1	106.15	106.15	106.15			106.15	106.15	N/A	458,000	486,160
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

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	15	77.82	76.38	71.41	14.91	106.97	50.53	98.50	61.21 to 84.01	92,704	66,196
DRY-N/A	4	69.77	69.39	65.44	11.25	106.05	60.80	77.24	N/A	112,750	73,778
GRASS	6	54.01	54.69	51.56	30.26	106.07	19.51	77.70	19.51 to 77.70	54,736	28,223
GRASS-N/A	2	75.18	75.18	71.43	6.61	105.26	70.21	80.15	N/A	94,000	67,142
IRRGTD	24	75.14	74.27	71.75	11.56	103.52	51.02	92.30	68.99 to 81.25	312,130	223,944
IRRGTD-N/A	18	73.91	84.67	80.05	28.03	105.78	54.84	150.85	61.77 to 87.66	215,555	172,546
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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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	16	77.82	75.50	70.26	15.23	107.46	50.53	98.50	61.21 to 84.01	99,410	69,845
DRY-N/A	3	77.24	71.76	67.94	7.10	105.62	60.80	77.24	N/A	83,666	56,840
GRASS	6	54.01	54.69	51.56	30.26	106.07	19.51	77.70	19.51 to 77.70	54,736	28,223
GRASS-N/A	2	75.18	75.18	71.43	6.61	105.26	70.21	80.15	N/A	94,000	67,142
IRRGTD	37	75.31	79.18	74.10	18.06	106.85	51.02	150.85	70.52 to 79.61	270,395	200,354
IRRGTD-N/A	5	70.99	75.42	78.11	20.82	96.56	54.84	106.15	N/A	273,300	213,476
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

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	19	77.44	74.91	69.94	14.10	107.10	50.53	98.50	61.21 to 83.60	96,924	67,792
GRASS	8	64.64	59.81	58.79	25.20	101.73	19.51	80.15	19.51 to 80.15	64,552	37,953
IRRGTD	42	75.14	78.73	74.58	18.42	105.56	51.02	150.85	70.52 to 79.61	270,741	201,916
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

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	2	69.61	69.61	69.38	15.15	100.32	59.06	80.15	N/A	23,500	16,305
30000 TO 59999	9	82.91	92.01	94.07	25.51	97.80	46.57	150.85	76.34 to 136.03	44,713	42,063
60000 TO 99999	15	77.70	71.00	70.61	18.33	100.55	19.51	98.50	59.96 to 83.60	82,637	58,352
100000 TO 149999	5	70.52	72.56	71.77	13.68	101.09	60.80	86.40	N/A	124,300	89,216
150000 TO 249999	17	70.21	69.34	68.96	10.29	100.54	55.20	91.90	61.28 to 75.35	197,029	135,872
250000 TO 499999	17	79.49	81.18	80.75	16.88	100.54	50.53	150.67	67.26 to 87.51	318,466	257,160
500000 +	4	64.25	63.62	62.45	13.82	101.88	51.02	74.98	N/A	663,800	414,518
ALL	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

PA&T 2006 Preliminary Statistics

Base Stat

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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	5	59.06	56.33	46.37	30.62	121.47	19.51	80.15	N/A	38,484	17,846
30000 TO 59999	13	77.24	77.38	72.41	19.36	106.87	48.97	136.03	59.96 to 87.66	65,427	47,373
60000 TO 99999	12	79.10	85.10	80.52	17.90	105.68	60.80	150.85	70.52 to 98.36	95,916	77,234
100000 TO 149999	14	64.05	66.43	64.53	12.59	102.95	50.53	86.40	56.35 to 77.59	188,589	121,690
150000 TO 249999	18	75.66	76.21	75.33	8.88	101.17	54.84	92.30	72.04 to 79.97	283,208	213,331
250000 TO 499999	7	74.98	85.41	76.29	31.23	111.97	51.02	150.67	51.02 to 150.67	542,448	413,808
_____ ALL _____	_____										
	69	75.35	75.48	73.36	18.07	102.89	19.51	150.85	70.21 to 77.82	198,972	145,973

2006 Assessment Survey for Kearney County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
1
2. Appraiser(s) on staff:
0
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
1
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
0
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
0
6. Assessor's requested budget for current fiscal year: \$88,330
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$0
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)

The portion of the budget dedicated to the computer system comes from the county budget and is \$26,000.
8. Adopted budget, or granted budget if different from above: \$88,330
 - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: \$0
10. Amount of the total budget set aside for education/workshops: \$1,000
11. Appraisal/Reappraisal budget, if not part of the total budget: \$19,300

The appraisal budget is separate from the Assessor's budget. County board members opted to pay for the reappraisal from their inheritance fund rather than budget for the appraisal from the appraisal maintenance budget.
12. Other miscellaneous funds: \$26,000

(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

\$26,000 from the county budget for the assessor’s computer system.

13. Total budget \$133,630

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

No.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:
Contract appraiser
2. Valuation done by:
Assessor
3. Date of last appraisal: ¹
1999.
4. Date of last “update”: ²
2006
5. Pickup work done by: ³
Contract appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	51			51

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

December 2004

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

2006

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

A complete sales comparison approach has not been utilized identifying comparable properties and detailing differences between properties; however, the contract appraiser is currently in the process of completing a correlation for each property including the details of the land valuation, cost approach, market approach and income approach.

9. Number of market areas/neighborhoods for this property class:
 12 - The towns of Axtell, Minden, Heartwell, Norman, and Wilcox each have individual market areas. There are 6 market areas defined by subdivision, including Brandt's Lakewood, Summerhaven Lake, El Charman Lake, McConnell Subdivision, Craneview and South Kearney. There is also a rural market area.
10. How are these defined? (*By location, similar property characteristics—i.e., subdivision, tract, etc.*)
 Location

C. Commercial/Industrial Appraisal Information

1. Data collection done by:
 Contract appraiser
2. Valuation done by:
 Assessor
3. Date of last appraisal: ¹
 1998
4. Date of last "update": ²
 2006
5. Pickup work done by whom: ³
 Contract appraiser

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

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
 January 2005
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? ⁵
 The income approach was utilized for the 2005 tax year for Kearney County's Ethanol plant and other industrial properties.
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴
 A complete sales comparison approach has not been utilized identifying comparable properties and detailing differences between properties; however, the contract appraiser is currently in the process of completing a correlation for each

property including the details of the land valuation, cost approach, market approach and income approach.

10. Number of market areas/neighborhoods for this property class?
6 The commercial market areas are the same as the residential, with the exception of the residential subdivisions.
11. How are these defined?
Location

D. Agricultural Appraisal Information

1. Data collection done by:
Contract appraiser
2. Valuation done by:
Assessor
3. Date of last appraisal: ¹
A drive by reappraisal was completed in 1999.
4. Date of last “update”: ²
2006 Agricultural land values are updated annually as the market dictates. Rural improvements are slated to be relisted and revalued in 2007.
5. Pickup work done by whom: ³
Contract appraiser

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

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵
The income approach has not been utilized for agricultural properties.
7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴
The sales comparison approach is not used for unimproved agricultural land.
8. What is the date of the soil survey currently used?
1980
9. What date was the last countywide land use study completed?
2004 – although parcels are updated yearly as land use changes.
 - a. By what method? (Physical inspection, FSA maps, etc.)
Imagery from GIS was used to complete the land use study.
 - b. By whom?
Kearney County staff checked the land use from GIS against property record cards.
 - c. What proportion is complete / implemented at this time?

The whole county was completed/implemented in 2004.

10. Number of market areas/neighborhoods for this property class:
Kearney County has one market area boundary for the entire county. The Assessor completes an analysis of potential market areas annually. The County Assessor does not feel that there are any identifiable differences based on the sales or other defining characters that identify potential additional market areas.
11. How are these defined? (*By location, topography, etc.*)
n/a
13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
The County Assessor has received one application for special valuation, but after analysis, the Assessor has not identified an influence on agricultural land in Kearney County.

E. Computer, Automation Information and GIS

1. Administrative software:
MIPS
2. CAMA software:
The assessor purchases Marshall and Swift costing. The Kearney County Assessor has developed her own Excel spreadsheet and depreciation tables to utilize Marshall and Swift.
3. Cadastral maps or GIS software:
ArcView
 - a. Who maintains the Cadastral Maps?
Assessor and Staff
 - b. Who maintains the GIS software and maps?
Staff
4. Personal Property software:

MIPS

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?
Axtell, Minden, Heartwell, Norman, and Wilcox
- c. When was zoning implemented?
2001

G. Contracted Services

1. Appraisal Services
Larry Rexroth – Reappraisal and pickup work
2. Other Services

H. Additional comments or further explanations on any listed item from A through G:
Section B. – 8. The Kearney County Assessor uses the cost approach with depreciation calibrated from the market.
Section C. – 9. The Kearney County Assessor uses the cost approach with depreciation calibrated from the market.
Section D. – 7. The Kearney County Assessor utilizes an Excel spreadsheet for agland valuation. The spreadsheet includes each sale usable ag sale and the number of acres by LCG (land capability group) to help determine market values for each respective LCG.

