

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Keith County**  
**51**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>378</b>	<b>COD</b>	<b>17.10</b>
Total Sales Price	28267584	<b>PRD</b>	<b>107.10</b>
Total Adj. Sales Price	28382284	COV	26.34
Total Assessed Value	25882195	STD	25.73
Avg. Adj. Sales Price	75085.41	Avg. Abs. Dev.	16.51
Avg. Assessed Value	68471.42	Min	19.60
<b>Median</b>	<b>96.56</b>	Max	275.33
Wgt. Mean	91.19	95% Median C.I.	94.89 to 98.08
Mean	97.67	95% Wgt. Mean C.I.	88.37 to 94.01
		95% Mean C.I.	95.08 to 100.26
% of Value of the Class of all Real Property Value in the County			50.46
% of Records Sold in the Study Period			5.94
% of Value Sold in the Study Period			8.49
Average Assessed Value of the Base			47,904

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>378</b>	<b>96.56</b>	<b>17.10</b>	<b>107.10</b>
<b>2005</b>	416	96.54	19.60	107.74
<b>2004</b>	423	96.63	18.96	108.85
<b>2003</b>	476	98	14.46	102.95
<b>2002</b>	607	93	18.66	103.87
<b>2001</b>	650	94	22.3	108.87

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>45</b>	<b>COD</b>	<b>14.75</b>
Total Sales Price	8929982	<b>PRD</b>	<b>131.94</b>
Total Adj. Sales Price	8785902	COV	23.13
Total Assessed Value	6351730	STD	22.06
Avg. Adj. Sales Price	195242.27	Avg. Abs. Dev.	13.88
Avg. Assessed Value	141149.56	Min	40.82
<b>Median</b>	<b>94.06</b>	Max	187.27
Wgt. Mean	72.29	95% Median C.I.	90.52 to 100.01
Mean	95.38	95% Wgt. Mean C.I.	54.94 to 89.65
		95% Mean C.I.	88.94 to 101.83
% of Value of the Class of all Real Property Value in the County			12.43
% of Records Sold in the Study Period			6.35
% of Value Sold in the Study Period			8.46
Average Assessed Value of the Base			105,914

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>45</b>	<b>94.06</b>	<b>14.75</b>	<b>131.94</b>
<b>2005</b>	47	99.95	13.26	106.91
<b>2004</b>	66	94.82	36.37	115.28
<b>2003</b>	73	95	32.77	120.27
<b>2002</b>	86	93	27.5	109.38
<b>2001</b>	90	96	21.01	110.83



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>52</b>	<b>COD</b>	<b>13.57</b>
Total Sales Price	9642779	<b>PRD</b>	<b>104.78</b>
Total Adj. Sales Price	9093943	COV	17.39
Total Assessed Value	6741890	STD	13.51
Avg. Adj. Sales Price	174883.52	Avg. Abs. Dev.	10.35
Avg. Assessed Value	129651.73	Min	53.44
<b>Median</b>	<b>76.33</b>	Max	106.87
Wgt. Mean	74.14	95% Median C.I.	73.38 to 80.65
Mean	77.68	95% Wgt. Mean C.I.	70.31 to 77.96
		95% Mean C.I.	74.01 to 81.35
% of Value of the Class of all Real Property Value in the County			37.1
% of Records Sold in the Study Period			2.25
% of Value Sold in the Study Period			0.06
Average Assessed Value of the Base			97,111

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>52</b>	<b>76.33</b>	<b>13.57</b>	<b>104.78</b>
<b>2005</b>	81	75.18	15.33	104.36
<b>2004</b>	66	75.23	14.56	104.07
<b>2003</b>	55	78	12.47	101.28
<b>2002</b>	59	79	13.16	102.14
<b>2001</b>	71	79	12.02	103.4

## **2006 Opinions of the Property Tax Administrator for Keith County**

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the 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 Keith County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Keith County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Keith County is 94% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Keith County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

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

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

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### Recommendations

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

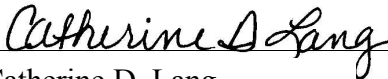
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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for Keith County**

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**Residential Real Property**

**I. Correlation**

Keith: RESIDENTIAL: Two of the three measures of central tendency are within the acceptable range—the median and the mean. The difference between these two measures is less than two points (1.11), and either could be used as a point estimate of the overall level of value for the residential class of property. The Trended Preliminary Ratio provides strong confirmation for the overall median statistic. Therefore, for purposes of direct equalization, the median will be used to represent the overall level of value. Both qualitative statistical measures appear to lie outside of their respective acceptable range, and the hypothetical removal of extreme outlying sales would bring only the COD into compliance. However, based on the overall assessment practices of the county, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for residential property.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>775</b>	<b>650</b>	<b>83.87</b>
<b>2002</b>	<b>723</b>	<b>609</b>	<b>84.23</b>
<b>2003</b>	<b>584</b>	<b>476</b>	<b>81.51</b>
<b>2004</b>	<b>532</b>	<b>423</b>	<b>79.51</b>
<b>2005</b>	<b>510</b>	<b>416</b>	<b>81.57</b>
<b>2006</b>	<b>514</b>	<b>378</b>	<b>73.54</b>

Keith: RESIDENTIAL: A review of the data in the above table indicates that a significant portion of total residential sales is typically used for each of the assessment years shown. This suggests that the Assessor has not excessively trimmed the sample.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>89</b>	<b>4.23</b>	<b>92.76</b>	<b>94</b>
<b>2002</b>	<b>88</b>	<b>9.22</b>	<b>96.11</b>	<b>93</b>
<b>2003</b>	<b>88</b>	<b>6.39</b>	<b>93.62</b>	<b>98</b>
<b>2004</b>	<b>96.64</b>	<b>6.4</b>	<b>102.83</b>	<b>96.63</b>
<b>2005</b>	<b>94.09</b>	<b>0.56</b>	<b>94.62</b>	<b>96.54</b>
<b>2006</b>	<b>93.10</b>	<b>4.5</b>	<b>97.29</b>	<b>96.56</b>

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Keith: RESIDENTIAL: As shown in the table, the Trended Preliminary Ratio and the R&O median differ by less than one point (0.73). Therefore, there appears to be a very strong correlation between the two statistics, and the two figures tend to confirm each other.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>5.56</b>	<b>2001</b>	<b>4.23</b>
<b>12.42</b>	<b>2002</b>	<b>9.22</b>
<b>14</b>	<b>2003</b>	<b>6</b>
<b>0.32</b>	<b>2004</b>	<b>6.4</b>
<b>1.92</b>	<b>2005</b>	<b>0.56</b>
<b>2.64</b>	<b>2006</b>	<b>4.5</b>

Keith: RESIDENTIAL: A review of the percent change to the sales file, compared to the percent

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change to assessed value (excluding growth), indicates less than a two-point difference (1.86), and this is statistically insignificant. This would also indicate no appreciable difference between the valuation of the sold versus the unsold residential properties.

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

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

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.56</b>	<b>91.19</b>	<b>97.67</b>

Keith: RESIDENTIAL: As shown in the above table, two of the three measures of central tendency are within the acceptable range—the median and the mean. The aggregate appears to be less than one point outside of the bottom limit of acceptable range—however, there are not merely one or two outlying sales that are skewing the aggregate. It would take the hypothetical removal of about eighteen sales to move this statistic within range.

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

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

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

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

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

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

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

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

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



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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.10</b>	<b>107.10</b>
<b>Difference</b>	<b>2.1</b>	<b>4.1</b>

Keith: RESIDENTIAL: Both the coefficient of dispersion and the price-related differential are outside of uniform compliance. The hypothetical removal of extreme outlying sales would bring only the COD into compliance.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>379</b>	<b>378</b>	<b>-1</b>
<b>Median</b>	<b>93.10</b>	<b>96.56</b>	<b>3.46</b>
<b>Wgt. Mean</b>	<b>88.00</b>	<b>91.19</b>	<b>3.19</b>
<b>Mean</b>	<b>94.97</b>	<b>97.67</b>	<b>2.7</b>
<b>COD</b>	<b>19.75</b>	<b>17.10</b>	<b>-2.65</b>
<b>PRD</b>	<b>107.92</b>	<b>107.10</b>	<b>-0.82</b>
<b>Min Sales Ratio</b>	<b>17.53</b>	<b>19.60</b>	<b>2.07</b>
<b>Max Sales Ratio</b>	<b>277.52</b>	<b>275.33</b>	<b>-2.19</b>

Keith: RESIDENTIAL: The difference of one sale between the Preliminary and the R&O Statistics consists of the removal of sale book 96, page 322 (sale date of 4.29.04), because this was an agricultural improvement on leased land (IOLL) and was coded to the all agricultural file. Assessment actions taken to address the residential property class for 2006 included (as stated by the appraiser), "In 2005, we allocated a ten thousand assessment for amenities if they included water, sewer and electric in our urban, larger home sites. Through protest last year this flat assessment was very controversial because of the condition of the amenities some were a hundred years old and some were one year old. Terra Scan does not allow you to depreciate out the amenities based on condition and age. This ten thousand assessment amenity was then removed for 2006. In Keith County, the subdivisions that are being valued by using an discounted cash flow analysis are Eagle Crest, Mueller, Bayside, Van Velson, Terrin, Reimers, and Seawald. A new depreciation table was built for our neighborhood 1300 on the north side of Ogallala. Marshall Swift costing date was changed from 06-2002 to 06-2005 for Paxton residential which pulled our statistics within standards. Lake rural residential has a flat 10% increase on land and improvements. Lemoyne and surrounding neighborhoods received a 20% increase on improvements. Yacht Club Estates, Amens sub, Lago Villa, and O'Connor Sub is completely reappraised with new land tables, physically re-measured, pictures, and depreciation tables. Albees Sub received a 5% decrease in land and improvements. Van's Lakeview, Northshore Lodge, Otter Creek Lodge and Bayside villa received new depreciation tables to pull values within standards."

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**Commerical Real Property**

**I. Correlation**

Keith: COMMERCIAL: Of the three measures of central tendency, only the median and the mean are within acceptable range (and differ roughly by about one point). The aggregate is significantly below the lower limit of acceptable range. The hypothetical removal of the two extreme outliers would fail to move the aggregate into compliance. The Trended Preliminary ratio, provides additional strong support for the overall median. For purposes of direct equalization, the median will be used as the representative statistic for overall level of value for the commercial property class. Regarding assessment uniformity, only the coefficient of dispersion appears to be well within compliance. The remaining qualitative statistic, the PRD, is outside of acceptable range—and removal of the two extreme outlying sales would fail to move this statistic into compliance. However, based on the overall assessment practices of the county, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>120</b>	<b>90</b>	<b>75</b>
<b>2002</b>	<b>107</b>	<b>84</b>	<b>78.5</b>
<b>2003</b>	<b>96</b>	<b>73</b>	<b>76.04</b>
<b>2004</b>	<b>90</b>	<b>66</b>	<b>73.33</b>
<b>2005</b>	<b>71</b>	<b>47</b>	<b>66.2</b>
<b>2006</b>	<b>76</b>	<b>45</b>	<b>59.21</b>

Keith: COMMERCIAL: The percent of sales used for assessment year 2006 appears to be lowest of the historical years shown. Upon careful examination of the total commercial sales file however, it was

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found that six of the transactions were not true sales: one transaction was part of a combination sale, one was a gift, one was a family LLC stock issuance, two were parent corporations giving title to a subsidiary, and one was from a local government entity to another local government entity. Therefore, a more realistic count would be 70 total commercial sales, of which the County has utilized 45, or 64.29%.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>89</b>	<b>4.85</b>	<b>93.32</b>	<b>96</b>

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<b>2002</b>	<b>90</b>	<b>5.86</b>	<b>95.27</b>	<b>93</b>
<b>2003</b>	<b>91</b>	<b>3.07</b>	<b>93.79</b>	<b>95</b>
<b>2004</b>	<b>94.82</b>	<b>1.99</b>	<b>96.71</b>	<b>94.82</b>
<b>2005</b>	<b>88.68</b>	<b>5.4</b>	<b>93.47</b>	<b>99.95</b>
<b>2006</b>	<b>95.02</b>	<b>-0.27</b>	<b>94.76</b>	<b>94.06</b>

Keith: COMMERCIAL: A comparison of the Trended Preliminary Ratio with the R&O median shows less than a one-point difference between them. This would indicate that each provides strong support for the other.

**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.

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<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.5</b>	<b>2001</b>	<b>1.85</b>
<b>5.25</b>	<b>2002</b>	<b>5.86</b>
<b>4</b>	<b>2003</b>	<b>3</b>
<b>-1.17</b>	<b>2004</b>	<b>1.99</b>
<b>31.64</b>	<b>2005</b>	<b>5.4</b>
<b>-5.21</b>	<b>2006</b>	<b>-0.27</b>

Keith: COMMERCIAL: As shown in the table, there is a five-point difference between the percentage change in total assessed value in the sales file (the sample), compared to the percentage change in assessed value (the commercial population). As noted by the County Appraiser, assessment actions taken to address the commercial property class for 2006 included “a neighborhood along east highway 30 was created that gave a discount for larger tracts.” In addition, the Assessment Administrative Manager noted that the appraiser revalued the new subdivision of Ogallala North Business Park Addition utilizing a discounted cash flow. This may or may not be reflected by a disproportionate number of sales in the file consisting of parcels in these two neighborhoods, compared to the total number of commercial parcels within the 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 “

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.06</b>	<b>72.29</b>	<b>95.38</b>

Keith: COMMERCIAL: A review of the three measures of central tendency indicates that only the median and the mean are within the acceptable range (and differ roughly by less than two points). The aggregate is approximately twenty points below the lower limit of acceptable range. The hypothetical removal of the extreme outliers would fail to move the aggregate into compliance.

**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.

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.75</b>	<b>131.94</b>
<b>Difference</b>	<b>0</b>	<b>28.94</b>

Keith: COMMERCIAL: Only the coefficient of dispersion appears to be well within compliance. The remaining qualitative statistic, the PRD, is significantly outside of acceptable range—and the same hypothetical removal of the extreme outlying sales would fail to move this statistic into compliance.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>45</b>	<b>45</b>	<b>0</b>
<b>Median</b>	<b>95.02</b>	<b>94.06</b>	<b>-0.96</b>
<b>Wgt. Mean</b>	<b>74.09</b>	<b>72.29</b>	<b>-1.8</b>
<b>Mean</b>	<b>94.79</b>	<b>95.38</b>	<b>0.59</b>
<b>COD</b>	<b>13.61</b>	<b>14.75</b>	<b>1.14</b>
<b>PRD</b>	<b>127.94</b>	<b>131.94</b>	<b>4</b>
<b>Min Sales Ratio</b>	<b>48.09</b>	<b>40.82</b>	<b>-7.27</b>
<b>Max Sales Ratio</b>	<b>157.31</b>	<b>187.27</b>	<b>29.96</b>

Keith: COMMERCIAL: In the Assessment Actions section of the 2006 Assessment Survey for Keith County, the appraiser writes, “There were no changes to our commercial properties except the east side of Ogallala along highway 30. A neighborhood along east highway 30 was created that gave a discount for larger tracts.” In addition, the Assessment Administrative Manager noted that the appraiser revalued the new subdivision of Ogallala North Business Park Addition utilizing a discounted cash flow.

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**Agricultural Land**

**I. Correlation**

Keith: AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range, and any of these could be used as a point estimate for the overall level of value for agricultural land. As noted in the narrative for Table III (below), the Trended Preliminary Ratio shows very strong support for the overall median, and for purposes of direct equalization, the median will most likely be used to represent the overall level of value. Regarding the qualitative statistics, the coefficient of dispersion is well within acceptable range. The price-related differential is slightly less than two points above the acceptable range. Based on these figures, and the overall assessment practices of the county, it is believed that the county has met both the required level of value and the standards for uniform and proportionate assessment for agricultural land.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>114</b>	<b>71</b>	<b>62.28</b>
<b>2002</b>	<b>96</b>	<b>59</b>	<b>61.46</b>
<b>2003</b>	<b>101</b>	<b>55</b>	<b>54.46</b>
<b>2004</b>	<b>110</b>	<b>66</b>	<b>60</b>
<b>2005</b>	<b>123</b>	<b>81</b>	<b>65.85</b>
<b>2006</b>	<b>122</b>	<b>52</b>	<b>42.62</b>

Keith: AGRICULTURAL UNIMPROVED: An examination of the percent of total agricultural land sales used appears to show that the current assessment period's use is significantly lower than the percent of sales used during the entire historical period shown. As noted by the County's Assessment Administrative Manager, "the main reason for the decline in sales used for this study period was the

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coding out of sales that were substantially changed per the Nebraska Department of Assessment and Taxation Directive 05-8 dated September 9, 2005. There were 36 sales coded out due to substantial changes.”

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>79</b>	<b>5.36</b>	<b>83.23</b>	<b>79</b>
<b>2002</b>	<b>79</b>	<b>-0.53</b>	<b>78.58</b>	<b>79</b>
<b>2003</b>	<b>72</b>	<b>4.13</b>	<b>74.97</b>	<b>78</b>

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<b>2004</b>	<b>75.81</b>	<b>2.16</b>	<b>77.45</b>	<b>75.23</b>
<b>2005</b>	<b>72.87</b>	<b>5.67</b>	<b>77</b>	<b>75.18</b>
<b>2006</b>	<b>76.03</b>	<b>1.9</b>	<b>77.47</b>	<b>76.33</b>

Keith: AGRICULTURAL UNIMPROVED: A comparison of the Trended Preliminary Ratio and the R&O median indicates fractionally more than one point (1.14) difference between the ratios, and suggests a quite strong support between them.

**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.

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<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.77</b>	<b>2001</b>	<b>5.36</b>
<b>-1.23</b>	<b>2002</b>	<b>-0.53</b>
<b>16</b>	<b>2003</b>	<b>4</b>
<b>2.36</b>	<b>2004</b>	<b>2.16</b>
<b>2.8</b>	<b>2005</b>	<b>5.67</b>
<b>2.86</b>	<b>2006</b>	<b>1.9</b>

Keith: AGRICULTURAL UNIMPROVED: The percent change in the sales file compared to the percent change in assessed value (the population base) is not statistically significant (slightly less than one point), and suggests that there is no appreciable difference between the valuation practices applied to the sold versus the unsold unimproved agricultural properties.

**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

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>76.33</b>	<b>74.14</b>	<b>77.68</b>

Keith: AGRICULTURAL UNIMPROVED: An examination of the table indicates that all three measures are within the acceptable range, and any of these could be used as a point estimate for the overall level of value for agricultural land. As noted above (in Table III), the Trended Preliminary Ratio shows very strong support for the overall median, and for purposes of direct equalization, the median will be used to represent the overall level of value.

### **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

**2006 Correlation Section  
for Keith County**

properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.57</b>	<b>104.78</b>
<b>Difference</b>	<b>0</b>	<b>1.78</b>

Keith: AGRICULTURAL UNIMPROVED: Of the two qualitative statistical measures, the coefficient of dispersion is well within acceptable range. The price-related differential is slightly less than two points above the acceptable range. The hypothetical removal of the two extreme outliers improves neither qualitative statistical measure.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>52</b>	<b>52</b>	<b>0</b>
<b>Median</b>	<b>76.03</b>	<b>76.33</b>	<b>0.3</b>
<b>Wgt. Mean</b>	<b>72.52</b>	<b>74.14</b>	<b>1.62</b>
<b>Mean</b>	<b>77.12</b>	<b>77.68</b>	<b>0.56</b>
<b>COD</b>	<b>15.14</b>	<b>13.57</b>	<b>-1.57</b>
<b>PRD</b>	<b>106.35</b>	<b>104.78</b>	<b>-1.57</b>
<b>Min Sales Ratio</b>	<b>52.04</b>	<b>53.44</b>	<b>1.4</b>
<b>Max Sales Ratio</b>	<b>104.70</b>	<b>106.87</b>	<b>2.17</b>

Keith: AGRICULTURAL UNIMPROVED: Assessment actions taken to address agricultural land included necessary increases in grassland as well as irrigated land values. Two areas required increases in dry land values while two areas required a decrease in dry land value. Grass values were increased in Areas 1, 3, and 4. Irrigated values were increased in Areas 2, 3, and 4. In Market Area 2, one class of dry land was slightly decreased while two other classes received increases. Dry land values were also decreased in Area 3. And in Area 6, land values were adjusted to equalize them with Area 2, which lies to the west, and Area 3 which lies just to the south of Area 6.

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

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	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	269,290,785	285,420,975	16,130,190	5.99	3,051,113	4.86
2. Recreational	18,530,295	19,442,015	911,720	4.92	1,051,060	-0.75
3. Ag-Homesite Land, Ag-Res Dwellings	24,758,025	26,262,885	1,504,860	6.08	*-----	6.08
<b>4. Total Residential (sum lines 1-3)</b>	<b>312,579,105</b>	<b>331,125,875</b>	<b>18,546,770</b>	<b>5.93</b>	<b>4,102,173</b>	<b>4.62</b>
5. Commercial	71,530,615	72,293,510	762,895	1.07	1,084,365	-0.45
6. Industrial	2,605,380	2,799,395	194,015	7.45	75,120	4.56
7. Ag-Farmsite Land, Outbuildings	7,382,285	16,619,095	9,236,810	125.12	1,233,705	108.41
8. Minerals	32,875	32,875	0	0		
<b>9. Total Commercial (sum lines 5-8)</b>	<b>81,551,155</b>	<b>91,744,875</b>	<b>10,193,720</b>	<b>12.5</b>	<b>1,159,485</b>	
<b>10. Total Non-Agland Real Property</b>	<b>394,130,260</b>	<b>422,870,750</b>	<b>28,740,490</b>	<b>7.29</b>		
11. Irrigated	69,533,160	73,756,920	4,223,760	6.07		
12. Dryland	42,007,070	39,446,820	-2,560,250	-6.09		
13. Grassland	63,594,760	65,260,570	1,665,810	2.62		
14. Wasteland	420,625	363,380	-57,245	-13.61		
15. Other Agland	2,315,235	2,423,485	108,250	4.68		
<b>16. Total Agricultural Land</b>	<b>177,870,850</b>	<b>181,251,175</b>	<b>3,380,325</b>	<b>1.9</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>572,001,110</b>	<b>604,121,925</b>	<b>32,120,815</b>	<b>5.62</b>		

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

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	378	<b>MEDIAN:</b>	<b>97</b>	COV:	26.34	95% Median C.I.:	94.89 to 98.08
TOTAL Sales Price:	28,267,584	WGT. MEAN:	91	STD:	25.73	95% Wgt. Mean C.I.:	88.37 to 94.01
TOTAL Adj.Sales Price:	28,382,284	MEAN:	98	AVG.ABS.DEV:	16.51	95% Mean C.I.:	95.08 to 100.26
TOTAL Assessed Value:	25,882,195						
AVG. Adj. Sales Price:	75,085	COD:	17.10	MAX Sales Ratio:	275.33		
AVG. Assessed Value:	68,471	PRD:	107.10	MIN Sales Ratio:	19.60		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	57	96.57	100.62	92.51	20.20	108.78	31.33	275.33	93.21 to 98.82	74,035	68,487
10/01/03 TO 12/31/03	37	98.03	95.33	93.13	10.68	102.37	48.70	137.83	93.70 to 99.40	82,222	76,572
01/01/04 TO 03/31/04	35	96.58	100.96	92.59	17.94	109.04	51.60	197.29	90.24 to 106.80	56,849	52,634
04/01/04 TO 06/30/04	47	95.70	101.61	94.21	20.76	107.85	33.80	181.30	93.22 to 100.75	61,855	58,276
07/01/04 TO 09/30/04	66	94.46	94.04	89.68	13.91	104.86	55.34	139.61	89.70 to 98.66	82,534	74,018
10/01/04 TO 12/31/04	41	98.31	98.04	92.22	19.11	106.32	37.03	164.85	92.24 to 108.55	68,291	62,975
01/01/05 TO 03/31/05	39	98.08	95.21	84.70	14.22	112.41	39.57	125.44	89.55 to 105.69	97,824	82,857
04/01/05 TO 06/30/05	56	94.89	96.56	92.90	18.58	103.93	19.60	189.37	91.92 to 98.66	74,298	69,023
<u>Study Years</u>											
07/01/03 TO 06/30/04	176	96.57	99.84	93.08	17.91	107.26	31.33	275.33	94.77 to 98.48	69,086	64,308
07/01/04 TO 06/30/05	202	96.55	95.78	89.77	16.40	106.69	19.60	189.37	93.69 to 98.46	80,312	72,098
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	189	96.58	98.07	91.66	17.51	106.99	33.80	197.29	93.79 to 98.74	69,545	63,748
<u>ALL</u>											
	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	8	79.75	87.32	80.09	17.48	109.03	67.12	124.17	67.12 to 124.17	45,062	36,091
LAKE	108	92.99	92.29	84.45	23.00	109.29	19.60	275.33	85.25 to 98.03	73,239	61,848
OG SUB	18	99.68	99.82	95.15	14.88	104.91	37.03	197.29	97.47 to 104.53	116,860	111,190
OGALLALA	201	96.58	100.51	95.41	14.21	105.34	58.46	189.37	94.88 to 98.44	76,417	72,911
PAXTON	27	98.80	101.86	98.63	12.05	103.27	61.31	156.92	95.29 to 108.56	43,635	43,039
RURAL	16	96.97	93.92	74.47	23.38	126.11	38.36	162.50	76.52 to 103.95	91,900	68,440
<u>ALL</u>											
	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

**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	237	96.73	99.95	95.09	14.46	105.11	37.03	189.37	94.89 to 98.46	71,573	68,058
2	17	100.00	103.52	96.99	12.00	106.73	65.41	197.29	97.47 to 104.71	119,941	116,326
3	124	94.29	92.50	82.88	22.91	111.60	19.60	275.33	85.53 to 98.03	75,647	62,699
<u>ALL</u>											
	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471



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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Adj.Sales Price:	28,382,284	MEAN:	98	AVG.ABS.DEV:	16.51	95% Mean C.I.:	95.08 to 100.26
TOTAL Assessed Value:	25,882,195						
AVG. Adj. Sales Price:	75,085	COD:	17.10	MAX Sales Ratio:	275.33		
AVG. Assessed Value:	68,471	PRD:	107.10	MIN Sales Ratio:	19.60		