II. Assessment Actions

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

1. Residential – The contract appraiser continued the cyclical reappraisal of Kearney County. The towns of Wilcox, Heartwell, Norman, and Minden were physically inspected with all parcels being remeasured, photographed and the interior was inspected, if the owner allowed. All residential sales were reviewed, and a spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas.

All pickup work was completed by the contract appraiser in a timely manner.

2. Commercial – The Kearney County Assessor reviewed all commercial sales by telephone. A spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. The small number of sales continues to be a problem for the county. Minden's market study indicated that lot values needed to be increased. Lot values were raised \$4,000.

All pickup work was completed by the contract appraiser in a timely manner.

3. Agricultural – The Kearney County Assessor reviewed all agricultural sales. A spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. Sales within the

study period were also plotted on a map for visual analysis. As a result of the Assessor's analysis, all agricultural land will continue to be valued at one value per land capability group.

The Kearney County Assessor also conducted a study of irrigated grass. The Assessor has not discovered any indicators to make a distinction between irrigated crop and irrigated grass in Kearney County's market.

Property owners continue to review the GIS project that has been in place for two years. Due to the water restrictions in place by the NRD, owners have been checking land use, primarily irrigated acres.

Kearney County has received one application for special valuation. After the Assessor's analysis, special value and recapture value are the same for 2006.

All pickup work was completed by the contract appraiser in a timely manner.

4. Other – The Kearney County Assessor's office website is up and running. Telephone calls and in office traffic have decreased significantly. In February 2006, the Kearney County Assessor's site had 594 visits.

Endnotes:

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

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

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

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

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

County 50 - Kearney

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,630	Value 634,657,910	Total Growth 3,744,890 (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	185	1,427,370	6	176,300	64	1,273,945	255	2,877,615	
2. Res Improv Land	1,616	13,011,450	63	2,027,010	130	1,376,585	1,809	16,415,045	
3. Res Improvements	1,677	111,193,080	63	8,898,135	251	15,609,345	1,991	135,700,560	
4. Res Total	1,862	125,631,900	69	11,101,445	315	18,259,875	2,246	154,993,220	899,300
% of Total	82.90	81.05	3.07	7.16	14.02	11.78	39.89	24.42	24.01
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	318,115	1	318,115	
7. Rec Improvements	0	0	0	0	1	500	1	500	
8. Rec Total	0	0	0	0	1	318,615	1	318,615	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.05	0.00
Res+Rec Total	1,862	125,631,900	69	11,101,445	316	18,578,490	2,247	155,311,835	899,300
% of Total	82.86	80.89	3.07	7.14	14.06	11.96	39.91	24.47	24.01

County 50 - Kearney

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,630	Value 634,657,910	Total Growth 3,744,890 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	40	259,150	3	10,795	7	21,980	50	291,925	
10. Comm Improv Land	231	2,757,135	12	211,190	27	510,770	270	3,479,095	
11. Comm Improvements	250	13,984,065	14	5,742,810	35	6,690,620	299	26,417,495	
12. Comm Total	290	17,000,350	17	5,964,795	42	7,223,370	349	30,188,515	1,402,255
% of Total	83.09	56.31	4.87	19.75	12.03	23.92	6.19	4.75	37.44
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	290	17,000,350	17	5,964,795	42	7,223,370	0	0	0
% of Total	83.09	56.31	4.87	19.75	12.03	23.92	6.19	4.75	37.44
17. Taxable Total	2,152	142,632,250	86	17,066,240	358	25,801,860	2,596	185,500,350	2,301,555
% of Total	82.89	76.89	3.31	5.98	13.79	10.01	46.11	29.22	61

County 50 - Kearney

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	336,385	47,298,395	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	336,385	47,298,395
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	336,385	47,298,395

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		
25. Mineral Interest Total	0	0	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	140	0	73	213

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	1,920	2	2,690	1,979	263,516,640	1,986	263,521,250
28. Ag-Improved Land	0	0	1	23,655	993	111,327,655	994	111,351,310
29. Ag-Improvements	1	295	0	0	1,047	74,284,705	1,048	74,285,000
30. Ag-Total Taxable							3,034	449,157,560

County 50 - Kearney

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	1		295	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			5.400		
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	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	747	794.830	7,760,310	747	794.830	7,760,310	
33. HomeSite Improvements	752		56,544,400	752		56,544,400	1,076,900
34. HomeSite Total				752	794.830	64,304,710	
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	691	690.620	1,664,200	691	690.620	1,664,200	
37. FarmSite Improv	906		17,740,305	907		17,740,600	366,435
38. FarmSite Total				907	690.620	19,404,800	
39. Road & Ditches		7,495.490			7,500.890		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,659	8,986.340	83,709,510	1,443,335

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	1	0.000	0	1	0.000	0

Schedule VIII: Agricultural Records:

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

County 50 - Kearney

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	15.090	23,765	131,917.120	207,738,905	131,932.210	207,762,670
47. 2A1	0.000	0	0.000	0	13,238.740	19,792,150	13,238.740	19,792,150
48. 2A	0.000	0	0.000	0	23,135.730	34,125,350	23,135.730	34,125,350
49. 3A1	0.000	0	0.000	0	11,453.280	12,598,705	11,453.280	12,598,705
50. 3A	0.000	0	0.000	0	14,333.500	12,613,450	14,333.500	12,613,450
51. 4A1	0.000	0	0.880	775	18,904.810	16,636,305	18,905.690	16,637,080
52. 4A	0.000	0	0.000	0	8,666.730	6,066,665	8,666.730	6,066,665
53. Total	0.000	0	15.970	24,540	221,649.910	309,571,530	221,665.880	309,596,070
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	24,645.920	24,646,025	24,645.920	24,646,025
56. 2D1	0.000	0	0.000	0	2,050.580	1,896,890	2,050.580	1,896,890
57. 2D	0.000	0	0.000	0	10,900.880	8,448,360	10,900.880	8,448,360
58. 3D1	0.000	0	0.000	0	5,061.080	2,783,750	5,061.080	2,783,750
59. 3D	0.000	0	0.000	0	1,393.570	662,010	1,393.570	662,010
60. 4D1	0.000	0	0.000	0	4,100.770	1,845,590	4,100.770	1,845,590
61. 4D	0.000	0	0.000	0	1,109.630	388,440	1,109.630	388,440
62. Total	0.000	0	0.000	0	49,262.430	40,671,065	49,262.430	40,671,065
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	1.300	520	3,158.280	1,263,320	3,159.580	1,263,840
65. 2G1	0.000	0	0.000	0	671.410	245,095	671.410	245,095
66. 2G	0.000	0	0.000	0	1,991.090	726,745	1,991.090	726,745
67. 3G1	0.000	0	0.000	0	2,061.280	752,380	2,061.280	752,380
68. 3G	0.000	0	0.000	0	3,670.290	1,339,610	3,670.290	1,339,610
69. 4G1	0.000	0	3.520	1,285	21,245.140	7,754,475	21,248.660	7,755,760
70. 4G	0.000	0	0.000	0	5,884.230	1,912,445	5,884.230	1,912,445
71. Total	0.000	0	4.820	1,805	38,681.720	13,994,070	38,686.540	13,995,875
72. Waste	0.000	0	0.000	0	1,706.800	76,805	1,706.800	76,805
73. Other	19.220	1,920	0.000	0	1,405.320	1,106,315	1,424.540	1,108,235
74. Exempt	88.500		0.000		3,558.660		3,647.160	
75. Total	19.220	1,920	20.790	26,345	312,706.180	365,419,785	312,746.190	365,448,050

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	15.970	24,540	221,649.910	309,571,530	221,665.880	309,596,070
77.Dry Land	0.000	0	0.000	0	49,262.430	40,671,065	49,262.430	40,671,065
78.Grass	0.000	0	4.820	1,805	38,681.720	13,994,070	38,686.540	13,995,875
79.Waste	0.000	0	0.000	0	1,706.800	76,805	1,706.800	76,805
80.Other	19.220	1,920	0.000	0	1,405.320	1,106,315	1,424.540	1,108,235
81.Exempt	88.500	0	0.000	0	3,558.660	0	3,647.160	0
82.Total	19.220	1,920	20.790	26,345	312,706.180	365,419,785	312,746.190	365,448,050

2006 Agricultural Land Detail

County 50 - Kearney

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	131,932.210	59.52%	207,762,670	67.11%	1,574.768
2A1	13,238.740	5.97%	19,792,150	6.39%	1,495.017
2A	23,135.730	10.44%	34,125,350	11.02%	1,475.006
3A1	11,453.280	5.17%	12,598,705	4.07%	1,100.008
3A	14,333.500	6.47%	12,613,450	4.07%	879.997
4A1	18,905.690	8.53%	16,637,080	5.37%	880.003
4A	8,666.730	3.91%	6,066,665	1.96%	699.994
Irrigated Total	221,665.880	100.00%	309,596,070	100.00%	1,396.678
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	24,645.920	50.03%	24,646,025	60.60%	1,000.004
2D1	2,050.580	4.16%	1,896,890	4.66%	925.050
2D	10,900.880	22.13%	8,448,360	20.77%	775.016
3D1	5,061.080	10.27%	2,783,750	6.84%	550.030
3D	1,393.570	2.83%	662,010	1.63%	475.046
4D1	4,100.770	8.32%	1,845,590	4.54%	450.059
4D	1,109.630	2.25%	388,440	0.96%	350.062
Dry Total	49,262.430	100.00%	40,671,065	100.00%	825.600
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	3,159.580	8.17%	1,263,840	9.03%	400.002
2G1	671.410	1.74%	245,095	1.75%	365.045
2G	1,991.090	5.15%	726,745	5.19%	364.998
3G1	2,061.280	5.33%	752,380	5.38%	365.006
3G	3,670.290	9.49%	1,339,610	9.57%	364.987
4G1	21,248.660	54.93%	7,755,760	55.41%	364.999
4G	5,884.230	15.21%	1,912,445	13.66%	325.011
Grass Total	38,686.540	100.00%	13,995,875	100.00%	361.776
Irrigated Total	221,665.880	70.88%	309,596,070	84.72%	1,396.678
Dry Total	49,262.430	15.75%	40,671,065	11.13%	825.600
Grass Total	38,686.540	12.37%	13,995,875	3.83%	361.776
Waste	1,706.800	0.55%	76,805	0.02%	44.999
Other	1,424.540	0.46%	1,108,235	0.30%	777.959
Exempt	3,647.160	1.17%			
Market Area Total	312,746.190	100.00%	365,448,050	100.00%	1,168.513

As Related to the County as a Whole

Irrigated Total	221,665.880	100.00%	309,596,070	100.00%
Dry Total	49,262.430	100.00%	40,671,065	100.00%
Grass Total	38,686.540	100.00%	13,995,875	100.00%
Waste	1,706.800	100.00%	76,805	100.00%
Other	1,424.540	100.00%	1,108,235	100.00%
Exempt	3,647.160	100.00%		
Market Area Total	312,746.190	100.00%	365,448,050	100.00%

2006 Agricultural Land Detail

County 50 - Kearney

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	15.970	24,540	221,649.910	309,571,530
Dry	0.000	0	0.000	0	49,262.430	40,671,065
Grass	0.000	0	4.820	1,805	38,681.720	13,994,070
Waste	0.000	0	0.000	0	1,706.800	76,805
Other	19.220	1,920	0.000	0	1,405.320	1,106,315
Exempt	88.500	0	0.000	0	3,558.660	0
Total	19.220	1,920	20.790	26,345	312,706.180	365,419,785

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	221,665.880	309,596,070	221,665.880	70.88%	309,596,070	84.72%	1,396.678
Dry	49,262.430	40,671,065	49,262.430	15.75%	40,671,065	11.13%	825.600
Grass	38,686.540	13,995,875	38,686.540	12.37%	13,995,875	3.83%	361.776
Waste	1,706.800	76,805	1,706.800	0.55%	76,805	0.02%	44.999
Other	1,424.540	1,108,235	1,424.540	0.46%	1,108,235	0.30%	777.959
Exempt	3,647.160	0	3,647.160	1.17%	0	0.00%	0.000
Total	312,746.190	365,448,050	312,746.190	100.00%	365,448,050	100.00%	1,168.513

* Department of Property Assessment & Taxation Calculates

2005 Plan Of Assessment For Kearney County

Assessment Years 2006, 2007 and 2008

June 15, 2005

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by the Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade". Neb. Rev. Stat. 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1345.

General Description of Real Property in Kearney County:

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

	<u>Parcels</u>	<u>% of Total Parcels</u>
Residential	2,220	40%
Commercial/Industrial	346	06%
Recreational	1	
Agricultural	2,998	54%
Special Value	1	

Agricultural land - taxable acres - 309,135.44

New Property: For assessment year 2005, an estimated 99 building permits and/or information statements were filed for new property construction/additions in the county.

Current Resources:

Staff members consist of the Assessor, Deputy Assessor and Assessment Clerk. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The assessor requested and received an office budget of \$87,025. The Assessor requested an appraisal maintenance budget of \$119,600 and re-received \$20,000. The county will pay for the continuing reappraisal from the Inheritance Fund.

Cadastral maps are still being maintained by the Assessor for internal office purposes. The GIS system is continually updated for land use changes. Aerial photos were flown in 2004 and are included within the GIS system. Purchase of a scanner/printer will enable us to keep our hard copy cadastral maps current and available for our use as well as the public.

Property record cards are continually updated for name changes, sales information, valuation changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by GIS Workshop. CAMA software comes from Marshall and Swift for Pricing and APEX for sketches.

The Assessor's new website can be found at kearney.gisworkshop.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and are updated on the website monthly. All agricultural sales are verified by a sales form sent to the grantee and the grantor and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked yearly beginning in April. All pickup work is scheduled to be completed by March 1 of each year.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in September. Excel spreadsheets are used to run ratios on each property type. These studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual for residential property is December, 2004. Commercial properties are costed from January, 2005. Depreciation studies are done yearly according to the market. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and industrial properties.

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

Agricultural land values are established yearly. The Tri-Basin NRD Mailed letters to each agricultural land owner to review his records in order to be in compliance with the Republican and Little Blue Basins. Assessment records are used by NRD for the allocation of water to each land owner. Land owners verify the land use by drawing the lines on their map and initialing. The land use is then entered into the GIS system and forwarded to the Tri-Basin NRD to assist them in this allo-

cation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

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

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97%	27.53	110.63
Commercial	97%	56.12	132.06
Agricultural Land	78%	19.90	102.02

Assessment Actions Planned for Assessment Year 2006:

Residential:

A complete reappraisal of all residential property continues. Axtell was completed in 2005. Wilcox, Heartwell, Norman and Minden will be completed for the 2006 year. This will involve approximately 1,551 parcels. All parcels will be re-measured along with an interior inspection. Any Changes will be noted by the appraiser and be completed by office staff. All residential pick-up work and building permits will be reviewed and completed by March 1, 2006.

Commercial:

A ratio study will be completed for 2006 to determine if any commercial properties are out of compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2006.

Agricultural Land:

All land use is currently sketched into the GIS system. Letters are being mailed out to all agricultural land owners by Tri-Basin NRD asking for review of maps. This is in cooperation with Tri-Basin NRD requesting assessment records for water allocation. A market analysis will be conducted for 2006 and values will be assessed at 80% of market value.

Assessment Actions Planned for Assessment year 2007:

Residential:

For 2007 the reappraisal and depreciation study is to be complete for rural properties. All parcels will be re-measured along with an interior inspection. Any changes will be noted by the appraiser and completed by office staff. All residential pick-up work and building permits will be reviewed and completed by March 1, 2007.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. All pick-up work and building permits will be reviewed and completed by March 1, 2007.

Agricultural Land:

Market Analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. Well permits will be reviewed and drive-by inspections will be conducted as needed.

Assessment Actions Planned for Assessment year 2008:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2008.

Commercial:

A new reappraisal of all commercial property will be started, first in the towns and villages and finally in the rural area. Pick-up work and building permits will be reviewed and completed by March 1, 2008.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state stat-

utes to facilitate equalization within the agricultural class. Land use will be updated as the information becomes available. Well permits will be reviewed and drive-by inspections will be conducted as needed.