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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	307	96.55	97.65	93.27	15.23	104.70	31.33	189.37	94.82 to 98.16	81,235	75,770
2	65	96.97	99.03	79.27	25.41	124.93	19.60	275.33	91.67 to 100.00	37,507	29,733
3	6	85.43	83.58	68.45	23.80	122.09	55.34	112.58	55.34 to 112.58	167,500	114,661
ALL	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	344	96.74	98.07	91.44	15.78	107.24	37.03	197.29	95.26 to 98.31	79,418	72,623
06	32	91.13	95.57	86.15	30.96	110.94	19.60	275.33	79.40 to 100.23	30,978	26,687
07	2	63.00	63.00	64.43	3.74	97.78	60.64	65.36	N/A	35,500	22,872
ALL	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032											
03-0500											
25-0095	23	94.24	91.63	88.45	16.73	103.59	51.64	125.44	81.48 to 99.40	86,760	76,740
35-0001											
35-0010											
51-0001	311	96.56	98.13	91.34	17.06	107.44	31.33	275.33	94.75 to 98.27	77,564	70,845
51-0006	32	98.64	101.94	94.28	16.13	108.13	38.36	162.50	95.29 to 108.55	43,067	40,604
51-0012	9	98.31	89.86	93.85	17.49	95.75	19.60	132.07	82.34 to 101.05	82,111	77,062
68-0020											
NonValid School	3	74.94	73.59	62.21	21.05	118.28	49.25	96.57	N/A	49,000	30,485
ALL	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	378	<b>MEDIAN:</b>	<b>97</b>	COV:	26.34	95% Median C.I.:	94.89 to 98.08
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TOTAL Adj.Sales Price:	28,382,284	MEAN:	98	AVG.ABS.DEV:	16.51	95% Mean C.I.:	95.08 to 100.26
TOTAL Assessed Value:	25,882,195						
AVG. Adj. Sales Price:	75,085	COD:	17.10	MAX Sales Ratio:	275.33		
AVG. Assessed Value:	68,471	PRD:	107.10	MIN Sales Ratio:	19.60		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	80	98.46	99.88	82.59	24.41	120.94	19.60	275.33	93.33 to 102.52	44,072	36,397
Prior TO 1860											
1860 TO 1899	1	93.02	93.02	93.02			93.02	93.02	N/A	86,100	80,090
1900 TO 1919	16	112.77	116.70	92.76	27.61	125.81	38.36	181.30	76.52 to 160.11	32,453	30,102
1920 TO 1939	59	93.46	97.39	91.54	15.89	106.39	61.31	161.90	89.29 to 96.45	47,856	43,808
1940 TO 1949	23	96.75	101.60	96.83	13.06	104.94	70.75	166.03	92.38 to 100.00	54,880	53,137
1950 TO 1959	39	98.44	100.61	96.20	15.76	104.59	49.77	168.85	92.58 to 104.79	62,587	60,206
1960 TO 1969	37	94.68	94.36	90.63	16.23	104.11	57.81	189.37	89.70 to 98.60	94,064	85,253
1970 TO 1979	67	96.18	94.21	93.29	11.23	100.99	47.48	125.57	92.48 to 98.74	92,567	86,354
1980 TO 1989	23	98.66	95.95	95.45	13.01	100.52	69.60	113.99	86.63 to 106.82	111,952	106,861
1990 TO 1994	4	77.57	79.68	79.82	14.01	99.82	65.41	98.16	N/A	157,500	125,716
1995 TO 1999	11	98.31	96.07	95.93	4.41	100.15	81.55	101.50	82.34 to 101.05	148,045	142,013
2000 TO Present	18	93.94	87.53	86.98	12.22	100.64	49.80	103.49	83.52 to 98.46	178,257	155,040
ALL	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

**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	10	130.39	135.59	127.47	27.97	106.37	71.18	275.33	91.67 to 162.50	3,518	4,484
5000 TO 9999	16	124.65	126.00	124.04	30.44	101.58	31.33	197.29	96.57 to 178.10	7,095	8,801
Total \$											
1 TO 9999	26	130.39	129.69	124.85	28.67	103.87	31.33	275.33	100.00 to 146.25	5,719	7,140
10000 TO 29999	66	102.24	104.36	103.25	18.97	101.07	19.60	166.03	95.60 to 107.88	18,662	19,269
30000 TO 59999	87	99.14	97.57	97.31	15.83	100.27	48.70	168.85	93.04 to 101.87	44,543	43,345
60000 TO 99999	101	94.75	93.76	93.92	13.98	99.83	37.03	189.37	92.27 to 96.58	76,530	71,873
100000 TO 149999	56	92.81	90.53	90.53	9.81	100.00	49.80	112.45	87.78 to 96.36	120,289	108,894
150000 TO 249999	37	94.77	89.51	90.09	10.59	99.36	52.61	113.06	92.64 to 97.49	187,500	168,914
250000 TO 499999	5	57.88	63.84	60.73	24.69	105.12	39.57	100.86	N/A	344,663	209,304
ALL	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

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

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	28,382,284	MEAN:	98	AVG.ABS.DEV:	16.51	95% Mean C.I.:	95.08 to 100.26
TOTAL Assessed Value:	25,882,195						
AVG. Adj. Sales Price:	75,085	COD:	17.10	MAX Sales Ratio:	275.33		
AVG. Assessed Value:	68,471	PRD:	107.10	MIN Sales Ratio:	19.60		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	100.00	98.48	70.62	32.69	139.45	19.60	162.50	31.33 to 139.61	5,721	4,040
5000 TO 9999	16	100.32	119.11	95.96	40.15	124.12	33.80	275.33	83.05 to 146.25	7,903	7,584
Total \$											
1 TO 9999	27	100.00	110.71	87.54	37.18	126.46	19.60	275.33	90.27 to 137.83	7,014	6,140
10000 TO 29999	73	99.10	103.10	93.16	22.11	110.66	37.03	197.29	94.73 to 106.67	21,008	19,572
30000 TO 59999	97	94.59	94.22	89.47	17.31	105.30	38.36	168.85	90.05 to 99.36	50,774	45,429
60000 TO 99999	98	96.17	97.46	95.04	11.54	102.55	57.81	156.54	93.37 to 98.66	82,245	78,165
100000 TO 149999	52	95.09	91.37	88.77	11.81	102.93	52.61	124.31	87.15 to 98.03	135,747	120,506
150000 TO 249999	29	96.73	94.74	88.66	11.45	106.86	39.57	189.37	94.18 to 98.46	210,523	186,642
250000 TO 499999	2	106.96	106.96	106.24	5.71	100.68	100.86	113.06	N/A	255,000	270,922
ALL											
	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	49	98.94	101.88	90.42	23.20	112.67	19.60	275.33	93.02 to 102.57	37,343	33,766
0	33	96.97	97.03	75.25	25.34	128.93	37.03	162.80	79.40 to 108.55	54,327	40,884
10	18	100.21	104.72	94.59	23.30	110.70	60.64	181.30	84.70 to 112.58	27,016	25,555
15	5	81.51	79.52	74.45	19.70	106.80	47.48	100.11	N/A	42,168	31,395
20	87	96.75	97.80	92.09	17.33	106.19	38.36	178.10	92.38 to 100.98	50,361	46,380
25	34	94.89	97.97	92.97	14.28	105.37	61.31	160.11	88.15 to 99.51	69,768	64,867
30	110	94.97	96.07	90.48	14.84	106.18	49.80	189.37	92.78 to 97.15	101,511	91,846
35	13	101.99	101.36	101.06	6.32	100.30	84.36	112.45	96.55 to 109.60	124,374	125,693
40	23	96.73	94.38	94.55	5.40	99.82	72.39	104.71	93.69 to 98.46	166,707	157,627
50	6	97.90	91.05	95.22	12.86	95.63	58.46	113.06	58.46 to 113.06	115,250	109,736
ALL											
	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08	75,085	68,471

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	378	<b>MEDIAN:</b>	<b>97</b>	COV:	26.34	95% Median C.I.:	94.89 to 98.08
TOTAL Sales Price:	28,267,584	WGT. MEAN:	91	STD:	25.73	95% Wgt. Mean C.I.:	88.37 to 94.01
TOTAL Adj.Sales Price:	28,382,284	MEAN:	98	AVG.ABS.DEV:	16.51	95% Mean C.I.:	95.08 to 100.26
TOTAL Assessed Value:	25,882,195						
AVG. Adj. Sales Price:	75,085	COD:	17.10	MAX Sales Ratio:	275.33		
AVG. Assessed Value:	68,471	PRD:	107.10	MIN Sales Ratio:	19.60		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	47	100.00	102.32	90.30	23.59	113.31	19.60	275.33	93.33 to 103.23		36,834	33,260
0	33	96.97	97.03	75.25	25.34	128.93	37.03	162.80	79.40 to 108.55		54,327	40,884
100	12	89.10	84.62	82.32	21.12	102.79	48.70	111.70	65.36 to 104.81		50,416	41,502
101	255	96.36	97.41	93.65	14.38	104.01	47.48	189.37	94.59 to 98.03		84,238	78,892
102	8	94.35	85.32	80.30	19.27	106.25	38.36	109.60	38.36 to 109.60		178,437	143,291
104	22	95.80	103.68	89.80	18.58	115.45	57.88	179.38	89.29 to 107.38		60,565	54,387
106	1	90.00	90.00	90.00			90.00	90.00	N/A		12,500	11,250
<u>ALL</u>												
	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08		75,085	68,471

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	48	99.47	102.06	90.29	23.43	113.03	19.60	275.33	92.41 to 103.23		36,327	32,801
0	33	96.97	97.03	75.25	25.34	128.93	37.03	162.80	79.40 to 108.55		54,327	40,884
10	17	106.82	113.00	94.21	24.17	119.94	65.36	181.30	81.51 to 144.18		25,308	23,842
15	6	97.79	94.57	92.45	9.28	102.29	70.40	112.08	70.40 to 112.08		46,716	43,190
20	54	95.30	96.65	92.09	14.69	104.96	38.36	179.38	93.46 to 98.48		63,325	58,314
25	11	103.60	99.41	99.69	7.25	99.73	74.98	113.09	86.46 to 106.41		64,748	64,545
30	127	95.70	94.97	92.04	14.40	103.18	47.48	164.85	92.48 to 98.36		93,621	86,171
35	17	96.56	96.92	96.24	9.70	100.71	72.90	121.67	88.15 to 103.78		81,969	78,884
40	51	94.34	98.35	90.91	17.97	108.18	52.61	189.37	89.91 to 100.00		102,596	93,267
45	6	91.42	87.02	87.44	9.07	99.51	58.46	97.46	58.46 to 97.46		113,691	99,417
50	8	97.32	96.27	98.97	6.20	97.28	83.44	113.06	83.44 to 113.06		100,687	99,646
<u>ALL</u>												
	378	96.56	97.67	91.19	17.10	107.10	19.60	275.33	94.89 to 98.08		75,085	68,471

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>94</b>	COV:	23.13	95% Median C.I.:	90.52 to 100.01
TOTAL Sales Price:	8,929,982	WGT. MEAN:	72	STD:	22.06	95% Wgt. Mean C.I.:	54.94 to 89.65
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	13.88	95% Mean C.I.:	88.94 to 101.83
TOTAL Assessed Value:	6,351,730						
AVG. Adj. Sales Price:	195,242	COD:	14.75	MAX Sales Ratio:	187.27		
AVG. Assessed Value:	141,149	PRD:	131.94	MIN Sales Ratio:	40.82		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	92.83	92.83	93.89	10.39	98.87	83.18	102.48	N/A	106,750	100,227
10/01/02 TO 12/31/02	1	110.18	110.18	110.18			110.18	110.18	N/A	49,130	54,130
01/01/03 TO 03/31/03	3	100.04	100.83	97.66	5.36	103.25	93.17	109.27	N/A	108,500	105,958
04/01/03 TO 06/30/03	6	96.34	97.08	94.53	12.92	102.69	74.67	117.43	74.67 to 117.43	189,867	179,489
07/01/03 TO 09/30/03	3	98.62	100.07	94.54	5.67	105.85	92.41	109.19	N/A	185,166	175,063
10/01/03 TO 12/31/03	5	99.52	94.44	89.09	5.93	106.00	81.57	101.13	N/A	170,880	152,235
01/01/04 TO 03/31/04	5	97.23	95.57	90.62	4.91	105.46	87.85	104.42	N/A	99,800	90,438
04/01/04 TO 06/30/04	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
07/01/04 TO 09/30/04	3	95.02	88.18	42.68	30.82	206.58	40.82	128.69	N/A	775,000	330,800
10/01/04 TO 12/31/04	5	93.26	90.99	76.51	15.27	118.93	57.25	116.44	N/A	69,034	52,816
01/01/05 TO 03/31/05	5	94.06	100.90	97.64	8.61	103.34	91.23	124.05	N/A	77,300	75,477
04/01/05 TO 06/30/05	6	75.40	91.30	62.71	35.39	145.59	53.65	187.27	53.65 to 187.27	338,000	211,970
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	101.26	98.40	95.49	9.89	103.05	74.67	117.43	89.19 to 109.27	143,944	137,449
07/01/03 TO 06/30/04	14	97.52	95.69	91.02	5.98	105.13	81.57	109.19	89.38 to 101.13	140,992	128,332
07/01/04 TO 06/30/05	19	93.26	93.25	57.15	22.73	163.18	40.82	187.27	75.09 to 101.41	267,614	152,930
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	17	99.52	97.49	93.27	8.18	104.52	74.67	117.43	90.01 to 108.52	169,094	157,716
01/01/04 TO 12/31/04	14	94.14	91.91	54.63	14.61	168.24	40.82	128.69	87.85 to 104.42	231,012	126,197
<u>ALL</u>	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	3	98.62	100.95	103.64	5.45	97.40	94.06	110.18	N/A	32,543	33,728
LAKE	2	88.30	88.30	84.33	7.62	104.71	81.57	95.02	N/A	163,500	137,877
OG SUB	1	40.82	40.82	40.82			40.82	40.82	N/A	2,250,000	918,440
OGALLALA	34	93.50	96.06	82.42	13.38	116.55	53.65	187.27	90.05 to 100.04	176,161	145,194
PAXTON	2	102.20	102.20	88.56	25.91	115.41	75.72	128.69	N/A	16,500	14,612
RURAL	3	109.27	100.45	101.96	13.04	98.52	74.67	117.43	N/A	29,594	30,175
<u>ALL</u>	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>94</b>	COV:	23.13	95% Median C.I.:	90.52 to 100.01
TOTAL Sales Price:	8,929,982	WGT. MEAN:	72	STD:	22.06	95% Wgt. Mean C.I.:	54.94 to 89.65
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	13.88	95% Mean C.I.:	88.94 to 101.83
TOTAL Assessed Value:	6,351,730						
AVG. Adj. Sales Price:	195,242	COD:	14.75	MAX Sales Ratio:	187.27		
AVG. Assessed Value:	141,149	PRD:	131.94	MIN Sales Ratio:	40.82		

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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	38	95.65	97.31	82.82	13.25	117.49	53.65	187.27	90.98 to 100.04	160,397	132,844
2	4	75.19	77.16	42.28	25.82	182.49	40.82	117.43	N/A	580,320	245,363
3	3	95.02	95.29	87.20	9.72	109.28	81.57	109.27	N/A	123,166	107,398
ALL	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

**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	35	93.74	94.27	81.30	11.83	115.95	53.65	128.69	90.05 to 99.52	169,915	138,144
2	10	99.98	99.29	53.43	22.41	185.84	40.82	187.27	74.67 to 117.43	283,887	151,668
ALL	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032											
03-0500											
25-0095	4	96.34	94.38	97.92	10.40	96.38	74.67	110.18	N/A	30,407	29,776
35-0001											
35-0010	1	81.57	81.57	81.57			81.57	81.57	N/A	260,000	212,090
51-0001	37	93.74	94.90	71.45	14.28	132.82	40.82	187.27	90.52 to 100.01	225,648	161,220
51-0006	3	117.43	107.28	100.20	15.04	107.07	75.72	128.69	N/A	18,427	18,463
51-0012											
68-0020											
NonValid School											
ALL	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>94</b>	COV:	23.13	95% Median C.I.:	90.52 to 100.01
TOTAL Sales Price:	8,929,982	WGT. MEAN:	72	STD:	22.06	95% Wgt. Mean C.I.:	54.94 to 89.65
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	13.88	95% Mean C.I.:	88.94 to 101.83
TOTAL Assessed Value:	6,351,730						
AVG. Adj. Sales Price:	195,242	COD:	14.75	MAX Sales Ratio:	187.27		
AVG. Assessed Value:	141,149	PRD:	131.94	MIN Sales Ratio:	40.82		

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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	12	93.66	96.77	49.41	26.33	195.85	40.82	187.27	74.67 to 117.43	234,454	115,844
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
1920 TO 1939	5	90.52	93.46	94.74	11.18	98.64	75.09	116.44	N/A	37,400	35,434
1940 TO 1949	6	91.82	94.78	95.27	7.22	99.49	83.18	109.19	83.18 to 109.19	188,820	179,886
1950 TO 1959	6	100.47	103.40	99.91	6.53	103.49	93.17	124.05	93.17 to 124.05	64,400	64,340
1960 TO 1969	4	104.65	104.53	103.62	4.97	100.88	98.62	110.18	N/A	59,032	61,168
1970 TO 1979	6	88.52	84.58	81.57	7.23	103.68	65.11	93.74	65.11 to 93.74	443,166	361,512
1980 TO 1989	2	101.77	101.77	101.40	6.63	100.37	95.02	108.52	N/A	63,500	64,387
1990 TO 1994											
1995 TO 1999	2	78.07	78.07	58.83	31.27	132.70	53.65	102.48	N/A	559,250	328,990
2000 TO Present	1	99.95	99.95	99.95			99.95	99.95	N/A	60,500	60,470
ALL	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
5000 TO 9999	1	128.69	128.69	128.69			128.69	128.69	N/A	8,000	10,295
Total \$											
1 TO 9999	2	114.91	114.91	119.50	11.99	96.16	101.13	128.69	N/A	6,000	7,170
10000 TO 29999	9	94.06	102.01	97.54	23.28	104.58	74.67	187.27	75.09 to 117.43	20,753	20,243
30000 TO 59999	10	104.60	105.33	105.29	8.12	100.04	90.52	124.05	97.23 to 116.44	45,645	48,059
60000 TO 99999	8	94.14	95.01	94.33	6.10	100.72	83.18	108.52	83.18 to 108.52	69,655	65,706
100000 TO 149999	3	100.04	97.52	97.66	4.14	99.85	90.05	102.48	N/A	113,833	111,175
150000 TO 249999	4	92.08	83.79	84.10	10.50	99.62	57.25	93.74	N/A	188,500	158,536
250000 TO 499999	5	90.01	90.89	91.36	5.69	99.49	81.57	102.63	N/A	368,784	336,915
500000 +	4	59.38	62.19	53.88	25.19	115.43	40.82	89.19	N/A	1,158,500	624,178
ALL	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

**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:	45	<b>MEDIAN:</b>	<b>94</b>	COV:	23.13	95% Median C.I.:	90.52 to 100.01
TOTAL Sales Price:	8,929,982	WGT. MEAN:	72	STD:	22.06	95% Wgt. Mean C.I.:	54.94 to 89.65
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	13.88	95% Mean C.I.:	88.94 to 101.83
TOTAL Assessed Value:	6,351,730						
AVG. Adj. Sales Price:	195,242	COD:	14.75	MAX Sales Ratio:	187.27		
AVG. Assessed Value:	141,149	PRD:	131.94	MIN Sales Ratio:	40.82		

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

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
Total \$ _____											
1 TO 9999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
10000 TO 29999	10	97.73	104.67	98.82	23.70	105.92	74.67	187.27	75.09 to 128.69	19,478	19,248
30000 TO 59999	10	98.21	100.07	98.76	6.96	101.33	89.38	116.44	90.52 to 110.18	47,745	47,153
60000 TO 99999	9	99.52	100.30	98.07	8.95	102.28	83.18	124.05	90.05 to 109.19	71,804	70,417
100000 TO 149999	3	100.04	86.59	81.78	15.07	105.87	57.25	102.48	N/A	138,500	113,270
150000 TO 249999	4	92.08	89.87	89.27	3.90	100.68	81.57	93.74	N/A	207,500	185,225
250000 TO 499999	4	91.21	93.22	92.96	4.71	100.28	87.85	102.63	N/A	395,980	368,121
500000 +	4	59.38	62.19	53.88	25.19	115.43	40.82	89.19	N/A	1,158,500	624,178
ALL _____											
	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.26	93.50	57.36	22.74	163.02	40.82	187.27	75.09 to 101.13	243,592	139,716
10	6	95.00	96.67	90.38	9.96	106.97	81.57	109.27	81.57 to 109.27	163,666	147,920
15	1	110.18	110.18	110.18			110.18	110.18	N/A	49,130	54,130
20	11	99.52	98.56	95.48	4.51	103.22	89.19	108.52	89.38 to 104.42	138,892	132,611
25	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
30	5	90.52	92.37	90.89	6.46	101.62	83.18	102.48	N/A	129,300	117,522
ALL _____											
	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149



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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>94</b>	COV:	23.13	95% Median C.I.:	90.52 to 100.01
TOTAL Sales Price:	8,929,982	WGT. MEAN:	72	STD:	22.06	95% Wgt. Mean C.I.:	54.94 to 89.65
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	13.88	95% Mean C.I.:	88.94 to 101.83
TOTAL Assessed Value:	6,351,730						
AVG. Adj. Sales Price:	195,242	COD:	14.75	MAX Sales Ratio:	187.27		
AVG. Assessed Value:	141,149	PRD:	131.94	MIN Sales Ratio:	40.82		

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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)	12	93.66	96.77	49.41	26.33	195.85	40.82	187.27	74.67 to 117.43	234,454	115,844
303	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
343	3	89.19	85.64	80.65	14.02	106.19	65.11	102.63	N/A	574,306	463,185
344	2	107.12	107.12	104.80	8.70	102.22	97.81	116.44	N/A	44,000	46,110
349	1	109.27	109.27	109.27			109.27	109.27	N/A	42,500	46,440
350	2	89.02	89.02	89.62	1.15	99.33	88.00	90.05	N/A	69,500	62,285
351	1	99.95	99.95	99.95			99.95	99.95	N/A	60,500	60,470
352	1	99.52	99.52	99.52			99.52	99.52	N/A	79,900	79,520
353	4	94.23	92.52	88.81	6.49	104.18	81.57	100.04	N/A	123,000	109,233
386	1	53.65	53.65	53.65			53.65	53.65	N/A	1,000,000	536,545
391	1	101.41	101.41	101.41			101.41	101.41	N/A	19,500	19,775
406	4	94.57	93.60	96.23	11.42	97.27	75.09	110.18	N/A	37,907	36,478
410	1	90.01	90.01	90.01			90.01	90.01	N/A	450,000	405,050
419	1	93.17	93.17	93.17			93.17	93.17	N/A	170,000	158,395
442	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
467	1	95.02	95.02	95.02			95.02	95.02	N/A	67,000	63,665
471	2	106.81	106.81	108.39	2.24	98.54	104.42	109.19	N/A	35,500	38,477
494	1	124.05	124.05	124.05			124.05	124.05	N/A	50,000	62,025
528	3	87.85	93.18	89.49	9.61	104.12	83.18	108.52	N/A	161,666	144,680
534	2	98.11	98.11	96.67	4.45	101.49	93.74	102.48	N/A	176,750	170,865
ALL	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	44	93.90	95.05	72.08	14.72	131.86	40.82	187.27	90.05 to 100.01	198,563	143,127
04	1	110.18	110.18	110.18			110.18	110.18	N/A	49,130	54,130
ALL	45	94.06	95.38	72.29	14.75	131.94	40.82	187.27	90.52 to 100.01	195,242	141,149

**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:	52	<b>MEDIAN:</b>	<b>76</b>	COV:	17.39	95% Median C.I.:	73.38 to 80.65	(!: Derived)
(AgLand) TOTAL Sales Price:	9,642,779	WGT. MEAN:	74	STD:	13.51	95% Wgt. Mean C.I.:	70.31 to 77.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	78	AVG.ABS.DEV:	10.35	95% Mean C.I.:	74.01 to 81.35	
(AgLand) TOTAL Assessed Value:	6,741,890							
AVG. Adj. Sales Price:	174,883	COD:	13.57	MAX Sales Ratio:	106.87			
AVG. Assessed Value:	129,651	PRD:	104.78	MIN Sales Ratio:	53.44			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	80.11	80.11	80.11			80.11	80.11	N/A	68,000	54,475
10/01/02 TO 12/31/02	3	75.28	71.39	74.11	5.37	96.34	63.39	75.51	N/A	282,875	209,635
01/01/03 TO 03/31/03	4	85.85	86.02	85.87	5.06	100.17	80.65	91.72	N/A	86,703	74,452
04/01/03 TO 06/30/03	11	77.10	82.09	78.87	8.84	104.08	72.84	100.56	73.10 to 96.54	87,848	69,287
07/01/03 TO 09/30/03	4	78.62	74.39	75.18	9.71	98.95	58.01	82.31	N/A	68,250	51,307
10/01/03 TO 12/31/03	3	98.19	91.47	87.28	9.50	104.80	74.13	102.10	N/A	106,333	92,810
01/01/04 TO 03/31/04	7	77.39	79.96	82.20	13.60	97.27	59.70	106.87	59.70 to 106.87	226,438	186,133
04/01/04 TO 06/30/04	3	76.28	79.13	67.01	21.09	118.10	56.43	104.69	N/A	224,166	150,205
07/01/04 TO 09/30/04	1	53.44	53.44	53.44			53.44	53.44	N/A	334,410	178,695
10/01/04 TO 12/31/04	1	68.00	68.00	68.00			68.00	68.00	N/A	74,000	50,320
01/01/05 TO 03/31/05	7	64.79	69.27	69.26	12.46	100.01	54.80	85.86	54.80 to 85.86	347,424	240,630
04/01/05 TO 06/30/05	7	69.78	74.65	72.21	16.99	103.39	56.61	99.25	56.61 to 99.25	167,745	121,129
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	80.11	81.12	78.19	8.39	103.76	63.39	100.56	75.51 to 85.81	117,356	91,755
07/01/03 TO 06/30/04	17	77.39	80.53	78.51	15.38	102.58	56.43	106.87	71.24 to 98.19	167,621	131,600
07/01/04 TO 06/30/05	16	68.52	70.56	68.78	14.69	102.58	53.44	99.25	59.27 to 80.29	250,912	172,583
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	22	82.03	82.68	81.02	9.64	102.05	58.01	102.10	76.18 to 89.01	86,597	70,165
01/01/04 TO 12/31/04	12	74.83	76.55	74.37	17.17	102.93	53.44	106.87	59.70 to 93.13	222,165	165,213
<u>ALL</u>											
	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651

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

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	78	AVG.ABS.DEV:	10.35	95% Mean C.I.:	74.01 to 81.35	
(AgLand) TOTAL Assessed Value:	6,741,890							
AVG. Adj. Sales Price:	174,883	COD:	13.57	MAX Sales Ratio:	106.87			
AVG. Assessed Value:	129,651	PRD:	104.78	MIN Sales Ratio:	53.44			

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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	
2559	4	76.67	74.68	76.27	3.25	97.92	68.00	77.39	N/A	169,482	129,262	
2567	1	72.13	72.13	72.13			72.13	72.13	N/A	1,487,974	1,073,265	
2571	1	91.72	91.72	91.72			91.72	91.72	N/A	90,000	82,545	
2779	1	75.28	75.28	75.28			75.28	75.28	N/A	691,627	520,655	
2855	5	69.78	75.12	69.28	15.63	108.44	56.61	104.69	N/A	169,224	117,231	
2859	1	64.11	64.11	64.11			64.11	64.11	N/A	68,000	43,595	
2863	1	82.31	82.31	82.31			82.31	82.31	N/A	40,000	32,925	
2865	1	100.56	100.56	100.56			100.56	100.56	N/A	2,695	2,710	
2867	1	80.29	80.29	80.29			80.29	80.29	N/A	101,000	81,095	
3065	3	76.18	81.86	76.80	10.37	106.58	72.84	96.54	N/A	45,344	34,825	
3069	4	81.93	80.99	80.01	15.85	101.23	58.01	102.10	N/A	64,350	51,486	
3071	5	64.79	71.63	70.31	14.57	101.88	59.70	94.00	N/A	146,600	103,078	
3073	6	67.06	68.86	65.02	13.92	105.90	56.43	82.69	56.43 to 82.69	198,085	128,796	
3075	2	79.24	79.24	78.89	6.45	100.45	74.13	84.35	N/A	145,000	114,385	
3077	4	81.45	83.55	80.77	10.37	103.44	73.10	98.19	N/A	137,500	111,062	
3151	2	74.45	74.45	73.91	1.43	100.72	73.38	75.51	N/A	143,950	106,400	
3153	3	93.13	84.93	86.32	18.64	98.40	54.80	106.87	N/A	232,147	200,388	
3155	2	90.49	90.49	91.99	9.67	98.37	81.74	99.25	N/A	156,850	144,287	
3157	4	81.65	81.74	82.69	5.34	98.86	74.64	89.01	N/A	75,300	62,262	
3161	1	53.44	53.44	53.44			53.44	53.44	N/A	334,410	178,695	
ALL												
	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	6	76.67	77.10	74.15	6.43	103.97	68.00	91.72	68.00 to 91.72	375,984	278,810	
2	11	75.50	78.06	73.82	11.97	105.74	56.61	104.69	69.03 to 98.19	153,092	113,018	
3	28	79.05	77.52	73.91	16.11	104.88	53.44	106.87	64.79 to 84.35	147,048	108,681	
4	4	78.24	81.47	78.29	8.89	104.06	72.84	96.54	N/A	59,258	46,392	
6	3	75.28	73.90	74.68	8.06	98.95	64.11	82.31	N/A	266,542	199,058	
ALL												
	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651	