Other Functions Performed By The Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the Assessor's offices from the Register of Deeds. The green sheets are worked and forwarded to the Property Tax Division. Splits and subdivision changes are made as they become available to the Assessor's office from the County Clerk. All information is updated in the GIS system and the computer administrative system when they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports requested by law/regulation:
 - Abstract
 - Assessor Survey
 - Sales information to PA&T, rosters and annual assessed value update
 - Certification of Value to political subdivisions
 - School District Taxable Value Report
 - Homestead Exemption Tax Loss Report
 - Certificate of Taxes Levied Report
 - Report of all exempt property and taxable government owned property
 - Annual Plan of Assessment Report
3. Personal Property: Administer annual filing of approximately 1200 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notices of intent to tax.
6. Homestead Exemptions: Administer approximately 173 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed: Review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing process.
10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed.
11. Tax List Corrections: Prepare tax list correction documents for county board approval.
12. County Board of Equalization: Attend County Board of Equalization meetings for valuation protests - assemble and provide information.
13. TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC - defend valuation.
14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.
15. Education: Assessor Education - attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor

both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Conclusion:

Cooperation of County Board members will be needed to complete the GIS project started in 2003. A scanner/printer will be needed in order to print cadastral maps. There will be a fee charged for any maps printed and a complete set will be available in the Assessor's office for public use. Funding will also be needed for a complete reappraisal of commercial properties.

Respectfully submitted,

Linda K. Larsen
Kearney 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
 - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

- 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
 - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - Upper Limit
 - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
 - 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:

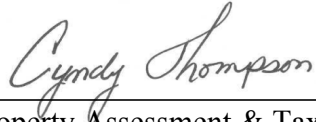
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

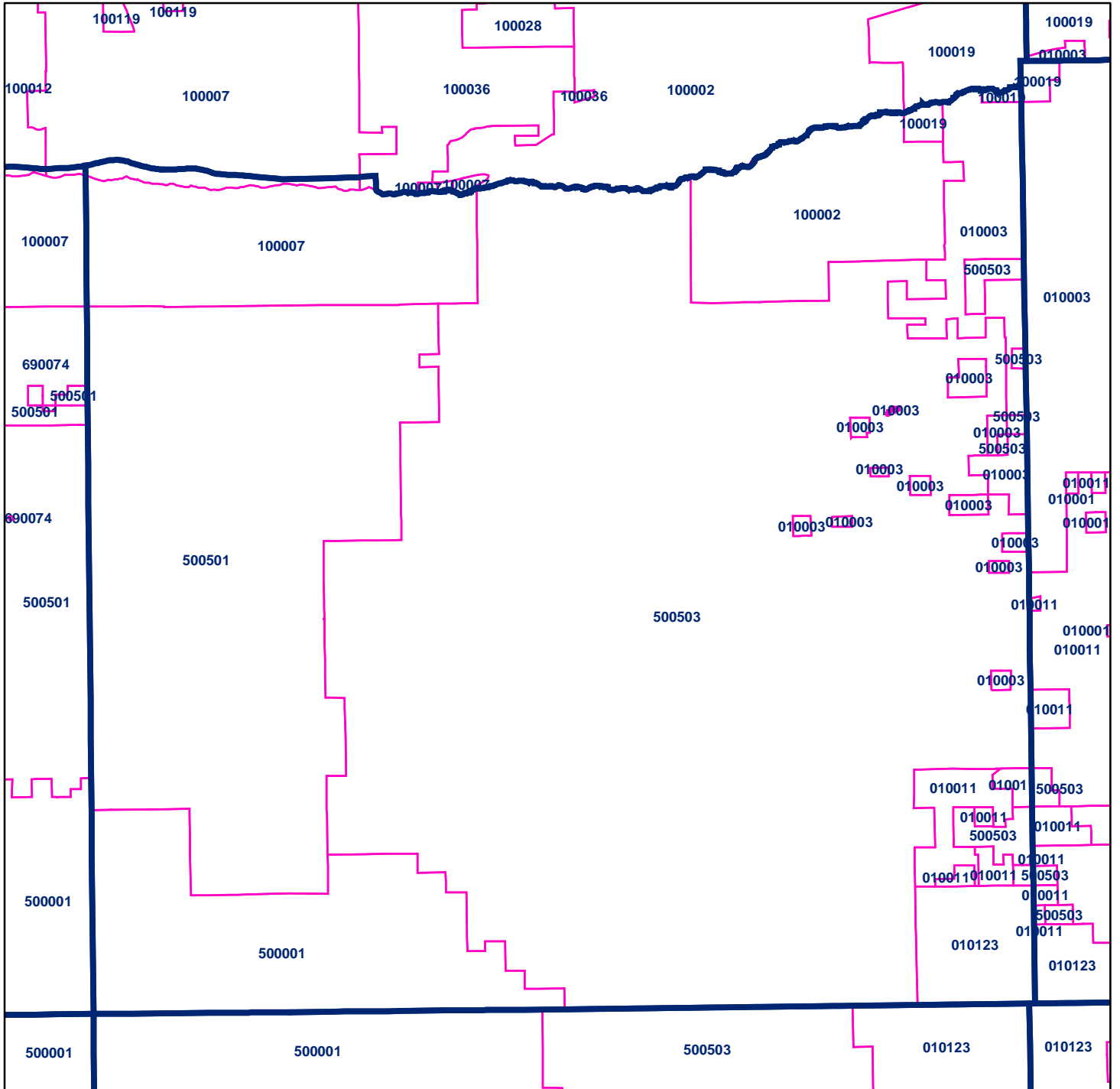
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Kearney County County Assessor, by certified mail, return receipt requested, 7054 1160 0001 1212 8878.

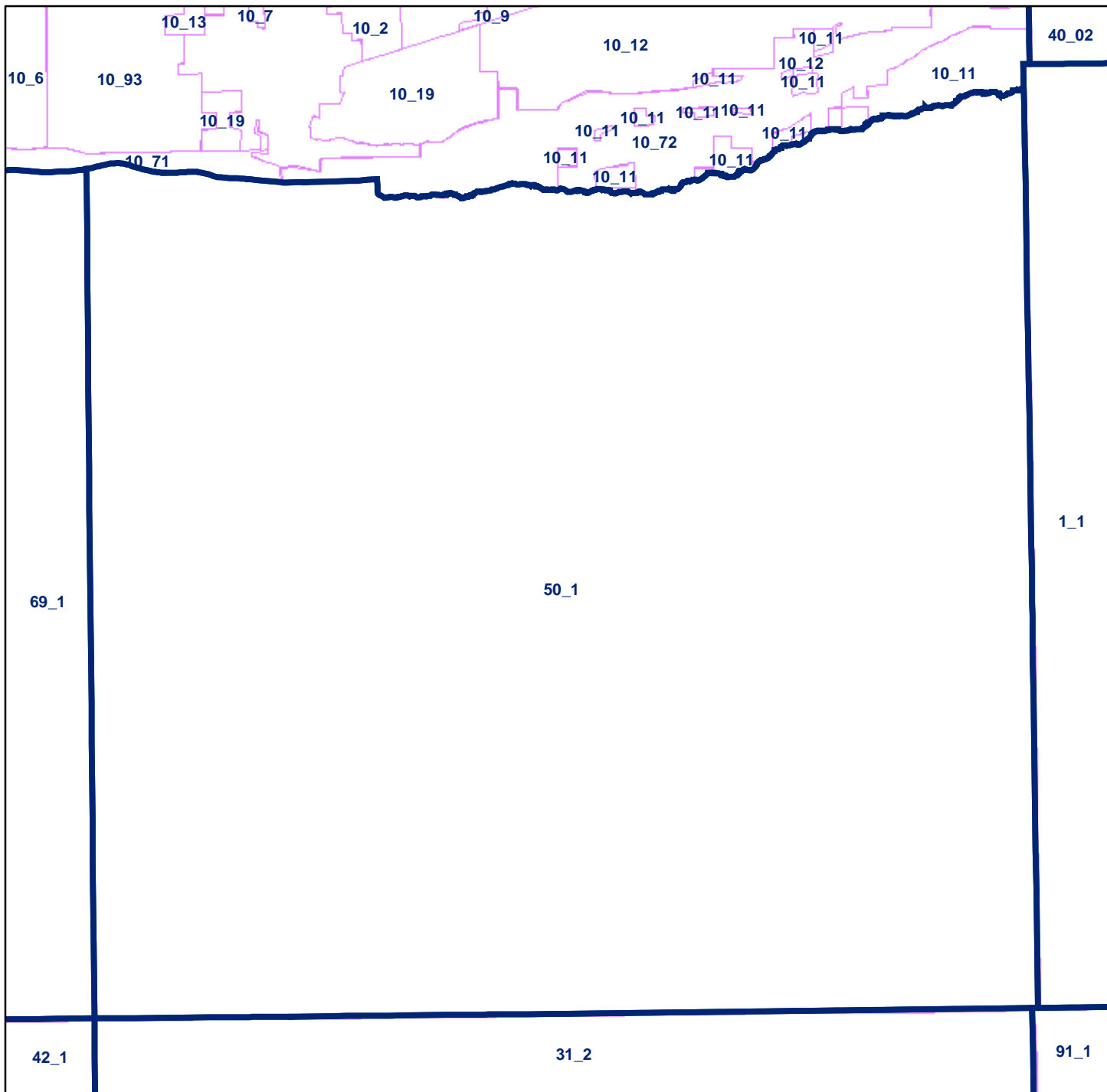
Dated this 10th day of April, 2006.