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	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651	
ALL												
	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651	

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

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	78	AVG.ABS.DEV:	10.35	95% Mean C.I.:	74.01 to 81.35	
(AgLand) TOTAL Assessed Value:	6,741,890							
AVG. Adj. Sales Price:	174,883	COD:	13.57	MAX Sales Ratio:	106.87			
AVG. Assessed Value:	129,651	PRD:	104.78	MIN Sales Ratio:	53.44			

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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)											
03-0032	1	72.13	72.13	72.13			72.13	72.13	N/A	1,487,974	1,073,265
03-0500											
25-0095	18	75.51	80.36	78.29	14.96	102.64	54.80	106.87	73.10 to 93.13	196,988	154,228
35-0001											
35-0010											
51-0001	25	76.38	74.85	71.78	12.43	104.27	56.43	102.10	64.79 to 81.74	132,385	95,024
51-0006	7	78.00	79.69	65.76	13.72	121.19	53.44	100.56	53.44 to 100.56	94,362	62,052
51-0012	1	91.72	91.72	91.72			91.72	91.72	N/A	90,000	82,545
68-0020											
NonValid School											
ALL	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	100.56	100.56	100.56			100.56	100.56	N/A	2,695	2,710
30.01 TO 50.00	1	72.84	72.84	72.84			72.84	72.84	N/A	48,000	34,965
50.01 TO 100.00	7	75.51	76.98	73.50	6.87	104.74	63.39	96.54	63.39 to 96.54	50,004	36,754
100.01 TO 180.00	15	80.29	76.61	74.53	11.36	102.79	54.80	94.00	62.88 to 85.81	100,226	74,702
180.01 TO 330.00	17	76.96	78.17	73.91	16.14	105.77	53.44	106.87	64.79 to 93.13	173,999	128,602
330.01 TO 650.00	6	84.00	82.97	80.93	15.98	102.52	59.27	99.25	59.27 to 99.25	162,266	131,315
650.01 +	5	72.13	70.24	72.19	7.28	97.29	56.61	77.39	N/A	651,644	470,454
ALL	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651

**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	11	75.50	77.00	76.09	11.29	101.20	58.01	104.69	64.11 to 89.01	92,820	70,629
DRY-N/A	4	78.46	81.82	72.84	11.20	112.32	69.78	100.56	N/A	138,746	101,066
GRASS	13	76.96	78.74	74.40	12.51	105.83	59.27	102.10	68.00 to 91.72	253,417	188,544
GRASS-N/A	3	78.00	77.60	70.53	17.77	110.02	56.61	98.19	N/A	143,800	101,428
IRRGTD	8	74.51	73.98	68.20	13.54	108.47	56.43	94.00	56.43 to 94.00	141,754	96,681
IRRGTD-N/A	13	75.51	78.21	76.44	16.07	102.32	53.44	106.87	64.79 to 93.13	204,466	156,298
ALL	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651

**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

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(AgLand) TOTAL Sales Price:	9,642,779	WGT. MEAN:	74	STD:	13.51	95% Wgt. Mean C.I.:	70.31 to 77.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	78	AVG.ABS.DEV:	10.35	95% Mean C.I.:	74.01 to 81.35	
(AgLand) TOTAL Assessed Value:	6,741,890							
AVG. Adj. Sales Price:	174,883	COD:	13.57	MAX Sales Ratio:	106.87			
AVG. Assessed Value:	129,651	PRD:	104.78	MIN Sales Ratio:	53.44			

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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	12	76.30	77.31	76.29	10.80	101.33	58.01	104.69	69.03 to 81.74	89,002	67,902
DRY-N/A	3	76.28	82.21	72.12	13.45	113.98	69.78	100.56	N/A	169,329	122,120
GRASS	14	77.18	78.69	74.49	11.68	105.63	59.27	102.10	68.00 to 91.72	241,487	179,890
GRASS-N/A	2	77.40	77.40	68.67	26.86	112.72	56.61	98.19	N/A	172,500	118,447
IRRGTD	17	74.13	74.84	71.86	15.41	104.15	53.44	106.87	62.88 to 85.81	181,340	130,304
IRRGTD-N/A	4	82.94	84.09	83.20	8.59	101.07	71.24	99.25	N/A	177,328	147,538
ALL	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651

**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	15	76.28	78.29	74.95	11.33	104.46	58.01	104.69	69.78 to 81.74	105,067	78,746
GRASS	16	77.18	78.53	73.95	13.59	106.19	56.61	102.10	68.00 to 91.72	232,864	172,210
IRRGTD	21	75.51	76.60	73.98	15.04	103.54	53.44	106.87	64.79 to 84.35	180,576	133,587
ALL	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	100.56	100.56	100.56			100.56	100.56	N/A	2,695	2,710
Total \$											
1 TO 9999	1	100.56	100.56	100.56			100.56	100.56	N/A	2,695	2,710
10000 TO 29999	1	96.54	96.54	96.54			96.54	96.54	N/A	12,000	11,585
30000 TO 59999	9	76.38	76.11	75.55	6.29	100.74	59.70	85.86	72.84 to 82.31	40,911	30,909
60000 TO 99999	14	77.48	80.13	80.27	14.52	99.83	58.01	104.69	64.11 to 94.00	74,609	59,885
100000 TO 149999	8	82.94	81.94	81.34	7.17	100.74	59.27	98.19	59.27 to 98.19	126,688	103,050
150000 TO 249999	10	72.31	74.45	74.32	15.95	100.17	54.80	106.87	56.61 to 99.25	198,352	147,413
250000 TO 499999	7	69.78	69.72	69.02	14.12	101.02	53.44	93.13	53.44 to 93.13	355,697	245,507
500000 +	2	73.70	73.70	73.13	2.14	100.79	72.13	75.28	N/A	1,089,800	796,960
ALL	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651

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Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	6,741,890							
AVG. Adj. Sales Price:	174,883	COD:	13.57	MAX Sales Ratio:	106.87			
AVG. Assessed Value:	129,651	PRD:	104.78	MIN Sales Ratio:	53.44			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	100.56	100.56	100.56			100.56	100.56	N/A	2,695	2,710	
Total \$ _____												
1 TO 9999	1	100.56	100.56	100.56			100.56	100.56	N/A	2,695	2,710	
10000 TO 29999	5	76.38	80.03	77.52	6.15	103.24	74.64	96.54	N/A	30,440	23,598	
30000 TO 59999	14	75.85	73.76	72.89	10.31	101.20	58.01	89.01	63.39 to 82.31	62,116	45,276	
60000 TO 99999	8	92.86	88.53	85.92	12.08	103.04	59.27	104.69	59.27 to 104.69	92,724	79,665	
100000 TO 149999	11	76.28	73.77	71.63	11.96	102.99	54.80	85.81	56.61 to 84.35	162,903	116,693	
150000 TO 249999	10	72.17	76.14	73.02	18.02	104.27	53.44	106.87	56.43 to 99.25	285,774	208,678	
250000 TO 499999	1	77.39	77.39	77.39			77.39	77.39	N/A	498,330	385,665	
500000 +	2	73.70	73.70	73.13	2.14	100.79	72.13	75.28	N/A	1,089,800	796,960	
ALL												
	52	76.33	77.68	74.14	13.57	104.78	53.44	106.87	73.38 to 80.65	174,883	129,651	

**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:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	29.92	95% Median C.I.:	91.55 to 94.93
TOTAL Sales Price:	28,229,584	WGT. MEAN:	88	STD:	28.42	95% Wgt. Mean C.I.:	85.02 to 90.97
TOTAL Adj.Sales Price:	28,344,284	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.11 to 97.83
TOTAL Assessed Value:	24,941,900						
AVG. Adj. Sales Price:	74,787	COD:	19.75	MAX Sales Ratio:	277.52		
AVG. Assessed Value:	65,809	PRD:	107.92	MIN Sales Ratio:	17.53		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	57	95.00	97.61	88.06	22.00	110.85	30.21	275.33	87.28 to 98.27	74,035	65,197
10/01/03 TO 12/31/03	37	94.18	92.26	90.35	13.45	102.12	46.29	137.83	87.99 to 98.94	82,222	74,284
01/01/04 TO 03/31/04	35	93.79	94.16	89.51	15.81	105.20	51.60	145.21	89.29 to 101.96	56,849	50,886
04/01/04 TO 06/30/04	48	90.04	96.79	87.37	26.00	110.78	31.08	181.30	84.70 to 100.98	61,493	53,726
07/01/04 TO 09/30/04	66	90.35	89.91	85.01	15.95	105.77	17.53	139.61	84.51 to 94.10	82,534	70,159
10/01/04 TO 12/31/04	41	97.46	99.17	90.74	22.06	109.28	37.03	277.52	86.79 to 106.02	68,291	61,969
01/01/05 TO 03/31/05	39	95.49	93.88	83.25	16.68	112.77	39.57	134.14	86.67 to 105.69	97,824	81,441
04/01/05 TO 06/30/05	56	93.15	96.65	92.44	21.78	104.56	19.60	189.37	89.61 to 96.57	72,825	67,316
____Study Years____											
07/01/03 TO 06/30/04	177	93.33	95.59	88.70	20.15	107.77	30.21	275.33	90.24 to 96.54	68,947	61,156
07/01/04 TO 06/30/05	202	92.61	94.43	87.46	19.44	107.96	17.53	277.52	90.86 to 95.97	79,903	69,887
____Calendar Yrs____											
01/01/04 TO 12/31/04	190	91.86	94.43	87.43	20.23	108.00	17.53	277.52	89.84 to 95.60	69,413	60,690
____ALL____											
	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	8	83.02	88.94	81.61	17.65	108.98	67.12	124.17	67.12 to 124.17	45,062	36,776
LAKE	108	91.19	90.80	82.56	23.34	109.98	19.60	275.33	84.65 to 95.89	73,239	60,463
OG SUB	18	98.47	90.96	93.71	13.18	97.07	37.03	115.05	90.45 to 103.23	116,860	109,510
OGALLALA	201	93.63	99.04	93.01	17.47	106.48	46.29	277.52	92.48 to 96.54	76,006	70,697
PAXTON	27	91.72	96.74	93.49	15.61	103.48	61.31	137.83	85.23 to 109.32	43,635	40,793
RURAL	17	76.77	77.56	55.11	41.83	140.73	17.53	162.50	38.36 to 103.95	89,111	49,113
____ALL____											
	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**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	237	93.21	98.18	92.59	17.55	106.04	37.03	277.52	91.92 to 96.24	71,225	65,947
2	17	98.66	94.14	95.50	10.26	98.57	52.65	115.05	90.45 to 104.53	119,941	114,547
3	125	90.97	89.00	78.14	25.30	113.89	17.53	275.33	84.47 to 95.00	75,398	58,919
____ALL____											
	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

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NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	29.92	95% Median C.I.:	91.55 to 94.93
TOTAL Sales Price:	28,229,584	WGT. MEAN:	88	STD:	28.42	95% Wgt. Mean C.I.:	85.02 to 90.97
TOTAL Adj.Sales Price:	28,344,284	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.11 to 97.83
TOTAL Assessed Value:	24,941,900						
AVG. Adj. Sales Price:	74,787	COD:	19.75	MAX Sales Ratio:	277.52		
AVG. Assessed Value:	65,809	PRD:	107.92	MIN Sales Ratio:	17.53		

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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	309	93.04	95.55	90.37	18.09	105.73	30.21	277.52	90.97 to 95.13	80,567	72,806
2	63	94.59	94.24	72.65	26.55	129.71	17.53	275.33	90.00 to 98.94	38,085	27,669
3	7	76.52	76.05	66.83	31.21	113.78	31.08	112.58	31.08 to 112.58	149,928	100,202
ALL	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	346	93.12	94.94	88.03	18.73	107.85	17.53	277.52	91.71 to 95.13	79,037	69,579
06	31	93.33	97.51	89.03	29.97	109.53	19.60	275.33	81.48 to 100.00	29,881	26,602
07	2	60.35	60.35	60.17	0.49	100.30	60.05	60.64	N/A	35,500	21,360
ALL	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032											
03-0500											
25-0095	24	83.22	86.32	84.56	20.58	102.08	31.08	125.44	76.77 to 98.03	84,999	71,872
35-0001											
35-0010											
51-0001	311	93.58	96.01	88.63	19.41	108.33	17.53	277.52	92.13 to 96.18	77,299	68,506
51-0006	32	91.88	97.55	89.79	19.54	108.64	38.36	162.50	85.23 to 108.55	43,067	38,669
51-0012	9	90.95	81.42	79.63	25.72	102.25	19.60	132.07	30.21 to 101.05	82,111	65,385
68-0020											
NonValid School	3	63.57	69.79	58.11	24.81	120.10	49.25	96.57	N/A	49,000	28,475
ALL	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809



**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	379	<b>MEDIAN:</b>	<b>93</b>	COV:	29.92	95% Median C.I.:	91.55 to 94.93
TOTAL Sales Price:	28,229,584	WGT. MEAN:	88	STD:	28.42	95% Wgt. Mean C.I.:	85.02 to 90.97
TOTAL Adj.Sales Price:	28,344,284	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.11 to 97.83
TOTAL Assessed Value:	24,941,900						
AVG. Adj. Sales Price:	74,787	COD:	19.75	MAX Sales Ratio:	277.52		
AVG. Assessed Value:	65,809	PRD:	107.92	MIN Sales Ratio:	17.53		

(!: AVTot=0)

(!: Derived)

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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	80	95.44	94.52	74.96	26.49	126.10	17.53	275.33	90.97 to 100.00	44,072	33,036
Prior TO 1860											
1860 TO 1899	1	93.02	93.02	93.02			93.02	93.02	N/A	86,100	80,090
1900 TO 1919	16	112.77	116.79	91.86	29.05	127.14	38.36	181.30	76.52 to 160.11	32,453	29,810
1920 TO 1939	60	88.61	92.28	86.31	18.49	106.92	31.08	161.90	84.70 to 94.59	47,800	41,256
1940 TO 1949	23	92.30	102.39	89.17	22.98	114.82	70.07	277.52	81.51 to 99.51	54,880	48,938
1950 TO 1959	39	93.63	98.62	93.85	18.09	105.08	49.77	168.85	87.31 to 104.79	62,587	58,741
1960 TO 1969	37	93.37	94.64	90.30	19.96	104.81	48.83	189.37	80.95 to 98.08	91,834	82,929
1970 TO 1979	67	92.27	92.06	91.10	12.05	101.05	47.48	125.57	89.38 to 96.18	92,567	84,330
1980 TO 1989	23	97.74	93.61	92.21	14.59	101.52	58.73	113.99	84.14 to 106.82	111,952	103,227
1990 TO 1994	4	68.81	68.91	68.04	11.69	101.28	56.33	81.69	N/A	157,500	107,166
1995 TO 1999	11	97.56	94.84	94.32	6.65	100.55	81.55	106.69	82.34 to 101.89	148,045	139,635
2000 TO Present	18	93.45	88.33	87.03	11.06	101.49	49.80	103.00	85.25 to 98.27	178,257	155,145
ALL	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	10	130.39	135.59	127.47	27.97	106.37	71.18	275.33	91.67 to 162.50	3,518	4,484
5000 TO 9999	16	106.05	116.96	113.21	34.19	103.31	31.33	181.30	91.03 to 148.28	7,095	8,032
Total \$											
1 TO 9999	26	117.82	124.13	116.58	31.67	106.47	31.33	275.33	98.10 to 145.21	5,719	6,668
10000 TO 29999	66	98.75	104.26	102.83	22.18	101.38	19.60	277.52	94.88 to 107.88	18,662	19,191
30000 TO 59999	88	93.90	94.51	94.10	18.89	100.44	31.08	168.85	90.13 to 101.46	44,542	41,913
60000 TO 99999	102	90.69	91.69	91.97	16.12	99.70	37.03	189.37	85.88 to 93.58	76,588	70,436
100000 TO 149999	56	88.26	87.77	87.59	11.96	100.21	30.21	112.45	86.10 to 94.93	120,289	105,355
150000 TO 249999	36	90.70	82.80	83.91	15.56	98.69	17.53	113.06	76.03 to 94.10	188,125	157,848
250000 TO 499999	5	57.88	63.84	60.73	24.69	105.12	39.57	100.86	N/A	344,663	209,304
ALL	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	28,344,284	MEAN:	95	AVG.ABS.DEV:	18.38	95% Mean C.I.:	92.11 to 97.83
TOTAL Assessed Value:	24,941,900						
AVG. Adj. Sales Price:	74,787	COD:	19.75	MAX Sales Ratio:	277.52		
AVG. Assessed Value:	65,809	PRD:	107.92	MIN Sales Ratio:	17.53		

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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	12	99.05	94.66	68.48	34.23	138.23	19.60	162.50	52.65 to 136.61	5,952	4,076
5000 TO 9999	15	100.64	121.04	96.50	42.00	125.42	33.80	275.33	83.05 to 146.25	7,696	7,427
Total \$											
1 TO 9999	27	100.00	109.31	85.79	38.58	127.41	19.60	275.33	83.05 to 137.83	6,921	5,938
10000 TO 29999	76	95.36	95.81	80.55	23.52	118.94	17.53	179.38	90.08 to 102.57	24,017	19,347
30000 TO 59999	104	90.50	93.44	86.66	20.52	107.83	30.21	277.52	85.28 to 94.59	52,148	45,191
60000 TO 99999	94	93.14	94.36	91.41	13.31	103.23	48.83	156.54	89.84 to 96.54	85,292	77,965
100000 TO 149999	53	90.45	89.38	86.81	12.66	102.96	56.33	124.31	84.65 to 97.17	138,989	120,660
150000 TO 249999	23	94.10	96.57	86.66	18.81	111.43	39.57	189.37	91.14 to 97.56	218,029	188,942
250000 TO 499999	2	106.96	106.96	106.24	5.71	100.68	100.86	113.06	N/A	255,000	270,922
ALL											
	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	49	96.57	97.23	84.38	23.66	115.23	19.60	275.33	92.41 to 102.52	37,343	31,510
0	33	92.24	90.95	66.42	30.03	136.93	17.53	162.80	69.94 to 107.32	54,327	36,085
10	18	101.28	105.35	96.20	23.04	109.51	60.05	181.30	84.70 to 112.58	27,016	25,990
15	5	80.85	73.97	70.73	13.17	104.59	47.48	89.61	N/A	42,168	29,824
20	88	92.20	94.58	88.26	19.98	107.15	31.08	178.10	89.84 to 96.75	50,294	44,392
25	34	93.58	97.30	91.96	15.10	105.81	61.31	160.11	86.63 to 99.51	69,768	64,156
30	110	90.68	94.54	87.81	18.88	107.67	48.83	277.52	86.67 to 94.10	100,761	88,478
35	13	102.51	99.35	98.50	7.82	100.86	76.03	112.45	91.71 to 109.43	124,374	122,513
40	23	92.80	91.16	91.97	7.12	99.12	70.40	104.98	87.15 to 97.47	166,707	153,316
50	6	91.73	90.35	94.09	14.98	96.02	59.43	113.06	59.43 to 113.06	115,250	108,440
ALL											
	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93	74,787	65,809

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TOTAL Assessed Value:	24,941,900						
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AVG. Assessed Value:	65,809	PRD:	107.92	MIN Sales Ratio:	17.53		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	47	98.10	97.47	83.91	24.03	116.17	19.60	275.33	92.41 to 102.57		36,834	30,907
0	33	92.24	90.95	66.42	30.03	136.93	17.53	162.80	69.94 to 107.32		54,327	36,085
100	12	81.96	83.79	81.24	23.03	103.14	48.70	117.55	60.64 to 106.69		50,416	40,956
101	256	93.03	95.38	90.96	17.04	104.86	31.08	277.52	91.14 to 94.75		83,760	76,191
102	8	93.39	85.10	80.02	19.23	106.36	38.36	109.60	38.36 to 109.60		178,437	142,780
104	22	88.29	100.75	86.20	23.15	116.88	57.88	179.38	83.65 to 107.38		60,565	52,205
106	1	90.00	90.00	90.00			90.00	90.00	N/A		12,500	11,250
<u>ALL</u>												
	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93		74,787	65,809

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	48	97.34	97.32	83.95	23.89	115.92	19.60	275.33	91.23 to 102.57		36,327	30,498
0	33	92.24	90.95	66.42	30.03	136.93	17.53	162.80	69.94 to 107.32		54,327	36,085
10	17	106.82	109.24	86.29	29.21	126.60	46.29	181.30	75.44 to 144.18		25,308	21,838
15	6	91.13	90.51	91.43	12.88	98.99	70.40	112.08	70.40 to 112.08		46,716	42,714
20	55	92.05	92.42	87.28	17.40	105.88	31.08	179.38	85.87 to 96.58		62,983	54,973
25	11	97.38	96.54	94.46	10.45	102.20	74.98	115.05	76.03 to 106.41		64,748	61,160
30	127	92.48	93.08	88.73	16.66	104.90	47.48	277.52	89.29 to 94.59		93,621	83,072
35	17	93.10	95.29	94.28	11.72	101.07	70.07	121.67	85.25 to 104.67		81,969	77,279
40	51	93.15	99.76	92.07	21.01	108.36	55.34	189.37	87.31 to 100.98		100,978	92,966
45	6	91.31	86.37	86.59	8.02	99.74	59.43	97.46	59.43 to 97.46		113,691	98,450
50	8	89.76	90.99	95.27	8.72	95.50	73.97	113.06	73.97 to 113.06		100,687	95,928
<u>ALL</u>												
	379	93.10	94.97	88.00	19.75	107.92	17.53	277.52	91.55 to 94.93		74,787	65,809

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Base Stat

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>95</b>	COV:	19.72	95% Median C.I.:	90.52 to 100.04
TOTAL Sales Price:	8,929,982	WGT. MEAN:	74	STD:	18.70	95% Wgt. Mean C.I.:	59.25 to 88.93
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	12.94	95% Mean C.I.:	89.32 to 100.25
TOTAL Assessed Value:	6,509,350						
AVG. Adj. Sales Price:	195,242	COD:	13.61	MAX Sales Ratio:	157.31		
AVG. Assessed Value:	144,652	PRD:	127.94	MIN Sales Ratio:	48.09		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	91.98	91.98	92.95	9.57	98.96	83.18	100.79	N/A	106,750	99,227
10/01/02 TO 12/31/02	1	110.18	110.18	110.18			110.18	110.18	N/A	49,130	54,130
01/01/03 TO 03/31/03	3	100.04	100.83	97.66	5.36	103.25	93.17	109.27	N/A	108,500	105,958
04/01/03 TO 06/30/03	6	96.34	97.08	94.53	12.92	102.69	74.67	117.43	74.67 to 117.43	189,867	179,489
07/01/03 TO 09/30/03	3	98.62	100.07	94.54	5.67	105.85	92.41	109.19	N/A	185,166	175,063
10/01/03 TO 12/31/03	5	99.52	94.44	89.09	5.93	106.00	81.57	101.13	N/A	170,880	152,235
01/01/04 TO 03/31/04	5	97.23	95.57	90.62	4.91	105.46	87.85	104.42	N/A	99,800	90,438
04/01/04 TO 06/30/04	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
07/01/04 TO 09/30/04	3	95.02	100.14	49.82	38.31	201.01	48.09	157.31	N/A	775,000	386,096
10/01/04 TO 12/31/04	5	93.26	93.71	77.86	18.18	120.36	57.25	116.44	N/A	69,034	53,749
01/01/05 TO 03/31/05	5	101.41	103.43	98.20	9.03	105.33	91.23	124.05	N/A	77,300	75,908
04/01/05 TO 06/30/05	6	75.40	76.76	62.07	16.10	123.67	53.65	100.00	53.65 to 100.00	338,000	209,788
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	100.41	98.26	95.37	9.84	103.03	74.67	117.43	89.19 to 109.27	143,944	137,282
07/01/03 TO 06/30/04	14	97.52	95.69	91.02	5.98	105.13	81.57	109.19	89.38 to 101.13	140,992	128,332
07/01/04 TO 06/30/05	19	93.26	91.93	60.29	20.50	152.49	48.09	157.31	75.09 to 106.74	267,614	161,331
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	17	99.52	97.49	93.27	8.18	104.52	74.67	117.43	90.01 to 108.52	169,094	157,716
01/01/04 TO 12/31/04	14	94.14	95.44	59.90	17.26	159.33	48.09	157.31	87.85 to 113.60	231,012	138,380
<u>ALL</u>											
	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	3	106.74	105.18	105.85	3.61	99.37	98.62	110.18	N/A	32,543	34,446
LAKE	2	88.30	88.30	84.33	7.62	104.71	81.57	95.02	N/A	163,500	137,877
OG SUB	1	48.09	48.09	48.09			48.09	48.09	N/A	2,250,000	1,082,040
OGALLALA	34	93.50	93.85	82.25	11.01	114.10	53.65	124.05	90.05 to 100.04	176,161	144,887
PAXTON	2	116.52	116.52	95.50	35.01	122.01	75.72	157.31	N/A	16,500	15,757
RURAL	3	109.27	100.45	101.96	13.04	98.52	74.67	117.43	N/A	29,594	30,175
<u>ALL</u>											
	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>95</b>	COV:	19.72	95% Median C.I.:	90.52 to 100.04
TOTAL Sales Price:	8,929,982	WGT. MEAN:	74	STD:	18.70	95% Wgt. Mean C.I.:	59.25 to 88.93
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	12.94	95% Mean C.I.:	89.32 to 100.25
TOTAL Assessed Value:	6,509,350						
AVG. Adj. Sales Price:	195,242	COD:	13.61	MAX Sales Ratio:	157.31		
AVG. Assessed Value:	144,652	PRD:	127.94	MIN Sales Ratio:	48.09		

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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	38	97.52	96.41	82.72	11.90	116.55	53.65	157.31	90.98 to 100.79	160,397	132,686
2	4	75.19	78.98	49.33	23.40	160.10	48.09	117.43	N/A	580,320	286,263
3	3	95.02	95.29	87.20	9.72	109.28	81.57	109.27	N/A	123,166	107,398
ALL	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**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	36	94.38	95.60	82.49	12.86	115.89	53.65	157.31	90.05 to 100.79	174,609	144,036
2	9	99.95	91.54	52.96	15.61	172.83	48.09	117.43	74.67 to 113.60	277,772	147,115
ALL	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032											
03-0500											
25-0095	4	102.68	97.55	99.70	10.62	97.85	74.67	110.18	N/A	30,407	30,315
35-0001											
35-0010	1	81.57	81.57	81.57			81.57	81.57	N/A	260,000	212,090
51-0001	37	93.74	93.06	73.28	11.90	126.99	48.09	124.05	90.52 to 100.00	225,648	165,360
51-0006	3	117.43	116.82	104.34	23.16	111.96	75.72	157.31	N/A	18,427	19,226
51-0012											
68-0020											
NonValid School											
ALL	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>95</b>	COV:	19.72	95% Median C.I.:	90.52 to 100.04
TOTAL Sales Price:	8,929,982	WGT. MEAN:	74	STD:	18.70	95% Wgt. Mean C.I.:	59.25 to 88.93
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	12.94	95% Mean C.I.:	89.32 to 100.25
TOTAL Assessed Value:	6,509,350						
AVG. Adj. Sales Price:	195,242	COD:	13.61	MAX Sales Ratio:	157.31		
AVG. Assessed Value:	144,652	PRD:	127.94	MIN Sales Ratio:	48.09		

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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	12	96.63	94.68	55.08	22.10	171.88	48.09	157.31	74.67 to 113.60	234,454	129,145
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
1920 TO 1939	5	90.52	93.46	94.74	11.18	98.64	75.09	116.44	N/A	37,400	35,434
1940 TO 1949	6	91.82	94.78	95.27	7.22	99.49	83.18	109.19	83.18 to 109.19	188,820	179,886
1950 TO 1959	6	100.47	103.40	99.91	6.53	103.49	93.17	124.05	93.17 to 124.05	64,400	64,340
1960 TO 1969	4	104.65	104.53	103.62	4.97	100.88	98.62	110.18	N/A	59,032	61,168
1970 TO 1979	6	88.52	84.58	81.57	7.23	103.68	65.11	93.74	65.11 to 93.74	443,166	361,512
1980 TO 1989	2	101.77	101.77	101.40	6.63	100.37	95.02	108.52	N/A	63,500	64,387
1990 TO 1994											
1995 TO 1999	2	77.22	77.22	58.65	30.52	131.67	53.65	100.79	N/A	559,250	327,990
2000 TO Present	1	99.95	99.95	99.95			99.95	99.95	N/A	60,500	60,470
ALL	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
5000 TO 9999	1	157.31	157.31	157.31			157.31	157.31	N/A	8,000	12,585
Total \$											
1 TO 9999	2	129.22	129.22	138.58	21.74	93.24	101.13	157.31	N/A	6,000	8,315
10000 TO 29999	9	100.00	93.72	91.69	12.95	102.22	74.67	117.43	75.09 to 106.74	20,753	19,028
30000 TO 59999	10	109.23	106.69	106.31	7.34	100.36	90.52	124.05	97.23 to 116.44	45,645	48,525
60000 TO 99999	8	94.14	95.01	94.33	6.10	100.72	83.18	108.52	83.18 to 108.52	69,655	65,706
100000 TO 149999	3	100.04	96.96	97.08	3.58	99.87	90.05	100.79	N/A	113,833	110,508
150000 TO 249999	4	92.08	83.79	84.10	10.50	99.62	57.25	93.74	N/A	188,500	158,536
250000 TO 499999	5	90.01	90.89	91.36	5.69	99.49	81.57	102.63	N/A	368,784	336,915
500000 +	4	59.38	64.01	57.41	22.12	111.50	48.09	89.19	N/A	1,158,500	665,078
ALL	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**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:	45	<b>MEDIAN:</b>	<b>95</b>	COV:	19.72	95% Median C.I.:	90.52 to 100.04
TOTAL Sales Price:	8,929,982	WGT. MEAN:	74	STD:	18.70	95% Wgt. Mean C.I.:	59.25 to 88.93
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	12.94	95% Mean C.I.:	89.32 to 100.25
TOTAL Assessed Value:	6,509,350						
AVG. Adj. Sales Price:	195,242	COD:	13.61	MAX Sales Ratio:	157.31		
AVG. Assessed Value:	144,652	PRD:	127.94	MIN Sales Ratio:	48.09		

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

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
Total \$ _____											
1 TO 9999	1	101.13	101.13	101.13			101.13	101.13	N/A	4,000	4,045
10000 TO 29999	10	100.71	100.08	94.38	17.26	106.03	74.67	157.31	75.09 to 117.43	19,478	18,384
30000 TO 59999	10	98.21	101.43	99.74	8.34	101.69	89.38	116.44	90.52 to 113.60	47,745	47,620
60000 TO 99999	9	99.52	100.30	98.07	8.95	102.28	83.18	124.05	90.05 to 109.19	71,804	70,417
100000 TO 149999	3	100.04	86.02	81.30	14.51	105.81	57.25	100.79	N/A	138,500	112,603
150000 TO 249999	4	92.08	89.87	89.27	3.90	100.68	81.57	93.74	N/A	207,500	185,225
250000 TO 499999	4	91.21	93.22	92.96	4.71	100.28	87.85	102.63	N/A	395,980	368,121
500000 +	4	59.38	64.01	57.41	22.12	111.50	48.09	89.19	N/A	1,158,500	665,078
ALL _____											
	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	21	93.26	92.31	60.48	20.71	152.64	48.09	157.31	75.09 to 106.74	243,592	147,317
10	6	95.00	96.67	90.38	9.96	106.97	81.57	109.27	81.57 to 109.27	163,666	147,920
15	1	110.18	110.18	110.18			110.18	110.18	N/A	49,130	54,130
20	11	99.52	98.56	95.48	4.51	103.22	89.19	108.52	89.38 to 104.42	138,892	132,611
25	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
30	5	90.52	92.03	90.58	6.09	101.60	83.18	100.79	N/A	129,300	117,122
ALL _____											
	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**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:	45	<b>MEDIAN:</b>	<b>95</b>	COV:	19.72	95% Median C.I.:	90.52 to 100.04
TOTAL Sales Price:	8,929,982	WGT. MEAN:	74	STD:	18.70	95% Wgt. Mean C.I.:	59.25 to 88.93
TOTAL Adj.Sales Price:	8,785,902	MEAN:	95	AVG.ABS.DEV:	12.94	95% Mean C.I.:	89.32 to 100.25
TOTAL Assessed Value:	6,509,350						
AVG. Adj. Sales Price:	195,242	COD:	13.61	MAX Sales Ratio:	157.31		
AVG. Assessed Value:	144,652	PRD:	127.94	MIN Sales Ratio:	48.09		

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

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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)	12	96.63	94.68	55.08	22.10	171.88	48.09	157.31	74.67 to 113.60	234,454	129,145
303	1	92.41	92.41	92.41			92.41	92.41	N/A	465,000	429,700
343	3	89.19	85.64	80.65	14.02	106.19	65.11	102.63	N/A	574,306	463,185
344	2	107.12	107.12	104.80	8.70	102.22	97.81	116.44	N/A	44,000	46,110
349	1	109.27	109.27	109.27			109.27	109.27	N/A	42,500	46,440
350	2	89.02	89.02	89.62	1.15	99.33	88.00	90.05	N/A	69,500	62,285
351	1	99.95	99.95	99.95			99.95	99.95	N/A	60,500	60,470
352	1	99.52	99.52	99.52			99.52	99.52	N/A	79,900	79,520
353	4	94.23	92.52	88.81	6.49	104.18	81.57	100.04	N/A	123,000	109,233
386	1	53.65	53.65	53.65			53.65	53.65	N/A	1,000,000	536,545
391	1	101.41	101.41	101.41			101.41	101.41	N/A	19,500	19,775
406	4	94.57	93.60	96.23	11.42	97.27	75.09	110.18	N/A	37,907	36,478
410	1	90.01	90.01	90.01			90.01	90.01	N/A	450,000	405,050
419	1	93.17	93.17	93.17			93.17	93.17	N/A	170,000	158,395
442	1	89.38	89.38	89.38			89.38	89.38	N/A	65,000	58,095
467	1	95.02	95.02	95.02			95.02	95.02	N/A	67,000	63,665
471	2	106.81	106.81	108.39	2.24	98.54	104.42	109.19	N/A	35,500	38,477
494	1	124.05	124.05	124.05			124.05	124.05	N/A	50,000	62,025
528	3	87.85	93.18	89.49	9.61	104.12	83.18	108.52	N/A	161,666	144,680
534	2	97.27	97.27	96.10	3.62	101.21	93.74	100.79	N/A	176,750	169,865
ALL	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	44	94.38	94.44	73.89	13.65	127.81	48.09	157.31	90.05 to 100.04	198,563	146,709
04	1	110.18	110.18	110.18			110.18	110.18	N/A	49,130	54,130
ALL	45	95.02	94.79	74.09	13.61	127.94	48.09	157.31	90.52 to 100.04	195,242	144,652



**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:	52	<b>MEDIAN:</b>	<b>76</b>	COV:	18.53	95% Median C.I.:	70.15 to 80.06	(!: Derived)
(AgLand) TOTAL Sales Price:	9,642,779	WGT. MEAN:	73	STD:	14.29	95% Wgt. Mean C.I.:	68.60 to 76.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	77	AVG.ABS.DEV:	11.51	95% Mean C.I.:	73.24 to 81.01	
(AgLand) TOTAL Assessed Value:	6,594,660							
AVG. Adj. Sales Price:	174,883	COD:	15.14	MAX Sales Ratio:	104.70			
AVG. Assessed Value:	126,820	PRD:	106.35	MIN Sales Ratio:	52.04			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	93.11	93.11	93.11			93.11	93.11	N/A	68,000	63,315
10/01/02 TO 12/31/02	3	67.14	68.60	73.40	5.91	93.46	63.38	75.28	N/A	282,875	207,621
01/01/03 TO 03/31/03	4	90.84	91.04	87.77	7.73	103.72	79.01	103.46	N/A	86,703	76,100
04/01/03 TO 06/30/03	11	77.31	79.93	76.62	7.11	104.32	72.14	99.63	74.12 to 94.13	87,848	67,310
07/01/03 TO 09/30/03	4	79.12	79.21	83.09	12.01	95.33	62.85	95.77	N/A	68,250	56,708
10/01/03 TO 12/31/03	3	97.54	88.45	84.27	9.41	104.96	70.15	97.68	N/A	106,333	89,610
01/01/04 TO 03/31/04	7	75.10	76.06	78.14	13.80	97.34	57.88	100.62	57.88 to 100.62	226,438	176,942
04/01/04 TO 06/30/04	3	81.66	79.76	66.15	21.14	120.57	52.92	104.70	N/A	224,166	148,296
07/01/04 TO 09/30/04	1	52.04	52.04	52.04			52.04	52.04	N/A	334,410	174,015
10/01/04 TO 12/31/04	1	65.86	65.86	65.86			65.86	65.86	N/A	74,000	48,740
01/01/05 TO 03/31/05	7	62.35	67.09	66.57	14.31	100.77	52.35	85.81	52.35 to 85.81	347,424	231,297
04/01/05 TO 06/30/05	7	70.15	75.24	71.76	18.22	104.85	56.50	96.02	56.50 to 96.02	167,745	120,381
<u>Study Years</u>											
07/01/02 TO 06/30/03	19	78.03	81.17	77.63	10.56	104.56	63.38	103.46	74.16 to 92.66	117,356	91,105
07/01/03 TO 06/30/04	17	76.57	79.64	76.47	16.71	104.14	52.92	104.70	65.69 to 97.54	167,621	128,185
07/01/04 TO 06/30/05	16	67.71	69.64	66.87	16.75	104.14	52.04	96.02	57.21 to 85.81	250,912	167,781
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	22	79.18	82.98	80.86	11.27	102.62	62.85	103.46	74.75 to 94.13	86,597	70,022
01/01/04 TO 12/31/04	12	71.97	74.13	71.50	18.89	103.68	52.04	104.70	57.88 to 87.81	222,165	158,853
<u>ALL</u>											
	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820

**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:	52	<b>MEDIAN:</b>	<b>76</b>	COV:	18.53	95% Median C.I.:	70.15 to 80.06	(!: Derived)
(AgLand) TOTAL Sales Price:	9,642,779	WGT. MEAN:	73	STD:	14.29	95% Wgt. Mean C.I.:	68.60 to 76.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	77	AVG.ABS.DEV:	11.51	95% Mean C.I.:	73.24 to 81.01	
(AgLand) TOTAL Assessed Value:	6,594,660							
AVG. Adj. Sales Price:	174,883	COD:	15.14	MAX Sales Ratio:	104.70			
AVG. Assessed Value:	126,820	PRD:	106.35	MIN Sales Ratio:	52.04			

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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	
2559	4	74.46	72.47	74.01	3.30	97.92	65.86	75.10	N/A	169,482	125,433	
2567	1	69.56	69.56	69.56			69.56	69.56	N/A	1,487,974	1,035,005	
2571	1	89.02	89.02	89.02			89.02	89.02	N/A	90,000	80,115	
2779	1	75.28	75.28	75.28			75.28	75.28	N/A	691,627	520,655	
2855	5	70.15	75.55	69.58	15.67	108.58	56.50	104.70	N/A	169,224	117,740	
2859	1	62.35	62.35	62.35			62.35	62.35	N/A	68,000	42,400	
2863	1	81.66	81.66	81.66			81.66	81.66	N/A	40,000	32,665	
2865	1	99.63	99.63	99.63			99.63	99.63	N/A	2,695	2,685	
2867	1	79.50	79.50	79.50			79.50	79.50	N/A	101,000	80,300	
3065	3	75.56	80.61	75.99	9.70	106.08	72.14	94.13	N/A	45,344	34,456	
3069	4	81.16	80.68	79.63	13.55	101.32	62.85	97.54	N/A	64,350	51,238	
3071	5	63.38	70.98	69.35	16.91	102.35	57.88	90.89	N/A	146,600	101,666	
3073	6	63.90	68.27	62.43	18.62	109.34	52.92	92.66	52.92 to 92.66	198,085	123,669	
3075	2	74.75	74.75	74.44	6.16	100.43	70.15	79.36	N/A	145,000	107,932	
3077	4	77.67	81.78	79.36	7.82	103.05	74.12	97.68	N/A	137,500	109,122	
3151	2	66.41	66.41	66.05	1.09	100.55	65.69	67.14	N/A	143,950	95,077	
3153	3	87.81	80.26	81.54	18.33	98.43	52.35	100.62	N/A	232,147	189,290	
3155	2	95.89	95.89	95.91	0.13	99.98	95.77	96.02	N/A	156,850	150,442	
3157	4	89.61	90.68	88.46	8.48	102.51	80.06	103.46	N/A	75,300	66,612	
3161	1	52.04	52.04	52.04			52.04	52.04	N/A	334,410	174,015	
ALL												
	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	6	74.46	74.74	71.67	6.56	104.28	65.86	89.02	65.86 to 89.02	375,984	269,475	
2	11	74.12	76.15	72.17	12.88	105.52	56.50	104.70	65.69 to 97.68	153,092	110,485	
3	28	79.71	77.99	72.45	17.86	107.64	52.04	103.46	63.38 to 90.89	147,048	106,538	
4	4	77.53	80.33	77.49	8.36	103.67	72.14	94.13	N/A	59,258	45,917	
6	3	75.28	73.10	74.50	8.55	98.12	62.35	81.66	N/A	266,542	198,573	
ALL												
	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820	

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	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820	
ALL												
	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	77	AVG.ABS.DEV:	11.51	95% Mean C.I.:	73.24 to 81.01	
(AgLand) TOTAL Assessed Value:	6,594,660							
AVG. Adj. Sales Price:	174,883	COD:	15.14	MAX Sales Ratio:	104.70			
AVG. Assessed Value:	126,820	PRD:	106.35	MIN Sales Ratio:	52.04			

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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)											
03-0032	1	69.56	69.56	69.56			69.56	69.56	N/A	1,487,974	1,035,005
03-0500											
25-0095	18	75.92	77.74	76.04	14.41	102.24	52.35	104.70	69.82 to 87.81	196,988	149,784
35-0001											
35-0010											
51-0001	25	75.10	76.12	71.21	16.38	106.89	52.92	103.46	63.38 to 85.81	132,385	94,278
51-0006	7	76.50	78.50	64.56	13.73	121.58	52.04	99.63	52.04 to 99.63	94,362	60,923
51-0012	1	89.02	89.02	89.02			89.02	89.02	N/A	90,000	80,115
68-0020											
NonValid School											
ALL	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	99.63	99.63	99.63			99.63	99.63	N/A	2,695	2,685
30.01 TO 50.00	1	72.14	72.14	72.14			72.14	72.14	N/A	48,000	34,625
50.01 TO 100.00	7	76.57	77.27	72.90	9.74	105.99	63.38	94.13	63.38 to 94.13	50,004	36,455
100.01 TO 180.00	15	79.36	77.23	73.28	14.44	105.39	52.35	103.46	62.85 to 90.89	100,226	73,447
180.01 TO 330.00	17	74.75	76.29	71.28	17.71	107.03	52.04	104.70	62.35 to 95.77	173,999	124,033
330.01 TO 650.00	6	85.34	82.62	80.97	13.62	102.03	57.21	97.68	57.21 to 97.68	162,266	131,385
650.01 +	5	70.15	69.32	70.70	6.94	98.05	56.50	75.28	N/A	651,644	460,713
ALL	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820

**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	11	78.03	82.44	80.68	16.01	102.18	62.35	104.70	62.85 to 103.46	92,820	74,889
DRY-N/A	4	87.16	86.02	75.73	11.61	113.60	70.15	99.63	N/A	138,746	105,067
GRASS	13	75.10	76.77	72.48	12.70	105.91	57.21	97.54	65.86 to 89.02	253,417	183,676
GRASS-N/A	3	76.50	76.89	70.05	17.94	109.77	56.50	97.68	N/A	143,800	100,730
IRRGTD	8	73.85	71.33	64.93	12.84	109.86	52.92	90.89	52.92 to 90.89	141,754	92,040
IRRGTD-N/A	13	70.15	73.86	72.39	17.08	102.02	52.04	100.62	61.09 to 87.81	204,466	148,023
ALL	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified  
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(AgLand) TOTAL Sales Price:	9,642,779	WGT. MEAN:	73	STD:	14.29	95% Wgt. Mean C.I.:	68.60 to 76.44	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,093,943	MEAN:	77	AVG.ABS.DEV:	11.51	95% Mean C.I.:	73.24 to 81.01	
(AgLand) TOTAL Assessed Value:	6,594,660							
AVG. Adj. Sales Price:	174,883	COD:	15.14	MAX Sales Ratio:	104.70			
AVG. Assessed Value:	126,820	PRD:	106.35	MIN Sales Ratio:	52.04			

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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	12	82.06	83.29	81.21	15.44	102.57	62.35	104.70	69.82 to 95.77	89,002	72,277
DRY-N/A	3	81.66	83.81	74.16	12.03	113.02	70.15	99.63	N/A	169,329	125,573
GRASS	14	75.19	76.75	72.58	11.91	105.74	57.21	97.54	65.86 to 89.02	241,487	175,277
GRASS-N/A	2	77.09	77.09	68.43	26.71	112.64	56.50	97.68	N/A	172,500	118,047
IRRGTD	17	70.15	70.99	67.86	15.90	104.62	52.04	100.62	58.96 to 79.50	181,340	123,055
IRRGTD-N/A	4	79.54	80.98	80.17	8.88	101.01	68.83	96.02	N/A	177,328	142,171
ALL	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820

**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	15	81.66	83.40	78.94	14.82	105.65	62.35	104.70	70.15 to 95.77	105,067	82,937
GRASS	16	75.19	76.79	72.20	13.85	106.36	56.50	97.68	65.86 to 89.02	232,864	168,123
IRRGTD	21	72.14	72.90	70.16	15.42	103.90	52.04	100.62	63.38 to 79.50	180,576	126,696
ALL	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	99.63	99.63	99.63			99.63	99.63	N/A	2,695	2,685
Total \$											
1 TO 9999	1	99.63	99.63	99.63			99.63	99.63	N/A	2,695	2,685
10000 TO 29999	1	94.13	94.13	94.13			94.13	94.13	N/A	12,000	11,295
30000 TO 59999	9	78.03	78.33	77.72	9.33	100.79	57.88	92.66	72.14 to 86.10	40,911	31,797
60000 TO 99999	14	76.03	80.51	80.34	17.22	100.21	62.35	104.70	63.38 to 97.54	74,609	59,943
100000 TO 149999	8	79.43	80.74	80.06	9.46	100.84	57.21	97.68	57.21 to 97.68	126,688	101,433
150000 TO 249999	10	69.32	72.06	71.74	16.72	100.44	52.35	100.62	56.50 to 96.02	198,352	142,306
250000 TO 499999	7	70.15	67.60	66.88	14.45	101.09	52.04	87.81	52.04 to 87.81	355,697	237,873
500000 +	2	72.42	72.42	71.37	3.95	101.46	69.56	75.28	N/A	1,089,800	777,830
ALL	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	99.63	99.63	99.63			99.63	99.63	N/A	2,695	2,685	
Total \$ _____												
1 TO 9999	1	99.63	99.63	99.63			99.63	99.63	N/A	2,695	2,685	
10000 TO 29999	4	77.30	80.72	78.07	6.93	103.40	74.16	94.13	N/A	29,300	22,873	
30000 TO 59999	13	72.14	72.93	71.12	12.49	102.55	57.88	92.66	62.85 to 85.81	59,648	42,423	
60000 TO 99999	11	90.89	87.90	85.07	11.70	103.33	57.21	104.70	76.50 to 103.46	90,454	76,945	
100000 TO 149999	11	70.15	71.76	69.66	14.58	103.01	52.35	95.77	56.50 to 81.66	171,258	119,291	
150000 TO 249999	9	70.15	73.73	70.42	19.59	104.70	52.04	100.62	52.92 to 96.02	293,538	206,715	
250000 TO 499999	1	75.10	75.10	75.10			75.10	75.10	N/A	498,330	374,265	
500000 +	2	72.42	72.42	71.37	3.95	101.46	69.56	75.28	N/A	1,089,800	777,830	
ALL												
	52	76.03	77.12	72.52	15.14	106.35	52.04	104.70	70.15 to 80.06	174,883	126,820	

## 2006 Assessment Survey for Keith County

### I. General Information

#### A. Staffing and Funding Information

1. **Deputy(ies) on staff:** None
2. **Appraiser(s) on staff:** One
3. **Other full-time employees:** Four  
*(Does not include anyone counted in 1 and 2 above)*
4. **Other part-time employees:** None  
*(Does not include anyone counted in 1 through 3 above)*
5. **Number of shared employees:** None  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*
6. **Assessor's requested budget for current fiscal year:** \$266,603.80  
*(This would be the "total budget" for the assessor's office)*
  - a. **Does this include employee benefits?** Yes.
7. **Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$13,347.44
8. **Adopted budget, or granted budget if different from above:** Same as above.
  - a. **Does this amount include employee benefits?** Yes.
9. **Amount of total budget set aside for appraisal work:** \$120,975.60 (includes salaries and benefits).
10. **Amount of the total budget set aside for education/workshops:** Not broken out of the general budget.
11. **Appraisal/Reappraisal budget, if not part of the total budget:** This is part of the total budget.
12. **Other miscellaneous funds:** None

*(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.)*

**13. Total budget:** \$266.603.80

**a. Was any of last year’s budget not used?** The above are actual expenditures.

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

- 1. Data collection done by:** Appraiser and two staff members
- 2. Valuation done by:** Appraiser (In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value)
- 3. Date of last appraisal:** <sup>1</sup>(see endnotes) The last countywide appraisal of residential property was implemented in 1992; all mobile homes were reappraised in 2003; and several subdivisions (K-3, McKenzie and the Lake Subdivisions) were reappraised in 2005.
- 4. Date of last “update”:** <sup>2</sup> “Desk review” of residential properties in 2005: rural land, rural improvements, and all Ogallala suburban properties were updated in 2005.
- 5. Pickup work done by:** <sup>3</sup> Appraisal staff members

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	379	0	140	519

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN used depends upon the residential subclass: Ogallala, Paxton and Brule are priced with a RCN date of 2002; mobile homes are priced using data from 2004; the lake area is priced from 1996 RCN data; the rural residential is not homogenously priced—some is priced from a 1992 RCN and some are priced using a 1996 RCN.
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information?** Likewise, the depreciation schedule used varies by subclass: Ogallala, Paxton and Brule have a depreciation schedule developed from market information in 2002; mobile homes within the County show a depreciation schedule of 2004; the revalued subdivisions have a depreciation based on 2005 market data.

8. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** <sup>4</sup> Typically, residential property is valued by the “replacement cost” minus depreciation method. The Market or Sales Comparison Approach is used for individual taxpayer protests.
9. **Number of market areas/neighborhoods for this property class:** There are twenty residential neighborhoods used for valuation purposes. Of these, they could be combined to form six “broad zones” of location.
10. **How are these defined?** Primarily by location and similar market characteristics. The appraiser notes that at present, the rural “assessor location” is a “very general catch-all” for this subclass.

**C. Commercial/Industrial Appraisal Information**

1. **Data collection done by:** Appraisal staff
2. **Valuation done by:** Appraiser (In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value)
3. **Date of last appraisal:** <sup>1</sup> 2005
4. **Date of last “update”:** <sup>2</sup> 2003
5. **Pickup work done by whom:** <sup>3</sup> Appraisal staff members

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	38	0	15	53

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN for all commercial property is dated 2004.
7. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The market-derived depreciation schedule for all commercial property within the County was developed in 2004, and implemented in 2005.
8. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** <sup>5</sup> In assessment year 2005, rental income information was collected for the commercial subclasses of mobile home parks, motels and storage units. The Income Approach has not been utilized for all commercial property.



- 9. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** <sup>4</sup>Typically, the Market Approach is used during individual taxpayer protests—otherwise the RCN minus depreciation method is used to value commercial property in Keith County.
- 10. **Number of market areas/neighborhoods for this property class?** The appraiser has developed sixteen commercial neighborhoods that could be combined as part of general “assessor locations.”
- 11. **How are these defined?** By location (i.e., by nearness to the Interstate, County highways, main commercial corridor within Ogallala, the small towns, suburban and four Lake commercial zones—and then the remainder of the County).

**D. Agricultural Appraisal Information**

- 1. **Data collection done by:** Appraisal staff
- 2. **Valuation done by:** Agricultural “land only” is valued by the Assessment Administrative Manager, and then is reviewed by the appraiser.
- 3. **Date of last appraisal:** <sup>1</sup> The date of the last countywide appraisal for agricultural land is unknown.
- 4. **Date of last “update”:** <sup>2</sup> The last valuation update was in 2005.
- 5. **Pickup work done by whom:** <sup>3</sup> Appraisal staff members

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	7	0	74	81

- 6. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** <sup>5</sup> The Income Approach has not been used to establish market value of the agricultural class.
- 7. **When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** <sup>4</sup> Typically, market data is used to establish the individual LCG values, but the Market Approach as defined is mainly used for individual taxpayer protests.
- 8. **What is the date of the soil survey currently used?** 1996
- 9. **What date was the last countywide land use study completed?** 2003

- a. **By what method? (Physical inspection, FSA maps, etc.)** Well registration and FSA maps (obtained with the land owner's permission).
- b. **By whom?** Staff member Karla.
  
- c. **What proportion is complete / implemented at this time?** As noted above, the entire County was completed in 2003. There is an on-going cycle of yearly review.

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

**11. How are these defined?** By location, the market (sales), geo-code and irrigation wells.

**12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Not at present.

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

**1. Administrative software:** Terra Scan

**2. CAMA software:** Terra Scan

**3. Cadastral maps or GIS software:**

- a. **Who maintains the Cadastral Maps?** Cheryl Pedersen, the Assessment Administrative Manager; ownership information is maintained by assessment clerks on a monthly basis.

- b. **Who maintains the GIS software and maps?** There is no GIS software at present.

**4. Personal Property software:** Terra Scan

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

**1. Does the county have zoning?** Yes

- a. **If so, is the zoning county wide?** Yes

- b. **What municipalities in the county are zoned?** Brule, Ogallala, and Paxton.

- c. **When was zoning implemented?** 1975

## **G. Contracted Services**

- 1. Appraisal Services:** Appraisal is done in-house. In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value.
- 2. Other Services:** Terra Scan

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

Regarding residential property, the Assessment Admin. Manager notes, "In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value. The Appraiser reviews all of the sales and makes sure they are entered correctly in Terra Scan. Once all of the sales are entered and the property information is entered correctly, statistics of each neighborhood can be run. The Appraiser then prioritizes the neighborhoods for revaluation. The resources are measured, the work plan is prepared and then implemented."

"For 2006 all statistics were reviewed and updates were made accordingly. Also, a reappraisal is being conducted on all rural residential parcels, the appraisal includes new pictures and the re-measuring of all homes and outbuildings. For 2006 the southern portion of the county was almost 100 % completed. Per the Appraiser the remainder of the work is anticipated for completion by June 2006. However, all rural residential properties were valued using 2005 costing tables and new depreciation tables for the 2006 assessment year. The different cost dates utilized throughout the residential class of property are a concern to the Assessment Administrative Manager and she anxiously anticipates the future when all properties will be valued utilizing the same year of costing."