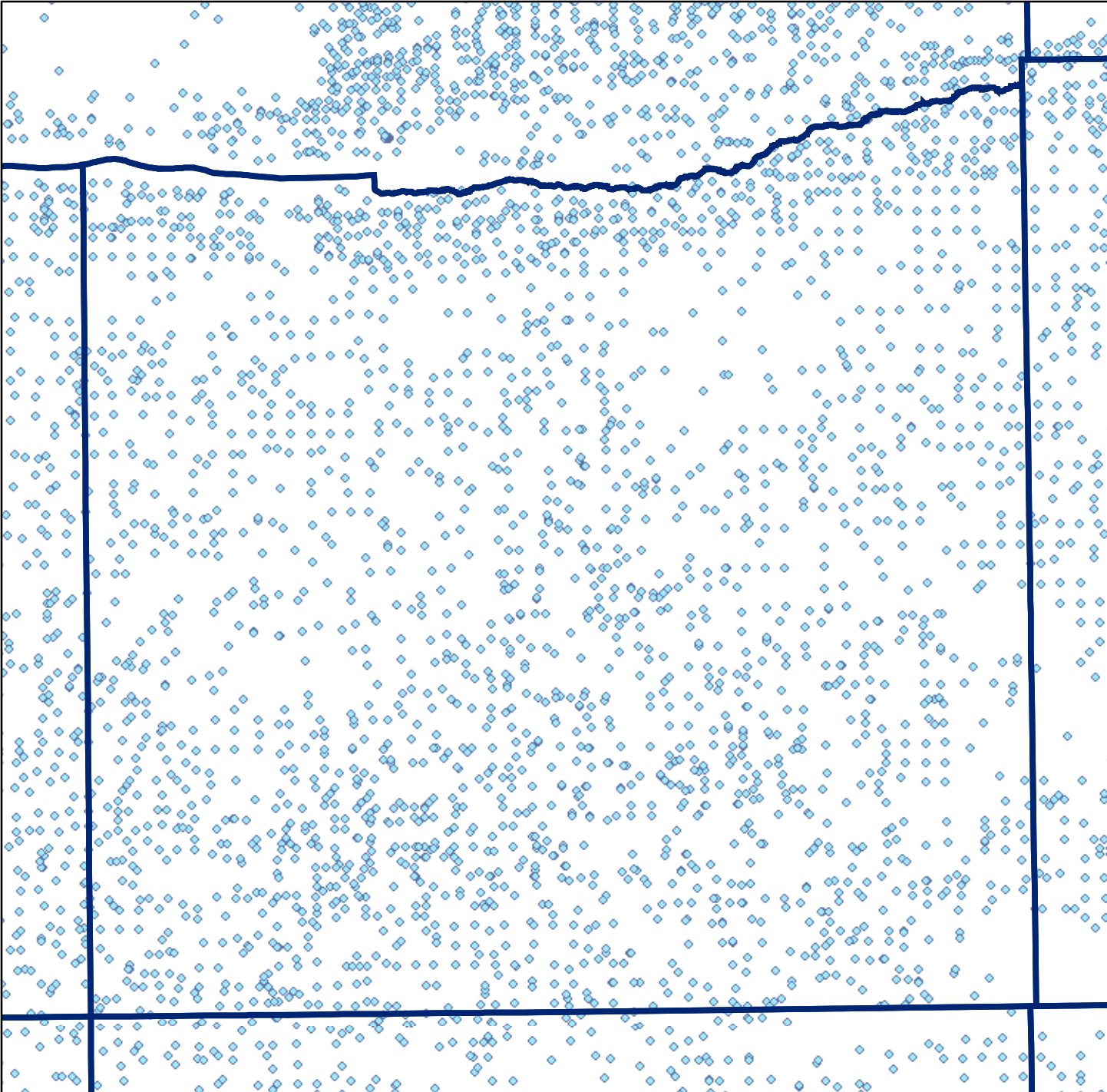
Property Assessment & Taxation



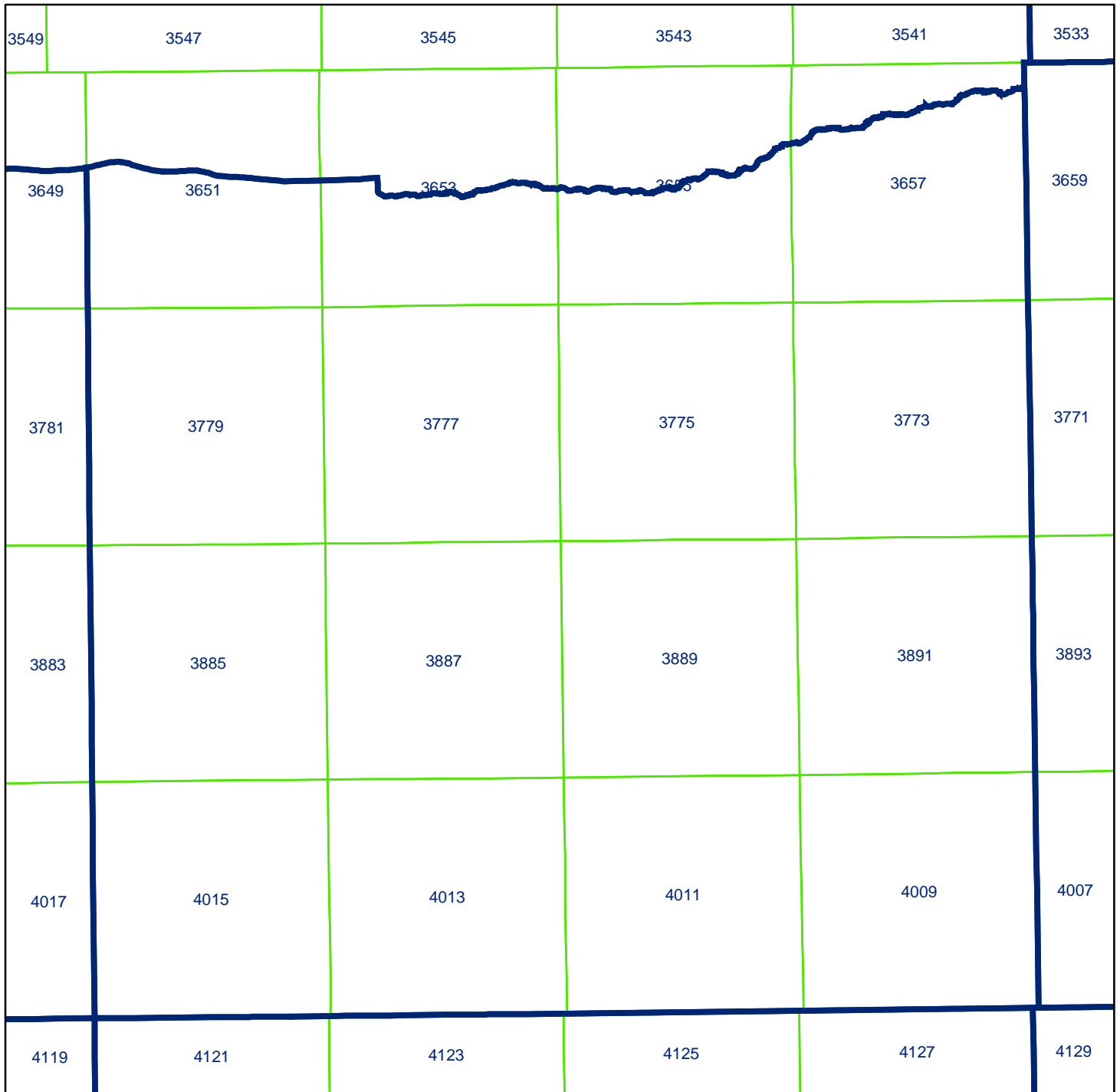
School Districts



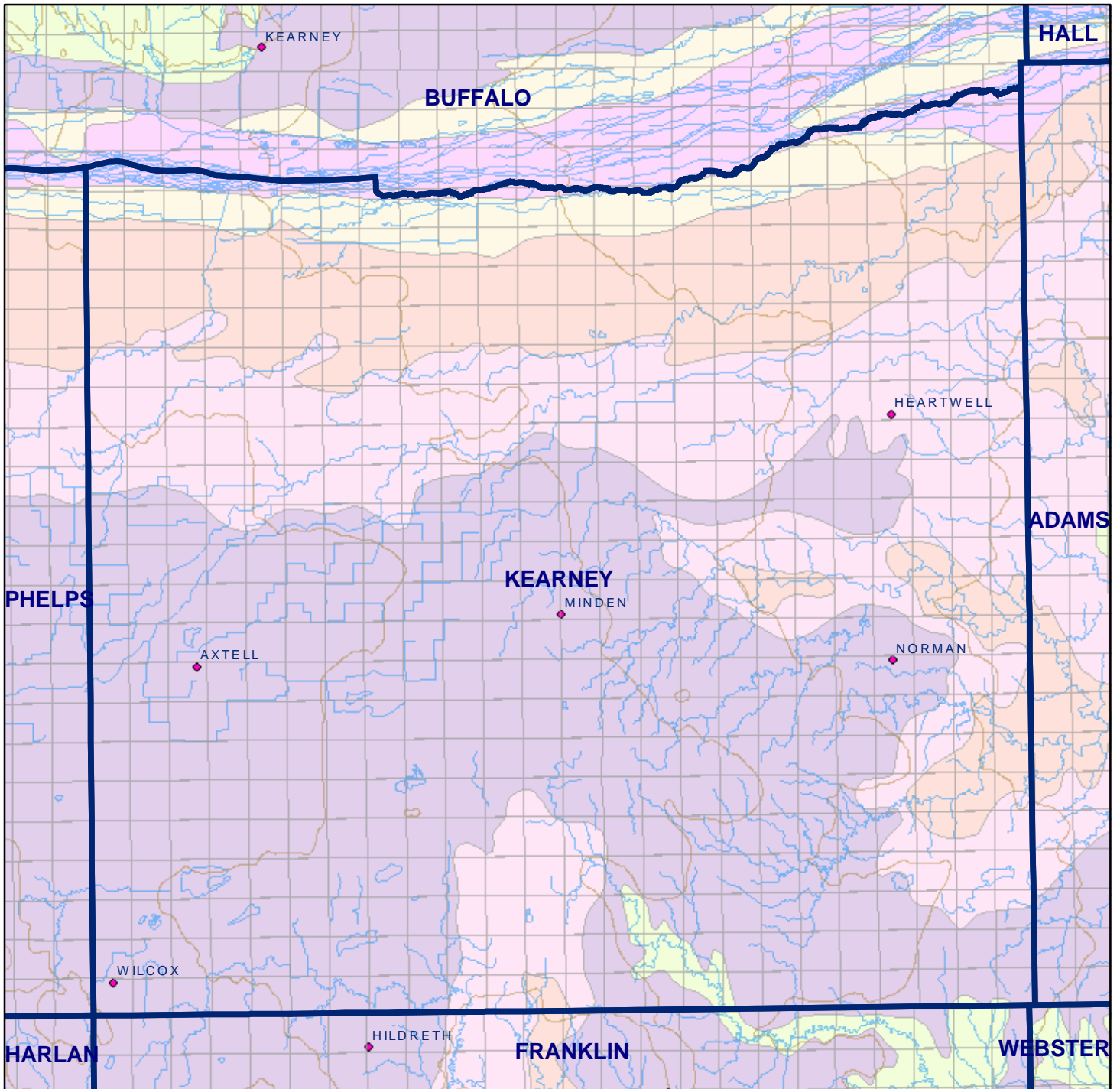
Market Areas



● Registered Wells > 500 GPM



 Geo Codes



Legend

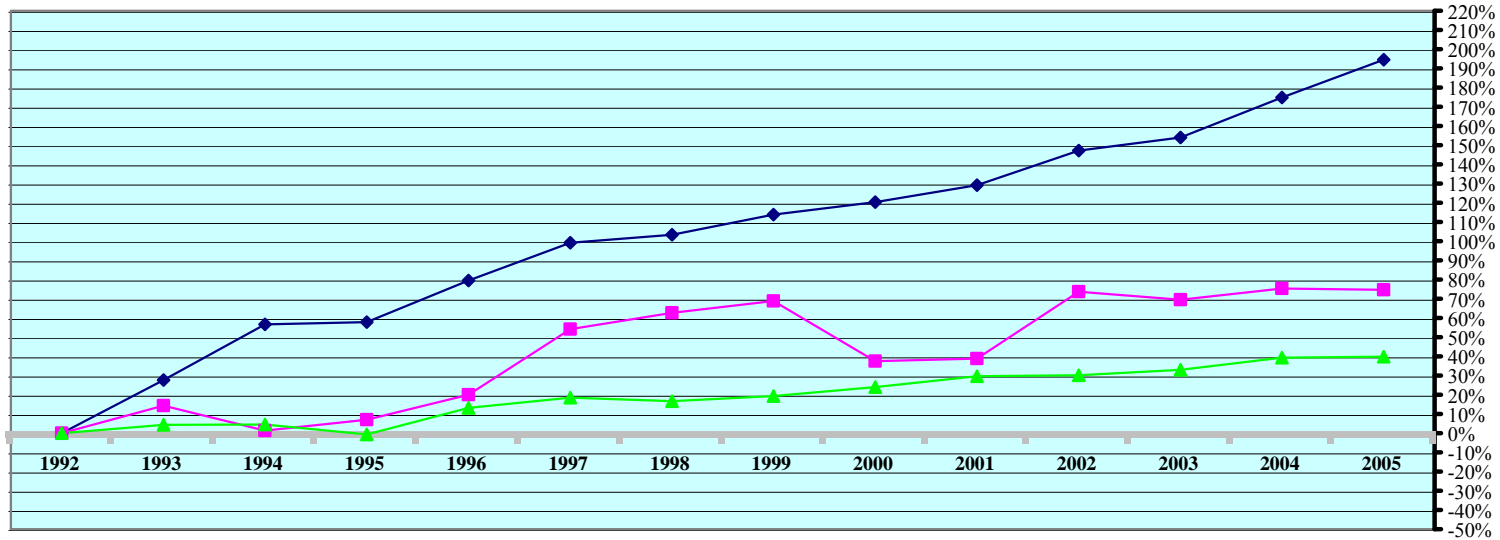
- Sections
 - Towns
 - Rivers and Streams
 - Topography
- Soil Classes
- 0 - Lakes and Ponds
 - 1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
 - 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
 - 3 - Moderately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

Kearney County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	47,586,790	--	--	--	16,188,645	--	--	--	259,324,755	--	--	--
1993	60,744,385	13,157,595	27.65%	27.65%	18,508,700	2,320,055	14.33%	14.33%	270,466,945	11,142,190	4.30%	4.30%
1994	74,529,030	13,784,645	22.69%	56.62%	16,397,950	-2,110,750	-11.40%	1.29%	271,139,845	672,900	0.25%	4.56%
1995	75,069,535	540,505	0.73%	57.75%	17,313,510	915,560	5.58%	6.95%	257,426,395	-13,713,450	-5.06%	-0.73%