"More weight is put on the cost and market approaches to value. The sampling of sales is approximately 10% of the total taxable residential properties. Pick Up work as defined in Regulation 50-001.06 is started in January with completion set for prior to the statutory date for the assessor's completion of assessment of real property. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are to be equalized with comparable properties. If any form of discovery presents a variance with the information that we currently have on our Property Record Card, the property is included with our Pick Up work and further investigated at the same time all of our other Pick Up work is completed. There were 379 Residential Building Permits issued for 2006 and 140 Pick Up's from other forms of discovery."

"In 2006 we had 7 Agricultural Building Permits issued and 74 Agricultural pick up's from other forms of discovery. It has been 14 years since the agricultural dwellings and improvements were listed, measured and verified. These improvements are included in the appraisal work being done and previously discussed under Rural Residential properties above. It is difficult to keep up with changes of improvements in our

agricultural area as there is no penalty for not obtaining a building permit in rural areas in our county.”

“Sale’s continue to be entered into Terra Scan. With the constant updates of the sales files we are able to generate all of our own statistics. Our preliminary Median for the Residential properties was 93%; however, some neighborhoods were below the acceptable range. Each neighborhood was reviewed and values were adjusted utilizing market analysis. The Median remains within the acceptable range; however, the new values also achieve equalization of the residential properties by neighborhood.”

Regarding commercial property, the Administrative Manager writes, “In State Counties the Appraiser is ultimately responsible for executing and directing the estimation of value. To date the editing of data entry and sketches has been completed in the CAMA system for all Commercial properties including: urban areas, platted rural subdivisions, lake-subdivisions, rural properties and properties on leased land. With the constant updates of the Commercial Sales File entered into the CAMA program, statistical reports can be generated. We have 45 qualified sales in our Commercial Sales File. Currently more weight is given to the cost and market approaches to valuation.”

“Pick Up work as defined in Regulation 50-001.06 is started in January with completion set for March first. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are equalized with comparable properties. If any form of discovery presents a variance with the information that we currently have on our Property Record Card, the property is included with our Pick Up work and further investigated at the same time all of our other Pick Up work is completed. In 2006 we had 38 Commercial Building Permits issued and 15 pick up’s from other forms of discovery.”

“Our Commercial preliminary Median was at 95% so the adjustments were from requested reviews, pickup work and a new neighborhood developed by the Appraiser in the East Highway 30 location. During the 2005 County Board of Equalization a protest divulged the fact that we had valuation issues with larger tracts in the East Highway 30 location. Therefore, for 2006 a new neighborhood was developed and new values were implemented to allow for discounting of excessive square footage lots. Also, the appraiser revalued the new subdivision of Ogallala North Business Park Addition utilizing a discounted cash flow.”

In discussing the agricultural property class, Ms. Pedersen writes, “For the 2006 study period there were 55 Unimproved Qualified Agricultural Sales compared to 81 Unimproved Qualified Ag Sales for 2005. It is my assumption that the Well Moratorium had a definite impact on sales activity of Dry land in the Southern region of Keith County in the past couple of years. However, the main reason for the decline in sales used for this study period was the coding out of the sales that were substantially changed per the Nebraska Department of Assessment and Taxation Directive 05-8 dated September 9, 2005. There were 36 sales coded out due to substantial changes. All Dry land sales are reviewed for use changes to see if they were purchased as Dry for potential Irrigation. If it is discovered the use has in fact changed, verification is made with the local FSA office

the change processed and the sale coded out as substantially changed. Phone contact is attempted by the assessor on all irrigated land sales without personal property deductions on the 521 to verify personal property or pivots, if any. It is found that often times the personal property is not deducted from the total sale price resulting in inflated land values. This verification process allows us the opportunity to obtain a more accurate analysis of what the "land only" is selling for."

"Keith County's preliminary statistics for Unimproved Agricultural Land reported the Median at 76%, COD at 16.86% and PRD 107.50%. The median was within the acceptable range for all areas as well as all majority land use >95%, however, the values were not equalized according to use in each area. In order to equalize values according to use in each area, increases were necessary in Grass land values as well as Irrigated land values. Two areas required increases in Dry land values while two areas required a decrease in Dry land value."

"In order to attain equalization of values in all areas per use, changes were implemented. The 2006 level of value for the Agricultural class of real property has a 76% Median, a 78% Mean. Irrigated has a 76% Median, 76% Mean. Dry land has 76% Median, 78% Mean. Grass land has a 77% Median, 78% Mean. Keith County land use consists of 17% Irrigated land use; 18% Dry land use; and 65% Grass land use. Keith County agricultural land values consist of 17% Irrigated land Value; 22% Dry land Value and 37% Grass land Value. Agricultural Market Areas are analyzed annually to assure equalization and uniformity of valuations of areas as well as use across the county for agricultural land."

"The northern area (**Area 1**) of the county has six sales; they are all Grass land sales. Area 1 land use consists of 96.5 % Grass land use, only 3% Irrigated land use and .5% Dry land use. Raising valuations of Grass classes in this northern location (Area 1), results in raising the Median level of value from the preliminary 74% up to the final Median level of 77%."

"In order to provide equalization of the three uses of land in the southwest location (**Area 2**) there was an increase in assessed value of most of the irrigated classes in order to bring it up from a 67% median to a 76% median; one class of Dry was slightly decreased while two other classes received increases; there was just a slight increase in one class of grass. Area 2 land uses consists of only 17% of Irrigated land use; 41% Dry land use and 42% Grass land use. The valuation changes of Irrigated, Dry and Grass land brings Area 2 Median up from the preliminary 74% to the final median of 76%. These changes also equalize the land uses with a 76% Median, 78% Mean for Irrigated; a 74% Median; 78% Mean for Dry land. Grass land is at 77% Median; 77% Mean."

"I have been constantly vigilant of the south central location (**Area 3**) of the county due to water and well restrictions in the counties lying south of Keith County. Perkins, Chase and Dundy Counties all have had water or well restrictions for several years. Keith County had no water or well restriction prior to June 2004. However, in 2004 a three phase Moratorium was put on most of the southern region of Keith County lying south of the South Platte River, with the exception of a few areas in Township 12 Ranges 35, 36, 37 and 38. As of July 2004 a stay on irrigated acres and on well drilling occurred in this area. No more large capacity irrigation wells could be drilled and no more acres could be irrigated than were irrigated prior to this date, however, replacement irrigation wells

could be drilled if approved by the Twin Platte Natural Resources District. As of February 24, 2006 the rest of Keith County is within a Moratorium where no more large capacity irrigation wells can be drilled for the next 2 to 4 years (or the completion of the Integrated Management Plan). Like the first restriction area; this Moratorium restricts permits for high capacity wells and replacement irrigation wells can still be drilled as long as they are approved with the Twin Platte Natural Resource District. The difference in this area is that acres can still be developed by an existing irrigation well. This means if someone wants to add an end gun to an existing pivot, or if they wanted to put a pivot on a piece of property as long as the well was drilled, they would be allowed to do it. There are two factors that triggered all the land from the river south to Perkins County into the first phase of the Moratorium. One factor was if the water level declined 10'. The other factor was if 25% of the area was currently developed with Irrigated acres. Currently there is not a depth of water restriction and no schedule of allocation for Keith County; until at least January 2008. There have been meetings explaining the different options other than a Moratorium. One option is no new wells or new irrigated acres on the land within the one Moratorium Area subsequent to August 2003. They are currently working on an Integrated Management Plan between the Irrigation District and the property owners to develop a plan to present to the State. This Moratorium could possibly be removed within 3 to 5 years depending on rainfall and other factors. The greatest percent, 28 of the 52 Unimproved Qualified Agricultural Sales, lie in the south central location (Area 3) of our county and are mostly dry and irrigated sales. The assumption is that the Moratorium has had an impact on the market. The greater percent of the Dry land in Area 3 had been purchased as potentially Irrigated, and was converted to pivot irrigation subsequent to the sale by the new owner prior to the Moratorium. The Dry land sales that were converted to Irrigation were coded out as substantially changed per Directive 05-8 for the Assessment Year 2006. It will be interesting to see how this Moratorium will affect the price of not only Dry land but also Irrigated land.”

“It is imperative that we make note that most of the sales in the Area 3 are mixed use. There are some pivots with end guns to water the 7 Acre corners of a quarter, however, the greatest percentage of the pivots are surrounded by Dry land or Grass land in all four corners. On an average there are only 130 Acres of Irrigation and 28 Acres of Dry or Grass; approximately 7 Acres per corner. Another factor of the mixed sales is the varying topography that makes some agricultural land difficult, if not impossible, to irrigate by pivot. **Due to the mixed land use in area 3 the Land values were calculated utilizing the majority land use.**”

“**Area 3** land use consists of 45% Irrigated land use; 29% Dry land use and 26% Grass land use. The preliminary median for Area 3 was 79.71% which was within the range, however, the Irrigation and Grass land both needed increases while the Dry land needed decreases in order to equalize the median ratio of all three uses. This south central location (Area 3) has shown an increased market for Irrigated and Grass land for this study period. With the increases in Irrigated land values the Irrigation Median is up from preliminary 70% to 74% final Median; and a Mean of 75%. The decreases in Dry land values bring the Dry land Median down from 93% to 80%; with a Mean of 80%. The increases in Grassland values bring the Grass land up to Mean of 75%. These changes in assessed values provide equalization of land uses in Area 3.”

“The southeast location (**Area 4**), South of the North Platte River and adjacent to the Lincoln County Line land use consists of 38% Irrigated land; 35% Dry land and 27% of Grass land use. This Area 4 had only 4 unimproved agricultural sales for 2006 with 3 of them being Irrigated and only 1 as Grass. Two classes of Irrigated land were slightly increased to equalize this area with Area 3. The only Grass land sale is a small tract of only 58 Acres selling to a landowner who has rented this 58 Acres for several years and owns the adjacent 510.15 Acres. Therefore, the grass land sales for Area 3 adjacent to the West of Area 4 were utilized to set the lowest 2 land class values for Grass land in Area 4. These slight increases also equalizes values across the county line with Lincoln County which lies adjacent to the east boundary line of Area 4. There being no Dry land sales in this area and the values being equalized with Lincoln County; the Dry land Values had no change. The preliminary 2005 Median level of value for this area was at 77.53%. After the changes were implemented the Median of Area 4 is now at 78.24%.”

“Again for 2006 there were no sales in the northeast location (**Area 5**) for this study period. Area 5 consists of 91% of Grass land use and only 9% of Irrigated land use.”

“The central location (**Area 6**) consists of only 2% Irrigated land use; 34% Dry land use and 64 % Grass land use. This area had only 3 sales; 2 are Grassland sales and only 1 is Dry land. There had been no changes in values in this area for the past two years. For 2006 land values were adjusted to equalize them with Area 2, which lies to the west, and Area 3 which lies just to the south of Area 6. The median level is still at 75%.”

“Land use is updated annually from such sources as the well listing from the Department of Water Resources, taxpayer reporting, verifications as authorized from the Farm Service Agency and discoveries made during annual maintenance work. The well listing received is reviewed and verified on an annual basis and records updated the following year the well is drilled. In 2006 we picked up only 8 new irrigation wells compared to 47 new wells for irrigation in 2004 for Keith County. This decrease was due to the Well Moratorium. Due to the Privacy Act, we are no longer able to obtain copies of the FSA map with detail of the certified acres and use unless we have a signed release. Late 2002 an authorization form was mailed to each agricultural property owner for their permission to release certified acres and use information from the Farm Service Agency. The signed forms were turned over to the Farm Service Agency in 2002; however, the Farm Service Agency is no longer honoring the original form we had signed in 2002. Now the land owner has to sign yet another form that is provided by the USDA. This form requests the property owners social security number, their date of birth and even their place of birth. The property owner is apprehensive with the new form and the information they are requesting. This causes us difficulty in receiving the correct information from the Farm Service Agency. The Farm Service Agency office is working on a computerized mapping system that would more efficiently provide the information to assist us in the verification of updating our current agricultural use. All Agricultural parcels are physically inspected and updated accordingly.”

“The Twin Platte Natural Resources District is currently updating all their records utilizing satellite photos. They have contacted me and I downloaded our files of parcels with irrigation on them. They are verifying our information with their records. It is my

hope that working with them will be another avenue for us to improve the accuracy of our records and be beneficial for all concerned.”

## II. Assessment Actions

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

- 1. Residential**—the appraiser states, “In 2005, we allocated a ten thousand assessment for amenities if they included water, sewer and electric in our urban, larger home sites. Through protest last year this flat assessment was very controversial because of the condition of the amenities some were a hundred years old and some were one year old. Terra Scan does not allow you to depreciate out the amenities based on condition and age. This ten thousand assessment amenity was then removed for 2006. In Keith County, the subdivisions that are being valued by using an discounted cash flow analysis are Eagle Crest, Mueller, Bayside, Van Velson, Terrin, Reimers, and Seawald. A new depreciation table was built for our neighborhood 1300 on the north side of Ogallala. Marshall Swift costing date was changed from 06-2002 to 06-2005 for Paxton residential which pulled our statistics within standards. Lake rural residential has a flat 10% increase on land and improvements. Lemoyne and surrounding neighborhoods received a 20% increase on improvements. Yacht Club Estates, Amens sub, Lago Villa, and O’Connor Sub is completely reappraised with new land tables, physically re-measured, pictures, and depreciation tables. Albees Sub received a 5% decrease in land and improvements. Van’s Lakeview, Northshore Lodge, Otter Creek Lodge and Bayside villa received new depreciation tables to pull values within standards. The primary time spent this year was to reappraise all of Keith County rural residential homes, farm homes, and outbuildings. This was done by reevaluating our land tables, re-measuring all homes and outbuildings, taking new pictures, and building new depreciation tables.”
- 2. Commercial**—the appraiser writes, “There were no changes to our commercial properties except the east side of Ogallala along highway 30. A neighborhood along east highway 30 was created that gave a discount for larger tracts.” The Assessment Administrative Manager adds, “the appraiser revalued the new subdivision of Ogallala North Business Park Addition utilizing a discounted cash flow.
- 3. Agricultural**—increases were necessary in Grassland values as well as Irrigated land values. Two areas required increases in Dry land values while two areas required a decrease in Dry land value.”



The northern area (**Area 1**) of the county has six sales; they are all Grassland sales. Area 1 land use consists of 96.5 % Grassland use, only 3% Irrigated land use and .5% Dry land use. Raising valuations of Grass classes in this northern location (Area 1), results in raising the Median level of value from the preliminary 74% up to the final Median level of 77%.

In order to provide equalization of the three uses of land in the southwest location (**Area 2**) there was an increase in assessed value of most of the irrigated classes in order to bring it up from a 67% median to a 76% median; one class of Dry was slightly decreased while two other classes received increases; there was just a slight increase in one class of grass.

Most of the sales in **Area 3** are mixed use. **Due to the mixed land use in area 3 the Land values were calculated utilizing the majority land use.** The Irrigation and Grassland both needed increases while the Dry land needed decreases in order to equalize the median ratio of all three uses.

The southeast location (**Area 4**), is located South of the North Platte River and adjacent to the Lincoln County Line. Two classes of Irrigated land were slightly increased to equalize this area with Area 3. The only Grassland sale is a small tract of only 58 Acres selling to a landowner who has rented this 58 Acres for several years and owns the adjacent 510.15 Acres. Therefore, the grass land sales for Area 3 adjacent to the West of Area 4 were utilized to set the lowest 2 land class values for Grass land in Area 4.

There were no sales in the northeast location (**Area 5**) for this study period. No adjustments to value were made in this Area.

The central location (**Area 6**) consists of only 2% Irrigated land use; 34% Dry land use and 64 % Grass land use. This area had only three sales; Two are Grassland sales and only one is Dry land. There had been no changes in values in this area for the past two years. For 2006 land values were adjusted to equalize them with Area 2, which lies to the west, and Area 3 which lies just to the south of Area 6.

**Endnotes:**

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

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

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

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

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

**County 51 - Keith**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,446	<b>Value</b> 604,121,925	<b>Total Growth</b> 6,495,363 (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	243	2,703,200	121	1,213,500	342	5,040,085	706	8,956,785	
2. Res Improv Land	2,234	19,523,270	158	2,368,740	1,614	20,684,050	4,006	42,576,060	
3. Res Improvements	2,409	127,196,675	171	17,899,125	1,760	88,792,330	4,340	233,888,130	
4. Res Total	2,652	149,423,145	292	21,481,365	2,102	114,516,465	5,046	285,420,975	3,051,113
% of Total	52.55	52.35	5.78	7.52	41.65	40.12	53.41	47.24	46.97
5. Rec UnImp Land	0	0	0	0	1,139	10,133,880	1,139	10,133,880	
6. Rec Improv Land	0	0	0	0	141	2,037,515	141	2,037,515	
7. Rec Improvements	1	2,050	0	0	178	7,268,570	179	7,270,620	
8. Rec Total	1	2,050	0	0	1,317	19,439,965	1,318	19,442,015	1,051,060
% of Total	0.07	0.01	0.00	0.00	99.92	99.98	13.95	3.21	16.18
Res+Rec Total	2,653	149,425,195	292	21,481,365	3,419	133,956,430	6,364	304,862,990	4,102,173
% of Total	41.68	49.01	4.58	7.04	53.72	43.93	67.37	50.46	63.15

**County 51 - Keith**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,446	<b>Value</b> 604,121,925	<b>Total Growth</b> 6,495,363 (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	105	2,218,335	25	1,581,855	37	683,550	167	4,483,740	
10. Comm Improv Land	391	11,508,300	33	1,172,045	63	1,987,875	487	14,668,220	
11. Comm Improvements	417	41,851,510	40	4,216,400	70	7,073,640	527	53,141,550	
12. Comm Total	522	55,578,145	65	6,970,300	107	9,745,065	694	72,293,510	1,084,365
% of Total	75.21	76.87	9.36	9.64	15.41	13.47	7.34	11.96	16.69
13. Ind UnImp Land	0	0	1	30,005	0	0	1	30,005	
14. Ind Improv Land	13	220,475	1	41,550	0	0	14	262,025	
15. Ind Improvements	13	2,407,930	1	99,435	0	0	14	2,507,365	
16. Ind Total	13	2,628,405	2	170,990	0	0	15	2,799,395	75,120
% of Total	86.66	93.89	13.33	6.10	0.00	0.00	0.15	0.46	1.15
Comm+Ind Total	535	58,206,550	67	7,141,290	107	9,745,065	15	2,799,395	75,120
% of Total	75.45	77.51	9.44	9.50	15.09	12.97	7.50	12.43	17.85
17. Taxable Total	3,188	207,631,745	359	28,622,655	3,526	143,701,495	7,073	379,955,895	5,261,658
% of Total	45.07	54.64	5.07	5.65	49.85	35.25	74.87	62.89	81

**County 51 - Keith**

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

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	3	10,390	191,085	0	0	0
19. Commercial	11	1,048,540	3,516,645	1	21,000	1,367,420
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	3	10,390	191,085
19. Commercial	0	0	0	12	1,069,540	4,884,065
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>15</b>	<b>1,079,930</b>	<b>5,075,150</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	65	32,875
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	65	32,875	0			
<b>25. Mineral Interest Total</b>	<b>65</b>	<b>32,875</b>	<b>0</b>			

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	221	78	367	<b>666</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	105	6,010,380	1,707	130,843,640	1,812	136,854,020
28. Ag-Improved Land	1	8,100	32	2,411,020	429	45,956,515	462	48,375,635
29. Ag-Improvements	1	164,980	32	2,425,535	463	36,312,985	496	38,903,500
<b>30. Ag-Total Taxable</b>							<b>2,308</b>	<b>224,133,155</b>

**County 51 - Keith**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	1	1.000	10,000	
32. HomeSite Improv Land	0	0.000	0	20	24.000	222,400	
33. HomeSite Improvements	0		0	22		1,480,825	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	1	2.300	2,760	
36. FarmSite Impr Land	1	6.750	8,100	16	16.230	19,470	
37. FarmSite Improv	1		164,980	26		944,710	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			178.760		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	7	7.000	70,000	8	8.000	80,000	
32. HomeSite Improv Land	306	324.000	3,231,200	326	348.000	3,453,600	
33. HomeSite Improvements	335		21,248,460	357		22,729,285	1,233,705
<b>34. HomeSite Total</b>				365	356.000	26,262,885	
35. FarmSite UnImp Land	16	11.180	13,415	17	13.480	16,175	
36. FarmSite Impr Land	264	314.940	401,135	281	337.920	428,705	
37. FarmSite Improv	428		15,064,525	455		16,174,215	0
<b>38. FarmSite Total</b>				472	351.400	16,619,095	
39. Road & Ditches		4,941.530			5,120.290		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>837</b>	<b>5,827.690</b>	<b>42,881,980</b>	<b>1,233,705</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	2	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	0.000	0	5	0.000	0

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	6	1,647.420	317,080
44. Recapture Val			0			388,880
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	31	4,632.720	1,300,990	37	6,280.140	1,618,070
44. Recapture Val			1,592,725			1,981,605

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3.410	2,180	3.410	2,180
47. 2A1	0.000	0	0.000	0	72.120	44,715	72.120	44,715
48. 2A	0.000	0	0.000	0	411.580	246,945	411.580	246,945
49. 3A1	0.000	0	0.000	0	60.830	33,150	60.830	33,150
50. 3A	0.000	0	0.000	0	1,691.870	922,060	1,691.870	922,060
51. 4A1	0.000	0	0.000	0	4,392.980	1,427,735	4,392.980	1,427,735
52. 4A	0.000	0	0.000	0	750.240	243,835	750.240	243,835
53. Total	0.000	0	0.000	0	7,383.030	2,920,620	7,383.030	2,920,620
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	32.360	10,520	32.360	10,520
56. 2D1	0.000	0	0.000	0	159.090	51,705	159.090	51,705
57. 2D	0.000	0	0.000	0	76.650	22,995	76.650	22,995
58. 3D1	0.000	0	0.000	0	250.500	75,140	250.500	75,140
59. 3D	0.000	0	0.000	0	357.350	89,350	357.350	89,350
60. 4D1	0.000	0	0.000	0	406.790	101,750	406.790	101,750
61. 4D	0.000	0	0.000	0	80.180	16,035	80.180	16,035
62. Total	0.000	0	0.000	0	1,362.920	367,495	1,362.920	367,495
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	133.800	26,295	133.800	26,295
65. 2G1	0.000	0	0.000	0	74.490	13,785	74.490	13,785
66. 2G	0.000	0	0.000	0	648.450	120,315	648.450	120,315
67. 3G1	0.000	0	0.000	0	854.690	161,675	854.690	161,675
68. 3G	0.000	0	0.000	0	4,062.380	697,400	4,062.380	697,400
69. 4G1	0.000	0	0.000	0	130,872.690	22,329,075	130,872.690	22,329,075
70. 4G	0.000	0	0.000	0	110,344.770	14,370,825	110,344.770	14,370,825
71. Total	0.000	0	0.000	0	246,991.270	37,719,370	246,991.270	37,719,370
72. Waste	0.000	0	0.000	0	1,923.880	209,435	1,923.880	209,435
73. Other	0.000	0	0.000	0	958.150	191,620	958.150	191,620
74. Exempt	111.220		15.630		15,644.620		15,771.470	
75. Total	0.000	0	0.000	0	258,619.250	41,408,540	258,619.250	41,408,540

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	5,338.010	4,003,650	5,338.010	4,003,650
47. 2A1	0.000	0	0.000	0	1,527.740	1,069,435	1,527.740	1,069,435
48. 2A	0.000	0	0.000	0	2,030.790	1,299,720	2,030.790	1,299,720
49. 3A1	0.000	0	0.000	0	3.880	2,115	3.880	2,115
50. 3A	0.000	0	0.000	0	363.510	198,100	363.510	198,100
51. 4A1	0.000	0	0.000	0	303.430	106,210	303.430	106,210
52. 4A	0.000	0	0.000	0	360.070	126,035	360.070	126,035
53. Total	0.000	0	0.000	0	9,927.430	6,805,265	9,927.430	6,805,265
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	16,138.650	5,729,285	16,138.650	5,729,285
56. 2D1	0.000	0	0.000	0	337.540	118,145	337.540	118,145
57. 2D	0.000	0	0.000	0	2,633.940	790,180	2,633.940	790,180
58. 3D1	0.000	0	0.000	0	193.200	57,970	193.200	57,970
59. 3D	0.000	0	0.000	0	156.560	39,145	156.560	39,145
60. 4D1	0.000	0	0.000	0	2,700.070	675,150	2,700.070	675,150
61. 4D	0.000	0	0.000	0	1,543.170	347,210	1,543.170	347,210
62. Total	0.000	0	0.000	0	23,703.130	7,757,085	23,703.130	7,757,085
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,813.250	352,200	1,813.250	352,200
65. 2G1	0.000	0	0.000	0	1,165.220	216,815	1,165.220	216,815
66. 2G	0.000	0	0.000	0	1,261.670	244,290	1,261.670	244,290
67. 3G1	0.000	0	0.000	0	20.040	4,375	20.040	4,375
68. 3G	0.000	0	0.000	0	560.850	95,350	560.850	95,350
69. 4G1	0.000	0	0.000	0	2,763.550	482,020	2,763.550	482,020
70. 4G	0.000	0	0.000	0	17,867.080	2,970,735	17,867.080	2,970,735
71. Total	0.000	0	0.000	0	25,451.660	4,365,785	25,451.660	4,365,785
72. Waste	0.000	0	0.000	0	128.960	3,225	128.960	3,225
73. Other	0.000	0	0.000	0	1,353.930	270,780	1,353.930	270,780
74. Exempt	0.000		0.000		3,248.320		3,248.320	
75. Total	0.000	0	0.000	0	60,565.110	19,202,140	60,565.110	19,202,140



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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	2,284.630	1,839,115	38,705.960	31,158,305	40,990.590	32,997,420
47. 2A1	0.000	0	1,483.130	1,082,700	5,236.150	3,822,410	6,719.280	4,905,110
48. 2A	0.000	0	1,250.150	875,100	9,007.430	6,305,195	10,257.580	7,180,295
49. 3A1	0.000	0	0.000	0	2,611.310	1,449,270	2,611.310	1,449,270
50. 3A	0.000	0	274.190	152,185	3,930.940	2,181,675	4,205.130	2,333,860
51. 4A1	0.000	0	104.640	39,250	4,665.660	1,735,850	4,770.300	1,775,100
52. 4A	0.000	0	129.520	46,630	1,036.870	373,275	1,166.390	419,905
53. Total	0.000	0	5,526.260	4,034,980	65,194.320	47,025,980	70,720.580	51,060,960
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	630.130	223,680	28,836.740	10,237,055	29,466.870	10,460,735
56. 2D1	0.000	0	300.350	105,130	1,349.210	472,235	1,649.560	577,365
57. 2D	0.000	0	556.020	166,815	6,480.420	1,944,115	7,036.440	2,110,930
58. 3D1	0.000	0	0.000	0	2,020.640	606,195	2,020.640	606,195
59. 3D	0.000	0	52.850	14,530	1,458.480	401,110	1,511.330	415,640
60. 4D1	0.000	0	244.780	67,310	3,601.890	990,590	3,846.670	1,057,900
61. 4D	0.000	0	84.580	19,035	624.360	140,480	708.940	159,515
62. Total	0.000	0	1,868.710	596,500	44,371.740	14,791,780	46,240.450	15,388,280
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	198.090	42,860	3,776.780	814,985	3,974.870	857,845
65. 2G1	0.000	0	226.940	48,880	2,451.290	528,650	2,678.230	577,530
66. 2G	0.000	0	182.840	39,390	3,921.970	847,240	4,104.810	886,630
67. 3G1	0.000	0	0.000	0	1,222.640	265,275	1,222.640	265,275
68. 3G	0.000	0	101.810	20,345	2,883.400	580,455	2,985.210	600,800
69. 4G1	0.000	0	168.630	34,405	5,986.770	1,225,685	6,155.400	1,260,090
70. 4G	0.000	0	1,740.750	352,410	18,976.130	3,801,600	20,716.880	4,154,010
71. Total	0.000	0	2,619.060	538,290	39,218.980	8,063,890	41,838.040	8,602,180
72. Waste	0.000	0	58.380	1,455	377.040	9,425	435.420	10,880
73. Other	0.000	0	1,124.240	224,845	5,104.730	1,020,950	6,228.970	1,245,795
74. Exempt	42.580		658.390		2,782.290		3,483.260	
75. Total	0.000	0	11,196.650	5,396,070	154,266.810	70,912,025	165,463.460	76,308,095