1996	85,417,070	10,347,535	13.78%	79.50%	19,429,580	2,116,070	12.22%	20.02%	293,594,755	36,168,360	14.05%	13.22%
1997	94,807,315	9,390,245	10.99%	99.23%	24,964,045	5,534,465	28.48%	54.21%	307,149,100	13,554,345	4.62%	18.44%
1998	96,767,750	1,960,435	2.07%	103.35%	26,345,055	1,381,010	5.53%	62.74%	302,593,390	-4,555,710	-1.48%	16.69%
1999	101,755,550	4,987,800	5.15%	113.83%	27,344,835	999,780	3.79%	68.91%	309,383,075	6,789,685	2.24%	19.30%
2000	104,860,665	3,105,115	3.05%	120.36%	22,253,770	-5,091,065	-18.62%	37.47%	321,550,616	12,167,541	3.93%	24.00%
2001	109,018,915	4,158,250	3.97%	129.09%	22,462,555	208,785	0.94%	38.76%	336,361,885	14,811,269	4.61%	29.71%
2002	117,580,975	8,562,060	7.85%	147.09%	28,112,520	5,649,965	25.15%	73.66%	337,533,995	1,172,110	0.35%	30.16%
2003	120,846,950	3,265,975	2.78%	153.95%	27,435,360	-677,160	-2.41%	69.47%	344,885,260	7,351,265	2.18%	32.99%
2004	130,787,835	9,940,885	8.23%	174.84%	28,376,345	940,985	3.43%	75.29%	361,519,600	16,634,340	4.82%	39.41%
2005	140,108,135	9,320,300	7.13%	194.43%	28,277,720	-98,625	-0.35%	74.68%	362,531,975	1,012,375	0.28%	39.80%

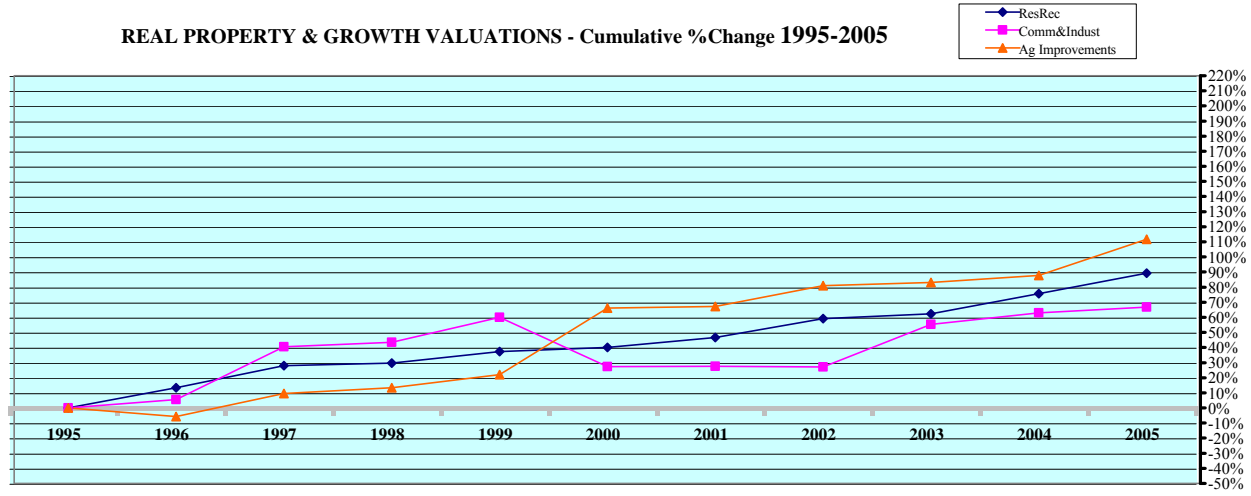
1992-2005 Rate Ann. %chg: Resid & Rec. **8.66%** Comm & Indust **4.38%** Agland **2.61%**

Cnty# **50**
County **KEARNEY**

FL area **6**

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	47,586,790	not avail.	--	--	--	--	16,188,645	not avail.	--	--	--	--
1993	60,744,385	not avail.	--	--	--	--	18,508,700	not avail.	--	--	--	--
1994	74,529,030	not avail.	--	--	--	--	16,397,950	not avail.	--	--	--	--
1995	75,069,535	1,756,595	2.34%	73,312,940	--	--	17,313,510	546,510	3.16%	16,767,000	--	--
1996	85,417,070	2,269,255	2.66%	83,147,815	10.76%	13.41%	19,429,580	1,752,965	9.02%	17,676,615	2.10%	5.43%
1997	94,807,315	898,395	0.95%	93,908,920	9.94%	28.09%	24,964,045	1,396,515	5.59%	23,567,530	21.30%	40.56%
1998	96,767,750	1,669,100	1.72%	95,098,650	0.31%	29.72%	26,345,055	2,279,190	8.65%	24,065,865	-3.60%	43.53%
1999	101,755,550	1,013,059	1.00%	100,742,491	4.11%	37.41%	27,344,835	509,535	1.86%	26,835,300	1.86%	60.05%
2000	104,860,665	2,190,445	2.09%	102,670,220	0.90%	40.04%	22,253,770	899,920	4.04%	21,353,850	-21.91%	27.36%
2001	109,018,915	1,576,280	1.45%	107,442,635	2.46%	46.55%	22,462,555	1,085,580	4.83%	21,376,975	-3.94%	27.49%
2002	117,580,975	972,020	0.83%	116,608,955	6.96%	59.06%	28,112,520	6,776,975	24.11%	21,335,545	-5.02%	27.25%
2003	120,846,950	1,830,621	1.51%	119,016,329	1.22%	62.34%	27,435,360	1,391,875	5.07%	26,043,485	-7.36%	55.33%
2004	130,787,835	1,948,930	1.49%	128,838,905	6.61%	75.74%	28,376,345	1,040,900	3.67%	27,335,445	-0.36%	63.03%
2005	140,108,135	1,374,630	0.98%	138,733,505	6.08%	89.23%	28,277,720	329,790	1.17%	27,947,930	-1.51%	66.68%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **6.59%**

Comm & Indust **5.24%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	46,347,385					
1993	not avail	not avail	38,781,870					
1994	not avail	not avail	39,320,850					
1995	25,290,855	16,354,100	41,644,955	2,039,500	4.90%	39,605,455	--	--
1996	27,634,330	12,886,585	40,520,915	3,185,165	7.86%	37,335,750	-10.35%	-5.73%
1997	31,797,915	12,260,340	44,058,255	637,235	1.45%	43,421,020	7.16%	9.63%
1998	32,960,290	13,108,470	46,068,760	1,160,315	2.52%	44,908,445	1.93%	13.39%
1999	36,390,075	13,546,520	49,936,595	1,618,020	3.24%	48,318,575	4.88%	22.00%
2000	49,185,555	18,056,190	67,241,745	1,470,710	2.19%	65,771,035	31.71%	66.07%
2001	48,400,240	19,310,105	67,710,345	1,452,700	2.15%	66,257,645	-1.46%	67.29%
2002	56,827,710	16,259,265	73,086,975	1,453,510	1.99%	71,633,465	5.79%	80.87%
2003	57,587,315	16,723,625	74,310,940	1,806,485	2.43%	72,504,455	-0.80%	83.07%
2004	59,477,265	16,419,945	75,897,210	1,517,855	2.00%	74,379,355	0.09%	87.80%
2005	66,384,520	19,354,070	85,738,590	1,911,020	2.23%	83,827,570	10.45%	111.66%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **7.79%**