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	5,471.220	4,869,390	5,471.220	4,869,390
47. 2A1	0.000	0	263.970	221,730	1,807.360	1,518,185	2,071.330	1,739,915
48. 2A	0.000	0	144.520	101,165	2,850.490	1,995,350	2,995.010	2,096,515
49. 3A1	0.000	0	0.000	0	1,326.920	736,440	1,326.920	736,440
50. 3A	0.000	0	330.670	183,535	1,341.590	744,590	1,672.260	928,125
51. 4A1	0.000	0	0.000	0	1,420.000	532,535	1,420.000	532,535
52. 4A	0.000	0	93.880	33,800	227.180	81,780	321.060	115,580
53. Total	0.000	0	833.040	540,230	14,444.760	10,478,270	15,277.800	11,018,500
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	6,675.840	3,604,935	6,675.840	3,604,935
56. 2D1	0.000	0	258.040	109,670	365.210	155,210	623.250	264,880
57. 2D	0.000	0	69.780	29,655	2,624.910	1,115,560	2,694.690	1,145,215
58. 3D1	0.000	0	0.000	0	1,560.770	600,880	1,560.770	600,880
59. 3D	0.000	0	49.320	16,525	958.920	321,245	1,008.240	337,770
60. 4D1	0.000	0	23.580	7,900	1,268.550	424,955	1,292.130	432,855
61. 4D	0.000	0	61.260	13,790	118.680	26,695	179.940	40,485
62. Total	0.000	0	461.980	177,540	13,572.880	6,249,480	14,034.860	6,427,020
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	331.950	71,765	331.950	71,765
65. 2G1	0.000	0	30.290	6,515	355.800	76,500	386.090	83,015
66. 2G	0.000	0	34.630	7,440	547.130	118,040	581.760	125,480
67. 3G1	0.000	0	0.000	0	416.260	90,565	416.260	90,565
68. 3G	0.000	0	47.630	9,525	1,170.270	236,755	1,217.900	246,280
69. 4G1	0.000	0	19.580	3,920	1,353.850	274,550	1,373.430	278,470
70. 4G	0.000	0	718.830	143,770	6,038.360	1,207,890	6,757.190	1,351,660
71. Total	0.000	0	850.960	171,170	10,213.620	2,076,065	11,064.580	2,247,235
72. Waste	0.000	0	0.430	10	165.950	4,155	166.380	4,165
73. Other	0.000	0	371.420	74,285	1,812.930	362,585	2,184.350	436,870
74. Exempt	12.110		183.730		273.270		469.110	
75. Total	0.000	0	2,517.830	963,235	40,210.140	19,170,555	42,727.970	20,133,790

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	25.000	16,250	25.000	16,250
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	669.550	364,905	669.550	364,905
51. 4A1	0.000	0	0.000	0	1,071.110	358,820	1,071.110	358,820
52. 4A	0.000	0	0.000	0	243.840	81,690	243.840	81,690
53. Total	0.000	0	0.000	0	2,009.500	821,665	2,009.500	821,665
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	5.140	1,595	5.140	1,595
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	20.930	5,445	20.930	5,445
60. 4D1	0.000	0	0.000	0	16.090	4,185	16.090	4,185
61. 4D	0.000	0	0.000	0	4.710	990	4.710	990
62. Total	0.000	0	0.000	0	46.870	12,215	46.870	12,215
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	14.180	2,765	14.180	2,765
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	722.180	122,770	722.180	122,770
69. 4G1	0.000	0	0.000	0	13,423.110	2,288,455	13,423.110	2,288,455
70. 4G	0.000	0	0.000	0	5,661.590	820,930	5,661.590	820,930
71. Total	0.000	0	0.000	0	19,821.060	3,234,920	19,821.060	3,234,920
72. Waste	0.000	0	0.000	0	669.410	133,880	669.410	133,880
73. Other	0.000	0	0.000	0	603.220	120,650	603.220	120,650
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	23,150.060	4,323,330	23,150.060	4,323,330

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 6

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	142.850	107,145	553.010	414,770	695.860	521,915
47. 2A1	0.000	0	0.000	0	123.000	86,100	123.000	86,100
48. 2A	0.000	0	0.000	0	83.750	53,600	83.750	53,600
49. 3A1	0.000	0	141.020	76,860	113.140	61,660	254.160	138,520
50. 3A	0.000	0	154.000	83,925	219.820	119,795	373.820	203,720
51. 4A1	0.000	0	27.790	9,725	56.700	19,850	84.490	29,575
52. 4A	0.000	0	0.750	265	274.870	96,215	275.620	96,480
53. Total	0.000	0	466.410	277,920	1,424.290	851,990	1,890.700	1,129,910
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	911.950	323,750	18,263.220	6,483,425	19,175.170	6,807,175
56. 2D1	0.000	0	0.000	0	55.500	19,425	55.500	19,425
57. 2D	0.000	0	153.660	46,100	3,984.820	1,195,460	4,138.480	1,241,560
58. 3D1	0.000	0	597.470	179,250	507.140	152,150	1,104.610	331,400
59. 3D	0.000	0	448.610	123,365	329.060	90,500	777.670	213,865
60. 4D1	0.000	0	142.230	39,115	1,840.310	506,100	1,982.540	545,215
61. 4D	0.000	0	53.700	12,085	1,439.800	324,000	1,493.500	336,085
62. Total	0.000	0	2,307.620	723,665	26,419.850	8,771,060	28,727.470	9,494,725
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	185.340	35,235	2,250.970	435,845	2,436.310	471,080
65. 2G1	0.000	0	8.060	1,490	836.730	154,790	844.790	156,280
66. 2G	0.000	0	66.300	12,790	642.940	122,920	709.240	135,710
67. 3G1	0.000	0	527.430	103,205	345.810	72,225	873.240	175,430
68. 3G	0.000	0	518.070	94,725	1,310.730	235,690	1,828.800	330,415
69. 4G1	0.000	0	209.120	36,445	3,106.390	551,155	3,315.510	587,600
70. 4G	0.000	0	3,159.050	521,870	40,378.410	6,712,695	43,537.460	7,234,565
71. Total	0.000	0	4,673.370	805,760	48,871.980	8,285,320	53,545.350	9,091,080
72. Waste	0.000	0	4.730	120	67.270	1,675	72.000	1,795
73. Other	0.000	0	0.000	0	788.840	157,770	788.840	157,770
74. Exempt	0.000		88.760		18,775.990		18,864.750	
75. Total	0.000	0	7,452.130	1,807,465	77,572.230	18,067,815	85,024.360	19,875,280

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	6,825.710	4,853,130	100,383.330	68,903,790	107,209.040	73,756,920
77.Dry Land	0.000	0	4,638.310	1,497,705	109,477.390	37,949,115	114,115.700	39,446,820
78.Grass	0.000	0	8,143.390	1,515,220	390,568.570	63,745,350	398,711.960	65,260,570
79.Waste	0.000	0	63.540	1,585	3,332.510	361,795	3,396.050	363,380
80.Other	0.000	0	1,495.660	299,130	10,621.800	2,124,355	12,117.460	2,423,485
81.Exempt	165.910	0	946.510	0	40,724.490	0	41,836.910	0
<b>82.Total</b>	0.000	0	21,166.610	8,166,770	614,383.600	173,084,405	<b>635,550.210</b>	<b>181,251,175</b>

## 2006 Agricultural Land Detail

### County 51 - Keith

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3.410	0.05%	2,180	0.07%	639.296
2A1	72.120	0.98%	44,715	1.53%	620.008
2A	411.580	5.57%	246,945	8.46%	599.992
3A1	60.830	0.82%	33,150	1.14%	544.961
3A	1,691.870	22.92%	922,060	31.57%	544.994
4A1	4,392.980	59.50%	1,427,735	48.88%	325.003
4A	750.240	10.16%	243,835	8.35%	325.009
<b>Irrigated Total</b>	<b>7,383.030</b>	<b>100.00%</b>	<b>2,920,620</b>	<b>100.00%</b>	<b>395.585</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	32.360	2.37%	10,520	2.86%	325.092
2D1	159.090	11.67%	51,705	14.07%	325.004
2D	76.650	5.62%	22,995	6.26%	300.000
3D1	250.500	18.38%	75,140	20.45%	299.960
3D	357.350	26.22%	89,350	24.31%	250.034
4D1	406.790	29.85%	101,750	27.69%	250.129
4D	80.180	5.88%	16,035	4.36%	199.987
<b>Dry Total</b>	<b>1,362.920</b>	<b>100.00%</b>	<b>367,495</b>	<b>100.00%</b>	<b>269.637</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	133.800	0.05%	26,295	0.07%	196.524
2G1	74.490	0.03%	13,785	0.04%	185.058
2G	648.450	0.26%	120,315	0.32%	185.542
3G1	854.690	0.35%	161,675	0.43%	189.162
3G	4,062.380	1.64%	697,400	1.85%	171.672
4G1	130,872.690	52.99%	22,329,075	59.20%	170.616
4G	110,344.770	44.68%	14,370,825	38.10%	130.235
<b>Grass Total</b>	<b>246,991.270</b>	<b>100.00%</b>	<b>37,719,370</b>	<b>100.00%</b>	<b>152.715</b>

<b>Irrigated Total</b>	<b>7,383.030</b>	<b>2.85%</b>	<b>2,920,620</b>	<b>7.05%</b>	<b>395.585</b>
<b>Dry Total</b>	<b>1,362.920</b>	<b>0.53%</b>	<b>367,495</b>	<b>0.89%</b>	<b>269.637</b>
<b>Grass Total</b>	<b>246,991.270</b>	<b>95.50%</b>	<b>37,719,370</b>	<b>91.09%</b>	<b>152.715</b>
Waste	1,923.880	0.74%	209,435	0.51%	108.860
Other	958.150	0.37%	191,620	0.46%	199.989
Exempt	15,771.470	6.10%			
<b>Market Area Total</b>	<b>258,619.250</b>	<b>100.00%</b>	<b>41,408,540</b>	<b>100.00%</b>	<b>160.113</b>

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

<b>Irrigated Total</b>	<b>7,383.030</b>	<b>6.89%</b>	<b>2,920,620</b>	<b>3.96%</b>	
<b>Dry Total</b>	<b>1,362.920</b>	<b>1.19%</b>	<b>367,495</b>	<b>0.93%</b>	
<b>Grass Total</b>	<b>246,991.270</b>	<b>61.95%</b>	<b>37,719,370</b>	<b>57.80%</b>	
Waste	1,923.880	56.65%	209,435	57.64%	
Other	958.150	7.91%	191,620	7.91%	
Exempt	15,771.470	37.70%			
<b>Market Area Total</b>	<b>258,619.250</b>	<b>40.69%</b>	<b>41,408,540</b>	<b>22.85%</b>	

## 2006 Agricultural Land Detail

### County 51 - Keith

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,338.010	53.77%	4,003,650	58.83%	750.026
2A1	1,527.740	15.39%	1,069,435	15.71%	700.011
2A	2,030.790	20.46%	1,299,720	19.10%	640.007
3A1	3.880	0.04%	2,115	0.03%	545.103
3A	363.510	3.66%	198,100	2.91%	544.964
4A1	303.430	3.06%	106,210	1.56%	350.031
4A	360.070	3.63%	126,035	1.85%	350.029
<b>Irrigated Total</b>	<b>9,927.430</b>	<b>100.00%</b>	<b>6,805,265</b>	<b>100.00%</b>	<b>685.501</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	16,138.650	68.09%	5,729,285	73.86%	355.003
2D1	337.540	1.42%	118,145	1.52%	350.017
2D	2,633.940	11.11%	790,180	10.19%	299.999
3D1	193.200	0.82%	57,970	0.75%	300.051
3D	156.560	0.66%	39,145	0.50%	250.031
4D1	2,700.070	11.39%	675,150	8.70%	250.049
4D	1,543.170	6.51%	347,210	4.48%	224.997
<b>Dry Total</b>	<b>23,703.130</b>	<b>100.00%</b>	<b>7,757,085</b>	<b>100.00%</b>	<b>327.259</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	1,813.250	7.12%	352,200	8.07%	194.236
2G1	1,165.220	4.58%	216,815	4.97%	186.072
2G	1,261.670	4.96%	244,290	5.60%	193.624
3G1	20.040	0.08%	4,375	0.10%	218.313
3G	560.850	2.20%	95,350	2.18%	170.009
4G1	2,763.550	10.86%	482,020	11.04%	174.420
4G	17,867.080	70.20%	2,970,735	68.05%	166.268
<b>Grass Total</b>	<b>25,451.660</b>	<b>100.00%</b>	<b>4,365,785</b>	<b>100.00%</b>	<b>171.532</b>
<b>Irrigated Total</b>	<b>9,927.430</b>	<b>16.39%</b>	<b>6,805,265</b>	<b>35.44%</b>	<b>685.501</b>
<b>Dry Total</b>	<b>23,703.130</b>	<b>39.14%</b>	<b>7,757,085</b>	<b>40.40%</b>	<b>327.259</b>
<b>Grass Total</b>	<b>25,451.660</b>	<b>42.02%</b>	<b>4,365,785</b>	<b>22.74%</b>	<b>171.532</b>
Waste	128.960	0.21%	3,225	0.02%	25.007
Other	1,353.930	2.24%	270,780	1.41%	199.995
Exempt	3,248.320	5.36%			
<b>Market Area Total</b>	<b>60,565.110</b>	<b>100.00%</b>	<b>19,202,140</b>	<b>100.00%</b>	<b>317.049</b>

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

<b>Irrigated Total</b>	<b>9,927.430</b>	<b>9.26%</b>	<b>6,805,265</b>	<b>9.23%</b>	
<b>Dry Total</b>	<b>23,703.130</b>	<b>20.77%</b>	<b>7,757,085</b>	<b>19.66%</b>	
<b>Grass Total</b>	<b>25,451.660</b>	<b>6.38%</b>	<b>4,365,785</b>	<b>6.69%</b>	
Waste	128.960	3.80%	3,225	0.89%	
Other	1,353.930	11.17%	270,780	11.17%	
Exempt	3,248.320	7.76%			
<b>Market Area Total</b>	<b>60,565.110</b>	<b>9.53%</b>	<b>19,202,140</b>	<b>10.59%</b>	

## 2006 Agricultural Land Detail

### County 51 - Keith

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	40,990.590	57.96%	32,997,420	64.62%	804.999
2A1	6,719.280	9.50%	4,905,110	9.61%	730.005
2A	10,257.580	14.50%	7,180,295	14.06%	699.998
3A1	2,611.310	3.69%	1,449,270	2.84%	554.997
3A	4,205.130	5.95%	2,333,860	4.57%	555.003
4A1	4,770.300	6.75%	1,775,100	3.48%	372.114
4A	1,166.390	1.65%	419,905	0.82%	360.003
<b>Irrigated Total</b>	<b>70,720.580</b>	<b>100.00%</b>	<b>51,060,960</b>	<b>100.00%</b>	<b>722.009</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	29,466.870	63.73%	10,460,735	67.98%	354.999
2D1	1,649.560	3.57%	577,365	3.75%	350.011
2D	7,036.440	15.22%	2,110,930	13.72%	299.999
3D1	2,020.640	4.37%	606,195	3.94%	300.001
3D	1,511.330	3.27%	415,640	2.70%	275.016
4D1	3,846.670	8.32%	1,057,900	6.87%	275.017
4D	708.940	1.53%	159,515	1.04%	225.004
<b>Dry Total</b>	<b>46,240.450</b>	<b>100.00%</b>	<b>15,388,280</b>	<b>100.00%</b>	<b>332.788</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	3,974.870	9.50%	857,845	9.97%	215.817
2G1	2,678.230	6.40%	577,530	6.71%	215.638
2G	4,104.810	9.81%	886,630	10.31%	215.997
3G1	1,222.640	2.92%	265,275	3.08%	216.969
3G	2,985.210	7.14%	600,800	6.98%	201.258
4G1	6,155.400	14.71%	1,260,090	14.65%	204.712
4G	20,716.880	49.52%	4,154,010	48.29%	200.513
<b>Grass Total</b>	<b>41,838.040</b>	<b>100.00%</b>	<b>8,602,180</b>	<b>100.00%</b>	<b>205.606</b>

<b>Irrigated Total</b>	<b>70,720.580</b>	<b>42.74%</b>	<b>51,060,960</b>	<b>66.91%</b>	<b>722.009</b>
<b>Dry Total</b>	<b>46,240.450</b>	<b>27.95%</b>	<b>15,388,280</b>	<b>20.17%</b>	<b>332.788</b>
<b>Grass Total</b>	<b>41,838.040</b>	<b>25.29%</b>	<b>8,602,180</b>	<b>11.27%</b>	<b>205.606</b>
Waste	435.420	0.26%	10,880	0.01%	24.987
Other	6,228.970	3.76%	1,245,795	1.63%	200.000
Exempt	3,483.260	2.11%			
<b>Market Area Total</b>	<b>165,463.460</b>	<b>100.00%</b>	<b>76,308,095</b>	<b>100.00%</b>	<b>461.177</b>

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

<b>Irrigated Total</b>	<b>70,720.580</b>	<b>65.97%</b>	<b>51,060,960</b>	<b>69.23%</b>
<b>Dry Total</b>	<b>46,240.450</b>	<b>40.52%</b>	<b>15,388,280</b>	<b>39.01%</b>
<b>Grass Total</b>	<b>41,838.040</b>	<b>10.49%</b>	<b>8,602,180</b>	<b>13.18%</b>
Waste	435.420	12.82%	10,880	2.99%
Other	6,228.970	51.40%	1,245,795	51.41%
Exempt	3,483.260	8.33%		
<b>Market Area Total</b>	<b>165,463.460</b>	<b>26.03%</b>	<b>76,308,095</b>	<b>42.10%</b>



## 2006 Agricultural Land Detail

### County 51 - Keith

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,471.220	35.81%	4,869,390	44.19%	890.000
2A1	2,071.330	13.56%	1,739,915	15.79%	839.998
2A	2,995.010	19.60%	2,096,515	19.03%	700.002
3A1	1,326.920	8.69%	736,440	6.68%	554.999
3A	1,672.260	10.95%	928,125	8.42%	555.012
4A1	1,420.000	9.29%	532,535	4.83%	375.024
4A	321.060	2.10%	115,580	1.05%	359.995
<b>Irrigated Total</b>	<b>15,277.800</b>	<b>100.00%</b>	<b>11,018,500</b>	<b>100.00%</b>	<b>721.209</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	6,675.840	47.57%	3,604,935	56.09%	539.997
2D1	623.250	4.44%	264,880	4.12%	424.997
2D	2,694.690	19.20%	1,145,215	17.82%	424.989
3D1	1,560.770	11.12%	600,880	9.35%	384.989
3D	1,008.240	7.18%	337,770	5.26%	335.009
4D1	1,292.130	9.21%	432,855	6.73%	334.993
4D	179.940	1.28%	40,485	0.63%	224.991
<b>Dry Total</b>	<b>14,034.860</b>	<b>100.00%</b>	<b>6,427,020</b>	<b>100.00%</b>	<b>457.932</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	331.950	3.00%	71,765	3.19%	216.192
2G1	386.090	3.49%	83,015	3.69%	215.014
2G	581.760	5.26%	125,480	5.58%	215.690
3G1	416.260	3.76%	90,565	4.03%	217.568
3G	1,217.900	11.01%	246,280	10.96%	202.216
4G1	1,373.430	12.41%	278,470	12.39%	202.755
4G	6,757.190	61.07%	1,351,660	60.15%	200.032
<b>Grass Total</b>	<b>11,064.580</b>	<b>100.00%</b>	<b>2,247,235</b>	<b>100.00%</b>	<b>203.101</b>
<b>Irrigated Total</b>	<b>15,277.800</b>	<b>35.76%</b>	<b>11,018,500</b>	<b>54.73%</b>	<b>721.209</b>
<b>Dry Total</b>	<b>14,034.860</b>	<b>32.85%</b>	<b>6,427,020</b>	<b>31.92%</b>	<b>457.932</b>
<b>Grass Total</b>	<b>11,064.580</b>	<b>25.90%</b>	<b>2,247,235</b>	<b>11.16%</b>	<b>203.101</b>
Waste	166.380	0.39%	4,165	0.02%	25.033
Other	2,184.350	5.11%	436,870	2.17%	200.000
Exempt	469.110	1.10%			
<b>Market Area Total</b>	<b>42,727.970</b>	<b>100.00%</b>	<b>20,133,790</b>	<b>100.00%</b>	<b>471.208</b>

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

<b>Irrigated Total</b>	<b>15,277.800</b>	<b>14.25%</b>	<b>11,018,500</b>	<b>14.94%</b>	
<b>Dry Total</b>	<b>14,034.860</b>	<b>12.30%</b>	<b>6,427,020</b>	<b>16.29%</b>	
<b>Grass Total</b>	<b>11,064.580</b>	<b>2.78%</b>	<b>2,247,235</b>	<b>3.44%</b>	
Waste	166.380	4.90%	4,165	1.15%	
Other	2,184.350	18.03%	436,870	18.03%	
Exempt	469.110	1.12%			
<b>Market Area Total</b>	<b>42,727.970</b>	<b>6.72%</b>	<b>20,133,790</b>	<b>11.11%</b>	

## 2006 Agricultural Land Detail

### County 51 - Keith

Market Area: 5

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	25.000	1.24%	16,250	1.98%	650.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	669.550	33.32%	364,905	44.41%	545.000
4A1	1,071.110	53.30%	358,820	43.67%	334.998
4A	243.840	12.13%	81,690	9.94%	335.014
<b>Irrigated Total</b>	<b>2,009.500</b>	<b>100.00%</b>	<b>821,665</b>	<b>100.00%</b>	<b>408.890</b>

#### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	5.140	10.97%	1,595	13.06%	310.311
3D1	0.000	0.00%	0	0.00%	0.000
3D	20.930	44.66%	5,445	44.58%	260.152
4D1	16.090	34.33%	4,185	34.26%	260.099
4D	4.710	10.05%	990	8.10%	210.191
<b>Dry Total</b>	<b>46.870</b>	<b>100.00%</b>	<b>12,215</b>	<b>100.00%</b>	<b>260.614</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	14.180	0.07%	2,765	0.09%	194.992
3G1	0.000	0.00%	0	0.00%	0.000
3G	722.180	3.64%	122,770	3.80%	169.999
4G1	13,423.110	67.72%	2,288,455	70.74%	170.486
4G	5,661.590	28.56%	820,930	25.38%	144.999
<b>Grass Total</b>	<b>19,821.060</b>	<b>100.00%</b>	<b>3,234,920</b>	<b>100.00%</b>	<b>163.206</b>

<b>Irrigated Total</b>	<b>2,009.500</b>	<b>8.68%</b>	<b>821,665</b>	<b>19.01%</b>	<b>408.890</b>
<b>Dry Total</b>	<b>46.870</b>	<b>0.20%</b>	<b>12,215</b>	<b>0.28%</b>	<b>260.614</b>
<b>Grass Total</b>	<b>19,821.060</b>	<b>85.62%</b>	<b>3,234,920</b>	<b>74.82%</b>	<b>163.206</b>
Waste	669.410	2.89%	133,880	3.10%	199.997
Other	603.220	2.61%	120,650	2.79%	200.009
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>23,150.060</b>	<b>100.00%</b>	<b>4,323,330</b>	<b>100.00%</b>	<b>186.752</b>

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

<b>Irrigated Total</b>	<b>2,009.500</b>	<b>1.87%</b>	<b>821,665</b>	<b>1.11%</b>	
<b>Dry Total</b>	<b>46.870</b>	<b>0.04%</b>	<b>12,215</b>	<b>0.03%</b>	
<b>Grass Total</b>	<b>19,821.060</b>	<b>4.97%</b>	<b>3,234,920</b>	<b>4.96%</b>	
Waste	669.410	19.71%	133,880	36.84%	
Other	603.220	4.98%	120,650	4.98%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>23,150.060</b>	<b>3.64%</b>	<b>4,323,330</b>	<b>2.39%</b>	

## 2006 Agricultural Land Detail

### County 51 - Keith

Market Area: **6**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	695.860	36.80%	521,915	46.19%	750.028
2A1	123.000	6.51%	86,100	7.62%	700.000
2A	83.750	4.43%	53,600	4.74%	640.000
3A1	254.160	13.44%	138,520	12.26%	545.011
3A	373.820	19.77%	203,720	18.03%	544.968
4A1	84.490	4.47%	29,575	2.62%	350.041
4A	275.620	14.58%	96,480	8.54%	350.047
<b>Irrigated Total</b>	<b>1,890.700</b>	<b>100.00%</b>	<b>1,129,910</b>	<b>100.00%</b>	<b>597.614</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	19,175.170	66.75%	6,807,175	71.69%	354.999
2D1	55.500	0.19%	19,425	0.20%	350.000
2D	4,138.480	14.41%	1,241,560	13.08%	300.003
3D1	1,104.610	3.85%	331,400	3.49%	300.015
3D	777.670	2.71%	213,865	2.25%	275.007
4D1	1,982.540	6.90%	545,215	5.74%	275.008
4D	1,493.500	5.20%	336,085	3.54%	225.031
<b>Dry Total</b>	<b>28,727.470</b>	<b>100.00%</b>	<b>9,494,725</b>	<b>100.00%</b>	<b>330.510</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,436.310	4.55%	471,080	5.18%	193.357
2G1	844.790	1.58%	156,280	1.72%	184.992
2G	709.240	1.32%	135,710	1.49%	191.345
3G1	873.240	1.63%	175,430	1.93%	200.895
3G	1,828.800	3.42%	330,415	3.63%	180.673
4G1	3,315.510	6.19%	587,600	6.46%	177.227
4G	43,537.460	81.31%	7,234,565	79.58%	166.168
<b>Grass Total</b>	<b>53,545.350</b>	<b>100.00%</b>	<b>9,091,080</b>	<b>100.00%</b>	<b>169.782</b>

<b>Irrigated Total</b>	<b>1,890.700</b>	<b>2.22%</b>	<b>1,129,910</b>	<b>5.69%</b>	<b>597.614</b>
<b>Dry Total</b>	<b>28,727.470</b>	<b>33.79%</b>	<b>9,494,725</b>	<b>47.77%</b>	<b>330.510</b>
<b>Grass Total</b>	<b>53,545.350</b>	<b>62.98%</b>	<b>9,091,080</b>	<b>45.74%</b>	<b>169.782</b>
Waste	72.000	0.08%	1,795	0.01%	24.930
Other	788.840	0.93%	157,770	0.79%	200.002
Exempt	18,864.750	22.19%			
<b>Market Area Total</b>	<b>85,024.360</b>	<b>100.00%</b>	<b>19,875,280</b>	<b>100.00%</b>	<b>233.759</b>

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

<b>Irrigated Total</b>	<b>1,890.700</b>	<b>1.76%</b>	<b>1,129,910</b>	<b>1.53%</b>	
<b>Dry Total</b>	<b>28,727.470</b>	<b>25.17%</b>	<b>9,494,725</b>	<b>24.07%</b>	
<b>Grass Total</b>	<b>53,545.350</b>	<b>13.43%</b>	<b>9,091,080</b>	<b>13.93%</b>	
Waste	72.000	2.12%	1,795	0.49%	
Other	788.840	6.51%	157,770	6.51%	
Exempt	18,864.750	45.09%			
<b>Market Area Total</b>	<b>85,024.360</b>	<b>13.38%</b>	<b>19,875,280</b>	<b>10.97%</b>	

## 2006 Agricultural Land Detail

### County 51 - Keith

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	6,825.710	4,853,130	100,383.330	68,903,790
Dry	0.000	0	4,638.310	1,497,705	109,477.390	37,949,115
Grass	0.000	0	8,143.390	1,515,220	390,568.570	63,745,350
Waste	0.000	0	63.540	1,585	3,332.510	361,795
Other	0.000	0	1,495.660	299,130	10,621.800	2,124,355
Exempt	165.910	0	946.510	0	40,724.490	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>21,166.610</b>	<b>8,166,770</b>	<b>614,383.600</b>	<b>173,084,405</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	107,209.040	73,756,920	107,209.040	16.87%	73,756,920	40.69%	687.972
Dry	114,115.700	39,446,820	114,115.700	17.96%	39,446,820	21.76%	345.673
Grass	398,711.960	65,260,570	398,711.960	62.73%	65,260,570	36.01%	163.678
Waste	3,396.050	363,380	3,396.050	0.53%	363,380	0.20%	107.000
Other	12,117.460	2,423,485	12,117.460	1.91%	2,423,485	1.34%	199.999
Exempt	41,836.910	0	41,836.910	6.58%	0	0.00%	0.000
<b>Total</b>	<b>635,550.210</b>	<b>181,251,175</b>	<b>635,550.210</b>	<b>100.00%</b>	<b>181,251,175</b>	<b>100.00%</b>	<b>285.187</b>

\* Department of Property Assessment & Taxation Calculates

**2005 Plan of Assessment for Keith County**  
**Assessment Years 2006, 2007, and 2008**

**Date: June 15, 2005**

**Plan of Assessment Requirements:**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessment administrative manager shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the assessment office plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the Assessment Administrative Manager shall present the plan to the County Board of Equalization. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

**Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by 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 §77-1347.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

**General Description of Real Property in Keith County:**

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	4996	49%	43%
Commercial	693	6%	11%
Industrial	15	%	%
Recreational	1373	13%	03%
Agricultural	2341	23%	40%
Special Value	40	%	%
Exempt	659	6%	%
Tax Increment Financing	15	%	%
Minerals	65	%	%
Game & Parks	5	%	%

The majority parcels and valuation by class in Keith County are Residential. It is important to note that 60% of these Residential properties surround Lake Mc Conaughy. Also, 11% of the total Residential parcels are mobile homes.