(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

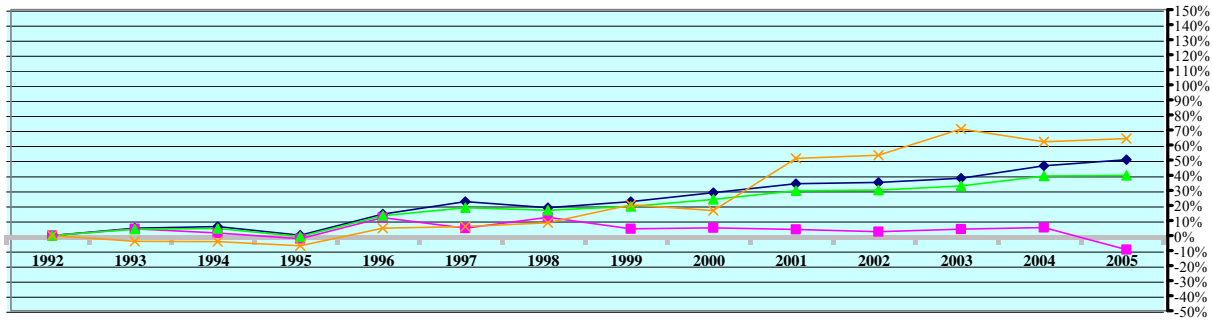
Cnty# **50**
County **KEARNEY**

FL area **6**

CHART 2

EXHIBIT **50B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	201,843,510	--	--	--	47,901,795	--	--	--	8,924,830	--	--	--
1993	211,729,375	9,885,865	4.90%	4.90%	50,030,705	2,128,910	4.44%	4.44%	8,580,485	-344,345	-3.86%	-3.86%
1994	213,785,270	2,055,895	0.97%	5.92%	48,699,295	-1,331,410	-2.66%	1.66%	8,563,195	-17,290	-0.20%	-4.05%
1995	202,087,460	-11,697,810	-5.47%	0.12%	46,892,965	-1,806,330	-3.71%	-2.11%	8,316,130	-247,065	-2.89%	-6.82%
1996	230,528,150	28,440,690	14.07%	14.21%	53,618,540	6,725,575	14.34%	11.93%	9,359,145	1,043,015	12.54%	4.87%
1997	247,270,970	16,742,820	7.26%	22.51%	50,259,240	-3,359,300	-6.27%	4.92%	9,455,850	96,705	1.03%	5.95%
1998	239,065,810	-8,205,160	-3.32%	18.44%	53,698,705	3,439,465	6.84%	12.10%	9,684,165	228,315	2.41%	8.51%
1999	247,152,495	8,086,685	3.38%	22.45%	50,062,400	-3,636,305	-6.77%	4.51%	10,737,685	1,053,520	10.88%	20.31%
2000	259,421,151	12,268,656	4.96%	28.53%	50,301,110	238,710	0.48%	5.01%	10,396,565	-341,120	-3.18%	16.49%
2001	271,293,390	11,872,239	4.58%	34.41%	49,813,100	-488,010	-0.97%	3.99%	13,486,730	3,090,165	29.72%	51.11%
2002	272,987,315	1,693,925	0.62%	35.25%	49,092,165	-720,935	-1.45%	2.49%	13,678,365	191,635	1.42%	53.26%
2003	278,324,680	5,337,365	1.96%	37.89%	49,938,395	846,230	1.72%	4.25%	15,228,865	1,550,500	11.34%	70.63%
2004	295,465,430	17,140,750	6.16%	46.38%	50,396,840	458,445	0.92%	5.21%	14,480,165	-748,700	-4.92%	62.25%
2005	303,321,075	7,855,645	2.66%	50.28%	43,361,020	-7,035,820	-13.96%	-9.48%	14,662,395	182,230	1.26%	64.29%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992		--	--	--	654,620	--	--	--	259,324,755	--	--	--
1993		--	--	--	126,380	-528,240	-80.69%	-80.69%	270,466,945	11,142,190	4.30%	4.30%
1994		--	--	--	92,085		0.00%	-85.93%	271,139,845	672,900	0.25%	4.56%
1995		--	--	--	129,840	37,755	41.00%	-80.17%	257,426,395	-13,713,450	-5.06%	-0.73%
1996		--	--	--	88,920	-40,920	-31.52%	-86.42%	293,594,755	36,168,360	14.05%	13.22%
1997		--	--	--	163,040	74,120	83.36%	-75.09%	307,149,100	13,554,345	4.62%	18.44%
1998		--	--	--	144,710	-18,330	-11.24%	-77.89%	302,593,390	-4,555,710	-1.48%	16.69%
1999		--	--	--	1,430,495	1,285,785	888.53%	118.52%	309,383,075	6,789,685	2.24%	19.30%
2000		--	--	--	1,431,790	1,295	0.09%	118.72%	321,550,616	12,167,541	3.93%	24.00%
2001		--	--	--	1,768,665	336,875	23.53%	170.18%	336,361,885	14,811,269	4.61%	29.71%
2002		--	--	--	1,776,150	7,485	0.42%	171.33%	337,533,995	1,172,110	0.35%	30.16%
2003	1,393,320	n/a	n/a	n/a	0	n/a	n/a	n/a	344,885,260	7,351,265	2.18%	32.99%
2004	77,365	-1,315,955	-94.45%	-94.45%	1,099,800	1,099,800			361,519,600	16,634,340	4.82%	39.41%
2005	78,375	1,010	1.31%	-94.37%	1,109,110	9,310	0.85%		362,531,975	1,012,375	0.28%	39.80%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	201,679,050	186,316	1,082	--	--	47,932,810	77,145	621	--	--	8,936,490	43,501	205	--	--
1993	211,729,315	187,305	1,130	4.44%	4.44%	50,014,605	76,355	655	5.48%	5.48%	8,558,655	43,386	197	-3.90%	-3.90%
1994	213,542,130	188,966	1,130	0.00%	4.44%	48,621,130	74,243	655	0.00%	5.48%	8,565,925	43,493	197	0.00%	-3.90%
1995	202,098,750	193,648	1,044	-7.61%	-3.51%	46,926,105	70,711	664	1.37%	6.92%	8,307,015	42,636	195	-1.02%	-4.88%
1996	230,459,920	194,059	1,188	13.79%	9.80%	53,632,575	70,476	761	14.61%	22.54%	9,327,490	42,763	218	11.79%	6.34%
1997	247,549,920	195,212	1,268	6.73%	17.19%	49,690,380	69,477	715	-6.04%	15.14%	10,004,040	42,770	234	7.34%	14.15%
1998	239,342,655	197,805	1,210	-4.57%	11.83%	53,804,560	66,922	804	12.45%	29.47%	9,556,495	42,497	225	-3.85%	9.76%
1999	247,022,260	198,832	1,242	2.64%	14.79%	50,199,080	65,263	769	-4.35%	23.83%	10,729,310	42,985	250	11.11%	21.95%
2000	259,679,395	199,922	1,299	4.59%	20.06%	50,359,775	64,265	784	1.95%	26.25%	10,398,220	42,828	243	-2.80%	18.54%
2001	271,063,150	201,947	1,342	3.31%	24.03%	49,955,055	63,696	784	0.00%	26.25%	13,547,250	44,430	305	25.51%	48.78%
2002	273,018,815	203,682	1,340	-0.15%	23.84%	49,105,780	62,323	788	0.51%	26.89%	13,743,915	43,952	313	2.62%	52.68%
2003	277,961,775	204,702	1,358	1.34%	25.51%	50,222,350	61,366	818	3.81%	31.72%	15,278,785	43,697	350	11.82%	70.73%
2004	291,002,365	207,445	1,403	3.30%	29.65%	53,146,825	60,683	876	7.07%	41.03%	14,613,220	41,675	351	0.18%	71.05%
2005	301,444,245	215,266	1,400	-0.18%	29.42%	44,293,210	53,557	827	-5.57%	33.18%	14,762,705	40,794	362	3.20%	76.53%

1992-2005 Rate Ann.%chg AvgVal/Acre: 2.00%

2.23%

4.47%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	29,525	984	30	--	--	91,840	2,255	41	--	--	258,669,715	310,201	834	--	--
1993	31,700	1,057	30	0.00%		90,025	2,195	41	0.00%		270,424,300	310,298	871	4.44%	4.44%
1994	28,890	963	30	0.00%		58,285	1,943	30	-26.83%		270,816,360	309,608	875	0.46%	4.92%
1995	29,505	984	30	0.00%		86,115	2,228	39	30.00%		257,447,490	310,207	830	-5.14%	-0.48%
1996	29,445	982	30	0.00%		85,060	2,215	38	-2.56%		293,534,490	310,494	945	13.86%	13.31%
1997						155,180	3,186	49	--		307,399,520	310,645	990	4.76%	18.71%
1998						144,085	3,201	45	-8.16%		302,847,795	310,424	976	-1.41%	17.03%
1999						1,407,150	3,208	439	875.56%		309,357,800	310,288	997	2.15%	19.54%
2000						1,432,410	3,530	406	-7.52%		321,869,800	310,545	1,036	3.91%	24.22%
2001						1,127,215	3,110	362	-10.84%		335,692,670	313,183	1,072	3.47%	28.54%
2002						1,129,950	3,178	356	-1.66%		336,998,460	313,135	1,076	0.37%	29.02%
2003	66,660	1,347	49	n/a	n/a	1,317,845	1,861	708	n/a	n/a	344,847,415	312,956	1,102	2.42%	32.13%
2004	69,855	1,552	45	-8.14%	n/a	994,345	1,295	768	8.43%	n/a	359,826,610	312,651	1,151	4.44%	38.00%
2005	79,155	1,759	45	-0.01%	n/a	1,098,365	1,407	781	1.73%	n/a	361,677,680	312,783	1,156	0.47%	38.65%

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

2.55%

50
KEARNEY

FL area 6

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
6,882	KEARNEY	45,410,806	9,790,975	6,621,675	139,789,520	28,277,720	0	318,615	362,531,975	66,384,520	19,354,070	0	678,479,876
<i>cnty sectorvalue % of total value:</i>		6.69%	1.44%	0.98%	20.60%	4.17%		0.05%	53.43%	9.78%	2.85%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
696	AXTELL	1,286,852	251,405	281,673	20,020,670	2,515,190	0	0	0	0	0	0	24,355,790
80	HEARTWELL	1,820	204,979	146,815	612,825	118,730	0	0	0	0	0	0	1,085,169
2,990	MINDEN	2,609,177	833,129	344,675	85,548,225	11,559,785	0	0	30,860	0	17,505	0	100,943,356
49	NORMAN	402,981	0	0	477,655	118,610	0	0	605	0	0	0	999,851
360	WILCOX	406,501	184,516	18,891	7,821,765	1,257,930	0	0	555	0	0	0	9,690,158
Total of All City Values:		4,707,331	1,474,029	792,054	114,481,140	15,570,245	0	0	32,020	0	17,505	0	137,074,324
<i>% total citysect of cnty sector</i>		10.37%	15.05%	11.96%	81.90%	55.06%			0.01%		0.09%		20.20%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
10.11%	AXTELL	2.83%	2.57%	4.25%	14.32%	8.89%							3.59%
1.16%	HEARTWELL	0.00%	2.09%	2.22%	0.44%	0.42%							0.16%
43.45%	MINDEN	5.75%	8.51%	5.21%	61.20%	40.88%			0.01%		0.09%		14.88%
0.71%	NORMAN	0.89%			0.34%	0.42%			0.00%				0.15%
5.23%	WILCOX	0.90%	1.88%	0.29%	5.60%	4.45%			0.00%				1.43%

Cnty# **50**
County **KEARNEY**

FL area **6**