While the Agricultural parcel count consists of less than half of the Residential parcel count the total valuations are nearly equal. As you can see from the acre count and values listed below, the majority of agricultural land use consists of grassland. The majority of the grassland lies in the northern region of Keith County; north of Lake Mc Conaughy and the North Platte River. The total grassland valuation runs a close second for the largest valuation per use of Keith County Agricultural land. While Irrigated acres consist of almost a fourth of the grassland acres the valuation is higher than the total grassland valuation. Dryland consists of slightly more acres than irrigated, however, it comprises of the least amount of valuation per use.

Agricultural land -637,260.39 taxable acres. (*according to the 2005 Abstract*)

Use	Acres	Value
Irrigated	107,753.02	70,375,035
Dry	116,468.38	42,149,675
Grass	397,373.55	63,427,030
Waste	3,952.36	420,625
Other (Acc)	<u>11,713.08</u>	<u>2,342,610</u>
Sub-Total Land only	673,260.39	178,714,975
Improvements		<u>29,829,250</u>
		213,540,225

### **New Property**

The County implemented zoning in 1975. The villages/cities with zoning include Ogallala, Brule and Paxton. For assessment year 2005, an estimated 469 building permits and/or information statements were filed for new property construction/additions in the county. Nearly 8 million in valuation was added for 2005 due to new construction that is valued using all forms of discovery from building permits, self reporting, neighbor reporting, newspaper realtor advertising, etc. Unfortunately, Keith County does not require building permits for our Agricultural Zoned Parcels and only one Information Statement has ever been completed and returned to the office since 1998. Due to the staffing changes in the appraisal department our fear is that we are not locating all the change in improvements in the rural areas and these needs to be remedied. With the reappraisal of all rural improvements this year and no change in staffing we anticipate improved identification of new construction in the rural areas. We have visited with our board again and encourage utilization of permits in the rural area and will again attempt education on filing the Information Statements.

Pick up work as defined in Regulation 50-001.06 is constantly ongoing with discovery and completion set for March first, keeping in mind the assessment date of January 1. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are equalized with comparable properties. In 2004 there were 223 building permits. An additional 175 parcels had improvements picked up on that did not have permits.

## **Current Resources**

### **Budget/Staff/Training Personnel Count**

Keith County Board voted to have the State assume the Assessment office of Keith County in September 1998 and the State assumed the office in July 1999. The County Assessor became a State Assessor July 1, 1999 and in July 2003 the State Assessor was reclassified as an Assessment Administrative Manager. In late November 1999 the ASI Terra Scan CAMA Program replaced the former MIPS that had been in use prior to state assumption. The office is budgeted through the Department of Property Assessment & Taxation.

### **Assessment Staff and Functions**

Assessment Administrative Manager, Cheryl Pedersen, is current with her continuing education requirements for training and certification per 77-414 thru 77-422 and has completed several IAAO appraisal courses and workshops. She supervises two assessment clerks, oversees all administrative reports, processes all splits and new subdivisions, and assists in verifying commercial and agricultural sales. Her main goal is to insure uniform and proportionate assessment.

Assessment Clerk 1 (Marlene Jorgensen) updates the Real Property 521 property transfers along with updating the Master Name and Address files for all real property, updates Improvement on Leased Land ownership per Mobile Home Transfers and Bill of Sales, records and files 402 and 402 P forms on all Improvements on Leased Land, updates ownership list for the cadastral maps, processes 451 Applications and 451A Affidavits for Permissive Use Exemptions, processes Homestead Applications pursuant to 77-3501 thru 77-3530 for submittal to the Department of Revenue, assists with Change of Valuation notices, updates and generates Ag Trust Report and answers the main phone line. This clerk has completed Real Estate Law course, Terra Scan training, the Basic Course for Assessment and a Basic GIS Course.

Assessment Clerk 2 (Karla Lawler) who processes agricultural use updates upon FSA verification, updates the Personal Property Records pursuant to 77-1201 through 77-1236, assists with mailing of Change of Value notices, balances Real Estate Records, processes Homestead Exemptions pursuant to 77-3501 thru 77-3530 after approval/disapproval list is presented to the



office from the Department of Revenue, and calculates agricultural acres per use for splits. This clerk has completed the Basic Course for Assessment, IAAO Course 101, and Mathematics for Assessing Officers, Terra Scan training, and IAAO Workshop 150.

Both Assessment Clerks and Assessment Administrative Manager are responsible for waiting on the counter, filing paperwork, assisting with phone calls and updating values on the real estate property record card and the ATR file. We have a "Read Only" computer on the counter which is available for public use. This has been a great asset and benefits public relations. We are anxiously awaiting Web access to assist the numerous requests we have for information.

### **Appraisal Staff and Functions**

As of April 2002 the State Appraiser position was filled by Bryan Hill. Bryan is a registered appraiser with the State of Nebraska since 2002. He is current with his continuing education requirements and has completed several IAAO appraisal courses and workshops. The Appraiser is ultimately responsible for executing and directing the estimation of market value to the best of his ability of all residential, commercial and agricultural real property in Keith County. He is responsible for the sales file questionnaire for all sold properties which is mailed to the seller. He supervises two assistant appraisers and oversees all appraisal work.

Appraiser Assistant 1 (Sara Huckfeldt) primary responsibility for 2005 is the physical review of all Agricultural Property in Keith County. She has completed IAAO Course 600, Residential Data Collection, Narrative Report Writing, PAT Workshop, and Terra Scan training.

Appraiser Assistant 2 (RenaeZink) is responsible for entering all of the building permit information. She also is responsible for the physical review of all Agricultural Property in Keith County. She has completed Residential Data Collection.

Both Assistants responsibilities include field data collection, taking digital photos, annual pick-up work, reviewing all protested properties. They also continue our annual review of a

quarter of the county which includes new pictures and measuring of all improvements. With the current technology and staff all appraisal tasks will be done within the department and no contracted external assistance will be necessary.

### **Cadastral Maps**

Pursuant to section 77-1329 the Assessment Administrative Manager shall maintain tax maps. Keith County was flown in 1988. All mapping is kept up to date by the Assessment Administrative Manager and assessment clerks. Ownership maintenance is updated continually utilizing the information from the 521 transfer statement by an office clerk.

Aerials are bound in large books with 4 sections per page. There are two sets of overlays. One with ownership boundary lines; and the other with soil and use lines bound in separate books. Acres were computer digitized in 1992 with soil types and land valuation groups captured in the computer system. The soil survey is dated 1988 and the 1995 conversion is utilized. Composite maps are utilized for a record of soils. Use change updates are completed on an annual basis on the composite overlay by the assessment staff utilizing information obtained from Farm Service Agency, well registration and physical review. We have a blue line copy that includes both the aerial picture and the ownership boundary lines. There are also separate pages for each subdivision filed directly behind the section map the subdivision is located in. For each blue line there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name, Legal Description. Cadastral changes due to ownership transfers are updated on a continuing basis by assessment staff. Maps for split updates and new subdivisions are completed by the Assessment Administrative Manager. These maps, maintained by assessment staff, are kept up to date and in good condition. However, we anxiously anticipate a GIS system.

### **Property Record Cards**

Pursuant to section 77-1303 and 77-1331 Record Maintenance is kept current on hard copies as well as computerized form with anticipation of relying solely on computer generated cards. We need to have all appraisal and cost tables generated on all parcels in Terra Scan and be assured that the CAMA stores all the annual property record cards. Both hard copies

and computerized copies of property record cards are maintained. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

The appraisal staff updates the sketches and the appraisal information in the CAMA. We are in anticipation of completing all appraisal information on the Terra Scan system so all parcels will be valued using 2002 costing tables. Our hard copies are in good condition; however, we are utilizing the computerized copy for 60% of our files. We are in the process of adding a disclaimer for accuracy of information within the computer file due to the fact that the appraisal file is a work in progress file and does not always balance with the ATR file. This is confusing to the public and will be a great asset to have all parcels valued within the CAMA system. A Historic File is within the CAMA system; however, these files need to be perfected to enable utilization of full potential. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

### **Current Assessment Procedures for Real Property**

#### **Sales File**

A 521 Real Estate Transfer Statement must be filed with every deed recorded in the County Clerks office. The Register of Deeds is required to forward the canary and pink copy of the 521 Transfer Statements to the Assessment office Assessment Clerk 1 enters all information into the sales file, which automatically updates all parcels with the correct ownership. The Sales File is then monitored by the Assessment Administrative Manager and the Appraiser. A supplemental worksheet is completed on all agricultural sales which are then attached to the pink 521 copy by the Assessment Administrative Manager for forwarding to Property Assessment and Taxation for data entry into the State Sales File system. All other 521 pink copies are also forwarded to Property Assessment & Taxation. Our Sales File has been electronically submitted on all sales since July 2004. We are anticipating fewer errors and saving countless hours of editing for errors. Every canary copy of the 521, copy of the deed, copy of the supplemental

sheet and any other pertinent information is filed in a 3-ring binder book numerically by Book and Page number so they are kept in good condition for future reference and verification. Copies of the property record card are also put into a sales file booklet under headings of Residential, Commercial and Agricultural, etc to assist the public with when researching recent sales. The sales file is exported to an excel spreadsheet on a monthly basis for public research use also. These reference books are utilized by realtors, appraisers, insurance agents, etc.

We verify all sales within the office either by mail, phone or personal contact. When the properties are sold a sales verification form is mailed to both the grantor (Seller) and the grantee (Buyer). These returned questionnaires are filed in a booklet for documentation of sale use. An attempt to contact the grantee (Buyer) is also made at the on site review. The sold parcel is put in with the pickup work for an onsite physical review of the sold property. On site physical reviews of all sold properties are completed by the assistants as an attempt to insure accuracy of the data on our property record card for a true representation of what actually sold. Comments are entered into the sales file based on the information obtained from the sales reviews. The sales review is completed utilizing the acceptable Sales Review Standards set forth by the Department of Property Assessment and Taxation in order to make a qualification determination about the usability of each sale for measurement purposes.

Our Sales File is edited constantly for accuracy and updated as new information is obtained. It is an ongoing process to insure the accuracy of not only our Terra Scan Sales file but also the State's Fox Pro Sales File. We spend numerous hours editing and correcting two different sales file. Since the market analysis depends heavily on sales file information, accuracy is imperative. We are of the opinion that one sales file would be ideal and solve many errors and duplication of effort to insure accuracy and are anxious to see the effect of the download of the Sales Information Process.

Building Permits are noted within the CAMA system on the parcel they pertain to and are also filed in numerical order. They are utilized as another form of discovery for new construction and are put in with all other pick up work to be valued for the following year.

### **Discover, List & Inventory all property**

Data Collection is completed on an annual basis of all new construction utilizing all forms of discovery. All sold properties are physically reviewed for accuracy of our property record

card. Due to the fact that 1992 was the last physical review that was completed in Keith County, the physical review was on our list to be started in 2001. However, due to staffing changes in the appraisal department, time restraints and our aggressive market activity this process was detained until 2005. In 2005 we started a physical review and data collection to include complete relisting and remeasuring of all Commercial Property within the county. For 2006 we anticipate all Rural Properties within the county to include all agricultural dwelling and outbuilding and all rural residential. It is our goal to continue this process of ¼ of the improvements every year noting that the commercial and rural will be increasingly time consuming than the urban and lake properties due to location proximity, number of improvements per parcel and complexity of improvements. Data Collection is completed by the Appraiser Assistants while the Appraiser does the market analysis. Our CAMA system allows us to review assessment sales ratio studies at anytime on Residential and Commercial properties. An excel spreadsheet is utilized to analyze the Agricultural ratio study. We compare our office generated ratio studies with the Property Assessment & Taxation Department roster to ensure accuracy. If errors are discovered we work with our Field Liaison to correct any errors discovered.

A. Approaches to Value

- 1) Market Approach; sales comparisons,
- 2) Cost Approach; cost manual used & date of manual and latest depreciation study,
- 3) Income Approach; income and expense data collection/analysis from the market,
- 4) Land valuation studies, establish market areas, special value for agricultural land

B. Reconciliation of Final Value and documentation

C. Review assessment sales ratio studies after assessment actions.

D. Notices and Public Relations

Per regulation 50-001.03 the appraisal process is a systematic analysis of the factors that affect the value of real property. It is a documented, orderly system by which the problem is defined, the work necessary to solve the problem is planned, necessary data gathered, classified, analyzed, and interpreted into a written opinion of value. It shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.

Regulation 50 entitled Assessment Process Regulation specifically sets the guidelines for the appraisal functions. This is accomplished by reviewing all of the sales to insure they are

representative of what actually sold and are entered correctly into Terra Scan. Once all of the sales are entered and the property information is verified for accuracy, statistics for each neighborhood can be run.

The Appraiser then is able to prioritize the neighborhoods for revaluation. Resources are measured; work plan is prepared and then implemented. Once all the information is gathered and entered in Terra Scan new depreciation tables are built and applied to the area for the quarterly review. The accomplishment to value everything off of the Terra Scan system has been a time intensive process. This plan has been approached aggressively. Great strides have been made to get information entered into Terra Scan which will enable us to value all property in the county with the CAMA system. We are accomplishing this goal a step at a time-a year at a time.

We have 52% of our improvements valued on Terra Scan using the 2002 cost and new depreciation tables. Results to date are that all data for residential, commercial, and agricultural properties have been entered in Terra Scan. All improved parcels have current digital pictures. All of the urban residential land and improvements, all commercial land and improvements are valued using the Terra Scan System. All of the agricultural land is being valued using Terra Scan. However, only 10% of the rural residential properties including dwellings and outbuildings located on agricultural parcels are valued using Terra Scan. Most of the improvements for our rural subdivisions are not valued using the Terra Scan system. This causes some confusion when searching the computer records. We will continue our 4-year review until the entire goal is attained.

There are three approaches to value (Sales Comparison Approach, Income Approach, and the Cost Approach). All approaches to value are looked at. Currently, the Cost Approach bears the most weight. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

Also used as a guideline for revaluation is "Mass Appraisal of Real Property" pg 27 by Robert J. Gloudemans and Uniform Standards of Professional Appraisal Practice by Appraisal Standards Board. After determining the market value; residential and commercial real estate are both targeted to be assessed at 100% of market value. This includes all agricultural dwellings and outbuildings. All agricultural land is targeted to be assessed at 80% of market value.

This fall we will continue our annual 4-year review process of a quarter of the county in our attempt to review the recommended one fourth of the county every year. This physical reappraisal will insure accurate data used in our efforts to allow uniform and proportionate equalization of our assessed values.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96.54	19.60	107.74
Commercial	99.95	13.26	106.91
Agricultural Land	75.18	15.33	104.36
Special Value Agland			

\*COD means coefficient of dispersion and PRD means price related differential.  
For more information regarding statistical measures see 2005 Reports & Opinions.

**Assessment Actions Planned for Assessment Year 2006:**

**Residential** (and/or subclasses): Relist, Remeasure, Complete Reappraisal of Rural Residential Property not within a subdivision to include Agricultural Dwellings and Outbuildings using new cost tables and depreciation tables.

Revalue residential lots in Keystone, Sarben, and Roscoe.

Continue ratio studies of all county neighborhoods. Refine as indicated.

**Commercial** (and/or subclasses): Continue ratio studies of all county neighborhoods. Refine as indicated.

**Agricultural Land** (and/or subclasses): Continue analysis of Ag Land Market Areas with

special attention to any effects of the well moratorium. Refine as indicated.

**Special Value – Agland:** Continue analysis for Special Valuation Implementation.

Address inequity resulting from the 2004 Commission ordered 12.61% increase and CBOE actions rolling the increase off of some parcels that were protested, different appraisal systems.

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Ag owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Edit PA&T Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2004 thru June 30, 2005.

Edit all NDR codes for accuracy.

Verify all Zoning based on Zoning Map.

Input last Deed Book & Page on parcels not in Sales File for historical research capability

Verify Situs

Continued Education for all staff

Continued 4-year review of all property in Keith County

**Assessment Actions Planned for Assessment Year 2007:**

**Residential** (and/or subclasses): Relist, Remeasure, Complete Reappraisal of Residential Property within Rural Subdivisions to include all Lake Improvements using new cost tables and depreciation tables.

Continue ratio studies of all county neighborhoods. Refine as indicated.

**Commercial** (and/or subclasses): Continue ratio studies of all county neighborhoods. Refine as indicated.



**Agricultural Land** (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

**Special Value – Agland:** Continue analysis for Special Valuation Implementation.

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Ag owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Edit PA&T Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2005 thru June 30, 2006.

Edit all NDR codes for accuracy.

Continued Education for all staff

Continued 4-year review of all property in Keith County

Complete reappraising any areas of the county that have not been revalued using new cost tables and depreciation tables for continuation of our 4-year review of all property in Keith County.

Measure and value all exempt buildings in County.

**Assessment Actions Planned for Assessment Year 2008:**

**Residential** (and/or subclasses): Relist, Remeasure, Complete Reappraisal of Residential Property within Urban Subdivisions using new cost tables and depreciation tables.

Continue ratio studies of all county neighborhoods. Refine as indicated.

**Commercial** (and/or subclasses): Continue ratio studies of all county neighborhoods. Refine as indicated.

**Agricultural Land** (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

**Special Value – Agland:** Continue analysis for Special Valuation Implementation.

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Ag owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Edit PA&T Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2006 thru June 30, 2007.

Edit all NDR codes for accuracy.

Continued Education for all staff

Continued 4-year review of all property in Keith County

**Other functions preformed by the assessor's office, but not limited to:**

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessment Administrative Manager Survey & Comments
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Change of Valuation Notices
  - e. Certification of Value to Political Subdivisions
  - f. School District Taxable Value Report

- g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - h. Average Assessed Value Report for Homestead
  - i. Agricultural Trust Report
  - j. Certificate of Taxes Levied Report
  - k. Generate Tax Roll
  - l. Board of Education Lands & Funds Report of current values
  - m. Report of all Exempt Property and Taxable Government Owned Property
  - n. Annual Plan of Assessment Report (3 yr update)
  - o. Generate Tax List for Web for LB 673
3. Personal Property; administer annual filing of 1200 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required per 2002 Department Policy
4. Permissive Use Exemptions Form 451 and 451A: 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, prepare and attend all County Board of Equalization hearings, etc.
6. Homestead Exemptions Form 458; administer 500 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. Process school Merges, Dissolutions & Consolidations, Educational Service Unit Mergers, Dissolutions & Consolidations, City and Village Annexations
10. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; compile/input/review of tax rates set by County Board of Equalization used for tax billing process.
11. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
12. Tax List Corrections – prepare tax list correction documents for county board approval.
13. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
14. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
15. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
16. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. The Assessment Administrative Manager has attended all workshops in the past years for continuing education. Due to budget restraints she has not been able to attend other IAAO classes offered.

17. Sale Review Process

18. Review Records Retention Schedule

**Procedure Manual**

A procedural manual, developed jointly by the Assessment Administrative Manager and the Appraiser, generally describes each assessment process in the office based on Regulations and IAAO Guide Lines in the attempt to provide assurance to the taxpayer the uniform and proportionate processes used in the valuation of all property within Keith County. The Assessment Administrative Manager establishes guidelines for Assessment functions while the Appraiser establishes guidelines for Appraisal functions.

This manual contains detailed explanation of office tasks and procedures and is attempted to be sufficient detail to permit a reader of the manual easy understanding of the assessment process in place in Keith County. This manual contains definition of terms like appraisal, listing, verification and review. These terms are attempted to be used precisely enough to adequately describe the assessment process of the county to any reader or user of the manual.

This manual is a work in progress and is updated as needed due to new statutes or change in procedure. Currently there is a brief Assessment Procedure Report in the manual that is read during the Board of Equalization Hearings. This Procedure Manual contains the Steps in a Revaluation drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

A Draft Procedural Manual developed by Property Assessment & Taxation is also on file within the office.

A general handbook that was developed by the Appraiser that includes an Appraisal Calendar, a Step by Step process for developing a neighborhood in the CAMA system, a

guideline for quality and condition; to insure uniformity based on the Marshall and Swift Manual within the county, and a detailed checklist of the procedure to physically inspect parcels.

### **Personal Property**

We have over 1000 Personal Property parcels and diligently try to assess all personal property in Keith County. We have frustration with this “honest man’s tax”; most especially with the recent loss of the 13 AG’s. Many assessors are of the opinion that we would like to see Depreciation Worksheets required to be filed with the personal property schedules. Within the corporate limits we often see a decline in valuation as taxpayers continue to file without the worksheet for us to verify the self reported information. When we finally are successful in getting a worksheet we spend countless hours correcting past years due to prior years inaccurate filings.

### **Residential Real Property**

All of Ogallala, Paxton, and Brule residential properties are valued using the cost approach to value in the Terra Scan system. More weight is put on the cost and market approaches to value. The sampling of sales is approximately 10% of the total taxable residential properties.

Digital photos and sketches are entered on the residential properties into Terra Scan. If there is any indication that information on the property record card is incorrect; a note is entered into our pick up work for further investigation. Editing and rebuilding of parcel data in the Terra Scan program is constantly ongoing. Approximately 52% of all residential properties in the county were revalued using 06/02 cost tables and depreciation tables built from the market. In 2004 all Mobile Homes in Mobile Home Parks at the lake were relisted and reappraised using 2002 cost.

Leasehold values had been valued on the K-cabin Improvements on Leased Land parcels for over 20 years. Leasehold values are abstracted from the total value where the market indicates on all Improvements on Leased Land parcels.

The residential sales have been entered into the CAMA program and statistical reports can

be generated. Values are table driven within the Terra Scan system for the city of Ogallala, the villages of Paxton and Brule, rural acreages, and 52% of lake residential properties. This addressed only part of the valuation problem. Time has not allowed us to complete the remaining 48% of the lake residential properties. New values need to be established for the remaining 48% of the lake residential properties, as previous costing tables have not kept up with the cost of construction or the sales of property. This is where our one fourth of the county review needs to continue.

In 2004 the Tax Equalization and Review Commission ordered a 12.61% increase on all residential properties in strata 03 Rural Location to bring this strata into the acceptable median range. The Keith County Board of Equalization rolled back the 12.61% Commission ordered adjustment on almost all of the parcels that were protested in 2004. This caused inequity with the parcels that were not protested. The inequity of the Agricultural first Site Acre that received the 12.61% Commission Ordered Increase was equalized for 2006 as all Agricultural Homesites were set at 10,000 per Acre. However, the 12.61% increase on the improvements for agricultural parcels; and both land and improvements of all the other strata 03 Rural Location remains on the parcels that were not protested or not valued on the Terra Scan system for the year 2005. The strata 03 Rural Location encompass diverse properties including not only agricultural buildings and first site acres in the sand hills across the county to more densely populated agricultural land sites. It also encompasses rural residential properties on acreages and along accretion land located by one of the two rivers that run across our entire county from West to East, and the all of the lake properties. It is paramount that this inequity be addressed for the 2006 assessment.

### **Commercial Real Property**

Commercial sales have been entered into the CAMA program and statistical reports can be generated within the system. The Assessment Administrative Manager and Appraiser verify commercial sales.

In our 2005 we completed a relisting and remeasuring of the Commercial Class of Property. All Commercial Improvements are currently valued using new cost and depreciation

tables.

Income data for commercial property needs to be collected and analyzed. Currently more weight is given to the cost and market approaches to valuation. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

### **Agricultural Real Property**

Agricultural sales are entered into the CAMA program and statistical reports can be generated within the system. The Assessment Administrative Manager and Appraiser verify agricultural sales. Phone contact is made on all irrigated land sales without personal property deductions on the 521 to verify personal property or pivots, if any. It is found that often times the personal property is not deducted from the total sale price resulting in inflated land values. This allows us the opportunity to obtain a more accurate analysis of vacant land market value. Land use is currently updated annually from such sources as the well listing from the Department of Water Resources, taxpayer reporting, verifications as authorized from the Farm Service Agency, physical inspection and discoveries made during annual maintenance work.

Agricultural Market Areas are allowed under 77-1362, which allows differences based on geographic location. Statue does not state that valuations shall be by soil type, only that the classification is by soil type. The market varies despite the fact that the soils are uniform. As set forth by the Nebraska Department of Revenue, soils are taken into consideration as land class relates to soils. According to the Nebraska Department of Revenue Soil Conversion the Department states "The sole purpose of this conversion is to create an accurate inventory of the soils in each county and a consistent classification of soils across the state. The classification will remain constant, but the values will move according to market forces.... The ranges of values for each classification are intended to recognize the differences in market value within each of the soil classification groupings within a county. It is our belief that assessors have the intimate knowledge of the local markets. As such, we will continue to encourage the assessors



and county boards of equalization to assign values to the differing market areas within the county.”

Establishing the market areas allows us to equalize all areas of the county. The East to West Market Areas not only addresses the Equalization issues across Keith County but also addresses issues with adjoining counties. Market areas allow us to equalize the East side of the county verses the West side of the county, the North side of the county verses the South side of the county as well as the equalization across county lines with the differing market of Deuel County and Lincoln County. Noting that location plays a major role in the valuation of all properties and locating boundary lines for market areas whether they are residential, commercial or agricultural. These boundary lines are reviewed annually like the other neighborhood lines for residential and commercial property to ensure equalization for all agricultural property not only countywide but also with all adjoining counties, Lincoln, McPherson, Arthur, Garden, Deuel, and Perkins. Irrigated, Dry and Grass were also equalized in each area.

The sales are plotted on a vellum sheet and laid over various maps (roads, wells, pivots, hydrology, soils, topography, school districts, township, and section lines). Numerous “What-ifs” are compiled on a spreadsheet to analyze sales activity and what physical characteristic may have had a bearing on the market. Numerous hours are spent analyzing and reviewing all aspects that may possibly have influence on the agricultural market. Location, Location, Location appears to be the key. Just like a county line the township lines running north and south on the east and west side of Keith County is predetermined location lines that allow us the opportunity to address the equalization issues that Deuel and Lincoln County present. The central area of Keith County surrounding and lying south of the South Platte River has a higher market than that lying north of the South Platte River. When you view the County Map with irrigation wells it coincidentally runs along the township lines. This helps define the line between these two areas. Market Area boundary lines are reviewed annually to insure equality and uniformity of all agricultural land in Keith County by analyzing the use and restrictions applicable to the agricultural land; including analysis considering the full description of the physical, functional and location characteristics of the agricultural land and identification of the property rights being

valued. Again equalization and uniformity is our main goal.

We have been constantly vigilant of the south central location of the county due to water and well restrictions in the counties lying south of Keith County. Perkins, Chase and Dundy Counties all have had water or well restrictions for several years. Keith County had no water or well restriction prior to June 2004. However, in 2004 a three phase Moratorium was put on most of the southern region of our county lying south of the South Platte River, with the exception of a few areas in Township 12 Ranges 35, 36, 37 and 38. This Moratorium restricts permits in this specified area for high capacity wells. There are two factors that would trigger all the land from the river south to Perkins County into the first phase of the Moratorium. One factor is if the water level declines 10'. The other factor is if 25% of the area is currently developed with irrigated acres. Currently there is not a depth of water restriction and no schedule of allocation for Keith County; until at least January 2008. There will be meetings in the summer 2005 explaining the different options other than a Moratorium. One option is no new wells or new irrigated acres on the land within the Moratorium Area subsequent to August 2003. They will be working on an Integrated Management Plan between the Irrigation District and the property owners to develop a plan to present to the State. This Moratorium could possibly be removed within 3 to 5 years depending on rain fall and other factors. The assumption is that the Moratorium has had an impact on the market. The greater percent of the dryland in Area 3 had been purchased as potentially irrigated and was converted to pivot irrigation by the new owner prior to the Moratorium in 2004. The values of our dryland sales that were converted to irrigation, subsequent to the sale, have been frozen to reflect the value of the dryland prior to the conversion and expense of a well and irrigation equipment. It will be interesting to see how this Moratorium will affect the price of not only dry land but also irrigated land.

### **Special Valuation**

Special Valuation is being studied; 40 applications have been filed and accepted. Many of the parcels involved are currently being valued as agricultural land and may not be affected by proposed development, whether it is recreational, hunting or gravel pits. Other than agricultural influences that need to be monitored for Special Valuation are accretion land leased for hunting purposes, or gravel pits. There has been a recent District Court case between Westerbuhr and

TBT in an accretion boundary dispute that was appealed to a higher court. The Nebraska Court of Appeals just recently reversed the District Court decision and ruled in favor of Westerbuhr.

The County Board adopted a comprehensive plan of development around the lake, using existing highways as the major corridors. Even though several parcels of land have been purchased for development on the south side of the lake over the past several years; there is still apprehension that such large projections will occur. A proposal for a marina was also made. Several factors that will play a role in the development are financing, economic conditions and the lake itself.

Last fall Lake Mc Conaughy reached its lowest level ever. The permanent boat ramps have not provided water access for several years. In some instances potable water for domestic use is difficult to locate for multiple reasons. The Groundwater Foundation has held a series of meetings to inform area residents on the importance of septic tanks due to the drilling problems in some lake locations. Lemoyne Bay had been added to the list of lakes that are under a health alert for toxic blue-green algae due to stagnant water, warm weather and drought conditions.

The lake was not built for recreation. It was built for Central Nebraska Public Power and Irrigation District. The water level will always be a factor; most especially with the drought we have experienced. Central Nebraska Public Power and Irrigation District has given its irrigation customers the option of taking the water the district expected it could deliver or leave the water in for future irrigation years. Nearly 88% of customers opted to take the irrigation water for 2005. This has caused a lot of controversy not just amongst recreational people verses agricultural people but also among agricultural owners themselves. Some agricultural owners are considering alternate crops that need less water. A "Save Lake McConaughy" petition was started in an effort to promote the lake and make the public aware of the declining water levels in hope to save the reservoir. However, the rainfall this past spring has given us hope for the future and possible end to the drought.

## **CONCLUSION**

The main goal for Keith County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales

information. The continual development of our lake properties, aggressive market of rural residential tracts and our commercial sales in downtown Ogallala as well as I-80 keep us constantly diligent in our efforts for equalization.

Keith County is a diverse county with multiple attributes. We have Sandhill pasture land located in the northern region of our county to high quality farmland in the southern region of our county. Not only do we have Lake Mc Conaughy in our county; we have two rivers spanning west to east across our entire county. Interstate 80 also passes through the entire east-west boundary lines of our county.

With our current Appraiser Staff and continued assistance of the Assessment Staff we are looking forward to accomplishing our goals. In conclusion this office has accomplished many goals that have been set in the past and we are always looking forward to continued accomplishments in the future to improve the valuation and equalization process.

Respectfully submitted:

Assessment Administrative Manager signature: \_\_\_\_\_ Date: \_\_\_\_\_

Annual Copy distribution: Submit the plan to county board of equalization on or before July 31.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31.

# **Purpose Statements**

## **Commission Summary**

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

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

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

## **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

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

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

## **Discussion of Special Valuation:**

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

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

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

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

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

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

### **Measurement of Special Valuation**

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

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

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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

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

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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



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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

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

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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



**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

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

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

- The actual calculation:

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

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

### 95% Mean C.I.

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
  - Lower Limit
    - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - 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  $\leq 30$ , 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:*

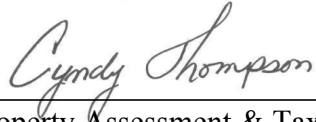
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

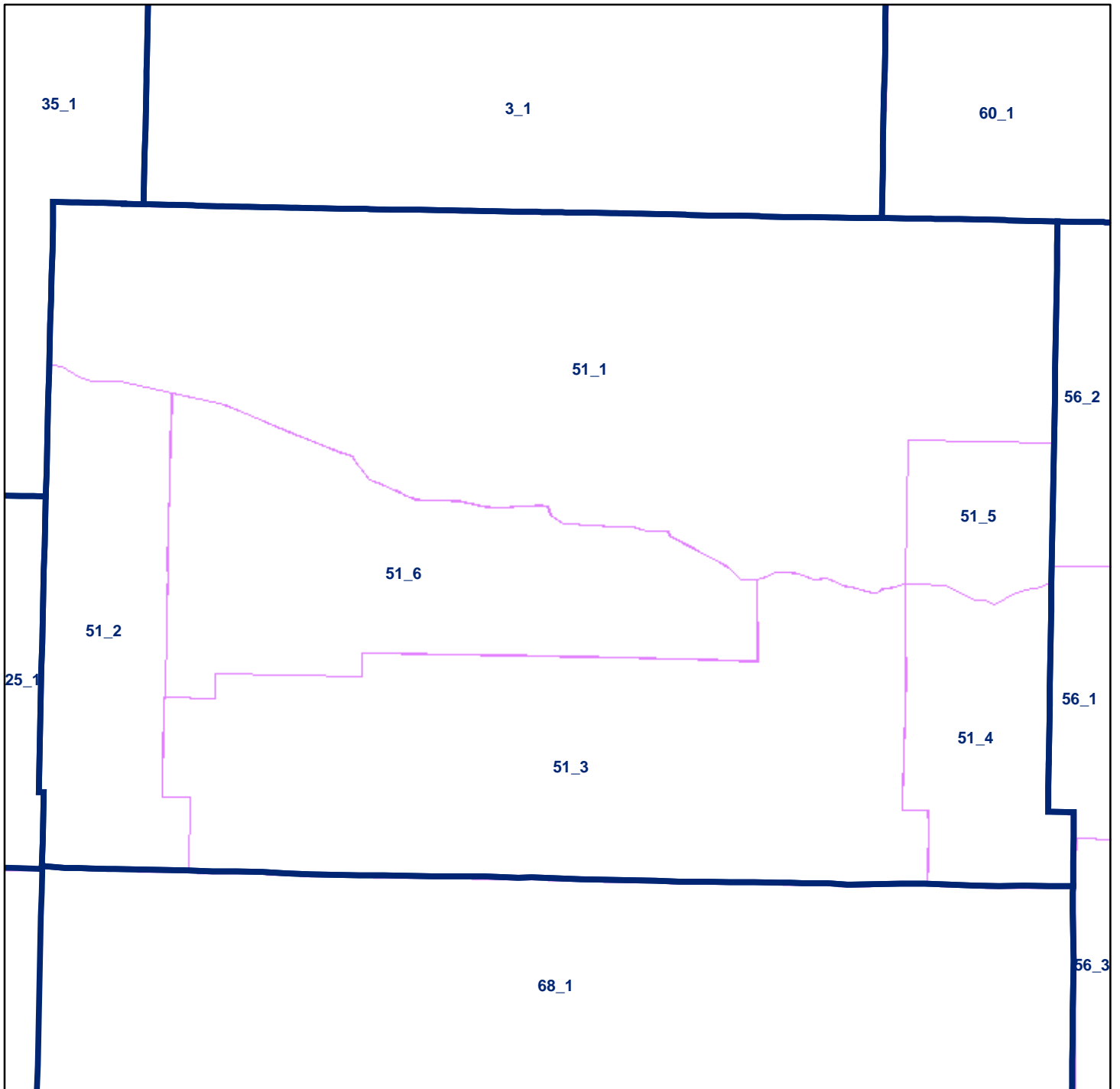
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Keith County County Assessor, by certified mail, return receipt requested, 7055 1160 0001 1212 8885.

Dated this 10th day of April, 2006.

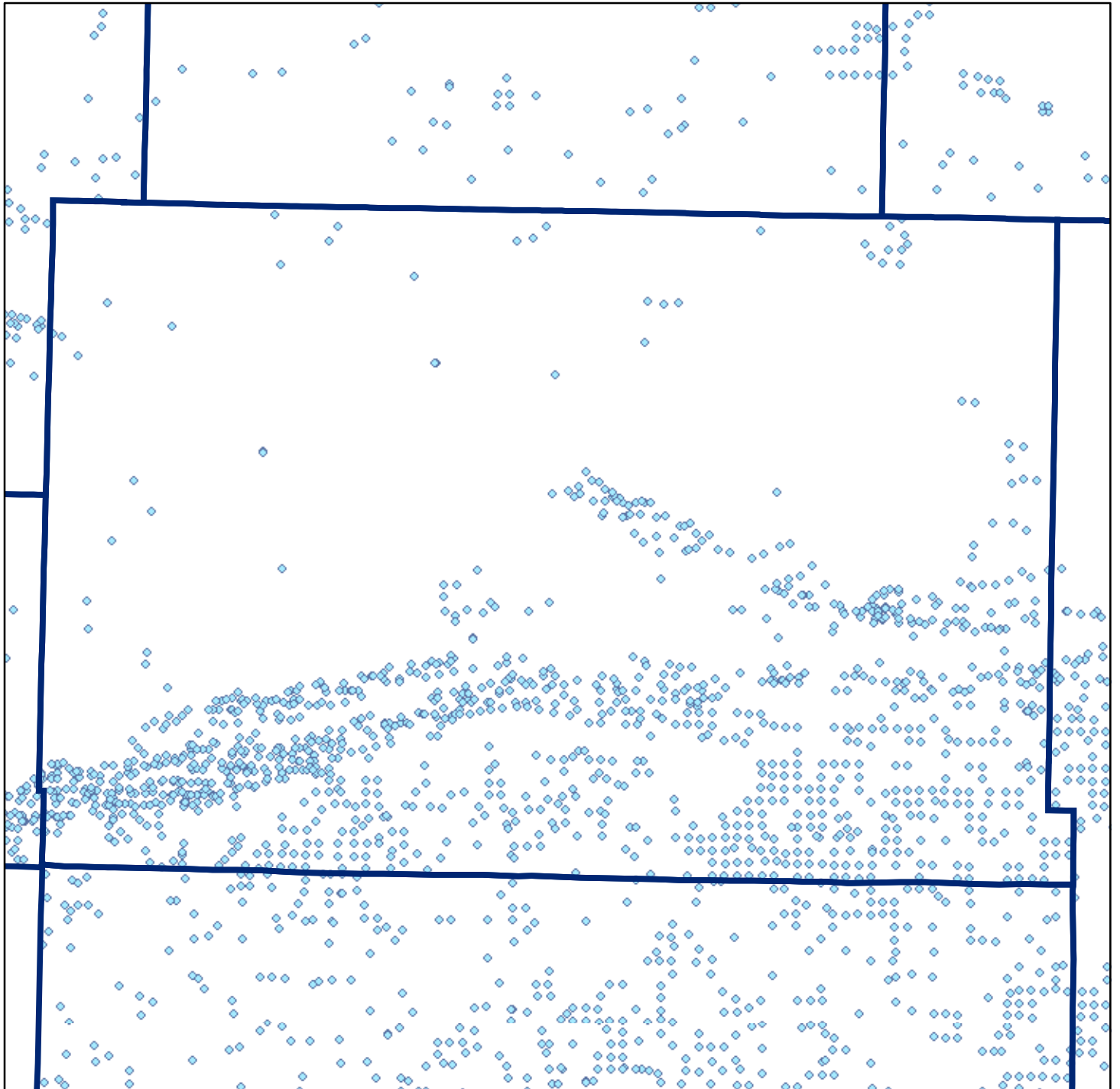
  
\_\_\_\_\_  
Property Assessment & Taxation





Market Areas

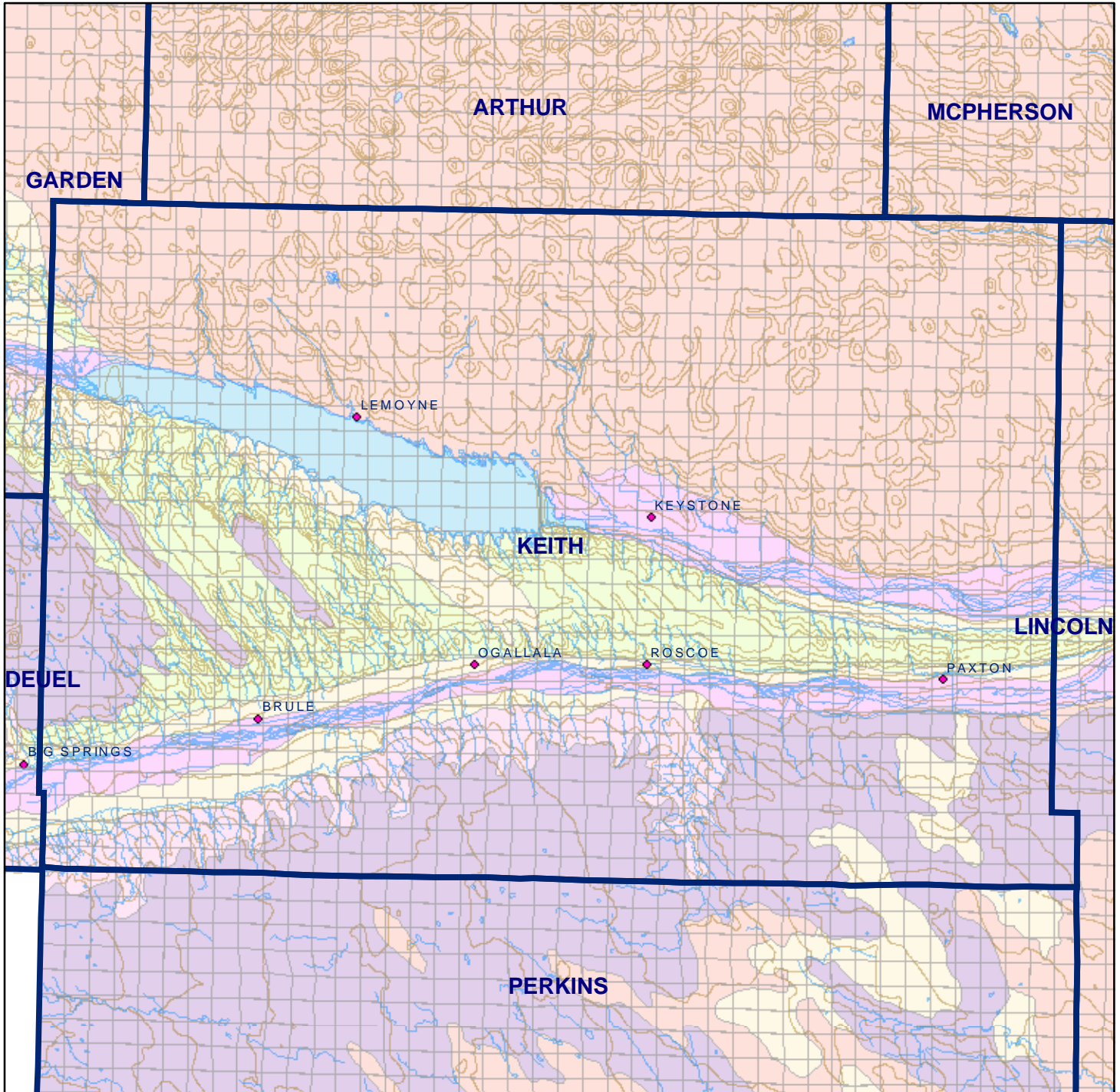




○ Registered Wells > 500 GPM

2269	2271	2273	2275	2277	2279	2281	2283	
2487	2485	2483	2481	2479	2477	2475	2473	
2557	2559	2561	2563	2565	2567	2569	2571	2573
2783	2781	2779	2777	2775	2773	2771	2769	2767
2853	2855	2857	2859	2861	2863	2865	2867	2869
3079	3077	3075	3073	3071	3069	3067	3065	3063
3149	3151	3153	3155	3157	3159	3161	3163	3165
	3373	3371	3369	3367	3365	3363	3361	3359

 Geo Codes



**Legend**

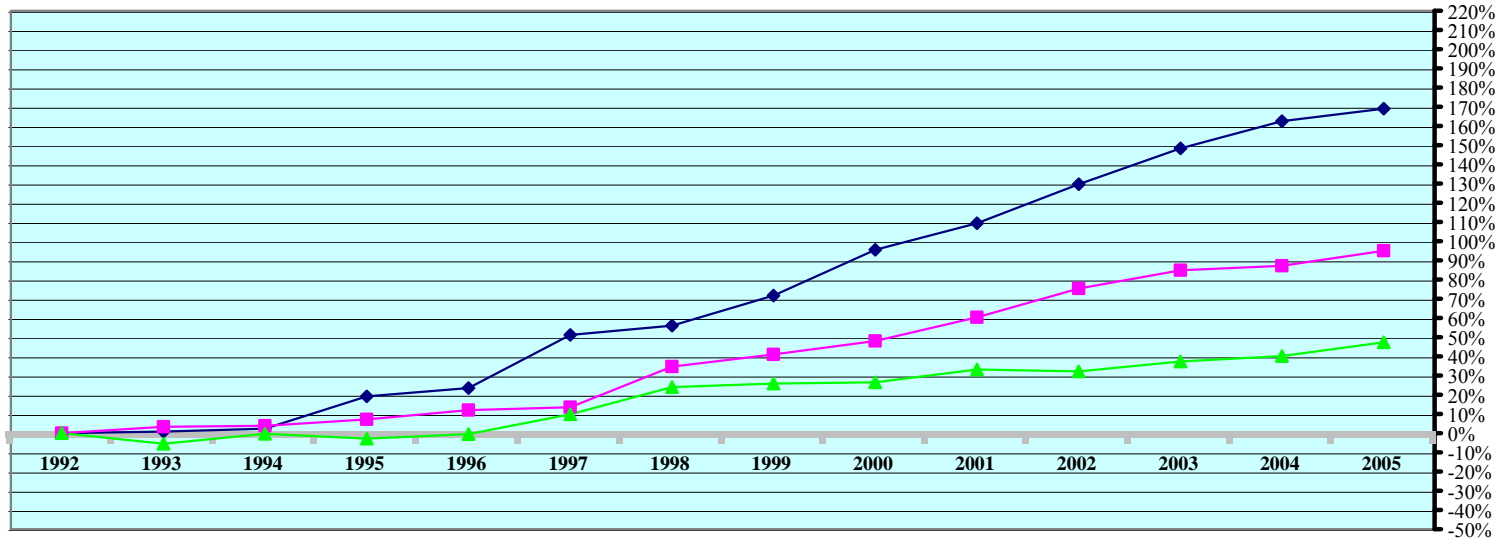
- Sections
  - Towns
  - Rivers and Streams
  - Topography
- Soil Classes
- 0 - Lakes and Ponds
  - 1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
  - 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
  - 3 - 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

**Keith County**



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

◆ ResRec  
■ Comm&Indust  
▲ Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	106,999,935	--	--	--	38,011,965	--	--	--	120,732,270	--	--	--
1993	107,816,860	816,925	0.76%	0.76%	39,293,935	1,281,970	3.37%	3.37%	114,167,185	-6,565,085	-5.44%	-5.44%
1994	109,515,465	1,698,605	1.58%	2.35%	39,451,280	157,345	0.40%	3.79%	120,292,595	6,125,410	5.37%	-0.36%
1995	127,471,180	17,955,715	16.40%	19.13%	40,709,505	1,258,225	3.19%	7.10%	117,305,455	-2,987,140	-2.48%	-2.84%
1996	132,222,565	4,751,385	3.73%	23.57%	42,566,040	1,856,535	4.56%	11.98%	120,186,345	2,880,890	2.46%	-0.45%
1997	161,785,850	29,563,285	22.36%	51.20%	43,134,775	568,735	1.34%	13.48%	132,665,805	12,479,460	10.38%	9.88%
1998	166,992,595	5,206,745	3.22%	56.07%	51,162,660	8,027,885	18.61%	34.60%	149,722,145	17,056,340	12.86%	24.01%
1999	183,602,500	16,609,905	9.95%	71.59%	53,568,865	2,406,205	4.70%	40.93%	151,853,030	2,130,885	1.42%	25.78%
2000	209,203,750	25,601,250	13.94%	95.52%	56,268,095	2,699,230	5.04%	48.03%	152,745,680	892,650	0.59%	26.52%
2001	223,968,615	14,764,865	7.06%	109.32%	60,943,065	4,674,970	8.31%	60.33%	160,769,670	8,023,990	5.25%	33.16%
2002	245,755,800	21,787,185	9.73%	129.68%	66,643,090	5,700,025	9.35%	75.32%	159,525,600	-1,244,070	-0.77%	32.13%
2003	265,694,515	19,938,715	8.11%	148.31%	70,275,850	3,632,760	5.45%	84.88%	165,898,410	6,372,810	3.99%	37.41%
2004	280,932,660	15,238,145	5.74%	162.55%	71,114,475	838,625	1.19%	87.08%	169,129,105	3,230,695	1.95%	40.09%
2005	287,821,080	6,888,420	2.45%	168.99%	74,135,995	3,021,520	4.25%	95.03%	177,870,850	8,741,745	5.17%	47.33%

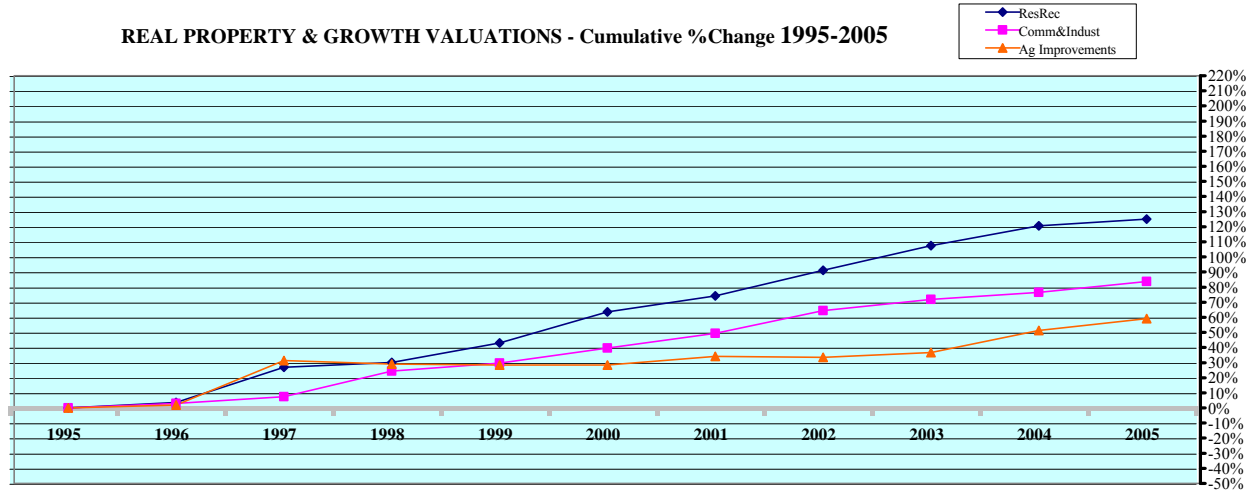
1992-2005 Rate Ann. %chg:    Resid & Rec. 7.91%                      Comm & Indust 5.27%                      Agland 3.03%

Cnty# 51  
 County KEITH

FL area 1

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	106,999,935	not avail.	--	--	--	--	38,011,965	not avail.	--	--	--	--
1993	107,816,860	not avail.	--	--	--	--	39,293,935	not avail.	--	--	--	--
1994	109,515,465	not avail.	--	--	--	--	39,451,280	not avail.	--	--	--	--
1995	127,471,180	2,480,680	1.95%	124,990,500	--	--	40,709,505	1,033,270	2.54%	39,676,235	--	--
1996	132,222,565	2,641,815	2.00%	129,580,750	1.65%	3.67%	42,566,040	1,718,800	4.04%	40,847,240	0.34%	2.95%
1997	161,785,850	3,200,275	1.98%	158,585,575	19.94%	26.88%	43,134,775	485,560	1.13%	42,649,215	0.20%	7.49%
1998	166,992,595	4,474,965	2.68%	162,517,630	0.45%	30.02%	51,162,660	1,787,961	3.49%	49,374,699	14.47%	24.44%
1999	183,602,500	4,927,025	2.68%	178,675,475	7.00%	42.95%	53,568,865	2,099,720	3.92%	51,469,145	0.60%	29.72%
2000	209,203,750	4,673,859	2.23%	204,529,891	11.40%	63.64%	56,268,095	869,399	1.55%	55,398,696	3.42%	39.63%
2001	223,968,615	6,346,290	2.83%	217,622,325	4.02%	74.11%	60,943,065	1,675,600	2.75%	59,267,465	5.33%	49.38%
2002	245,755,800	6,906,982	2.81%	238,848,818	6.64%	91.09%	66,643,090	1,364,260	2.05%	65,278,830	7.11%	64.53%
2003	265,694,515	6,327,359	2.38%	259,367,156	5.54%	107.51%	70,275,850	2,059,705	2.93%	68,216,145	2.36%	71.93%
2004	280,932,660	5,323,029	1.89%	275,609,631	3.73%	120.50%	71,114,475	1,066,855	1.50%	70,047,620	-0.32%	76.55%
2005	287,821,080	6,535,673	2.27%	281,285,407	0.13%	125.05%	74,135,995	1,251,490	1.69%	72,884,505	2.49%	83.70%

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

Resid & Rec. **8.45%**

Comm & Indust **6.27%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	19,032,695					
1993	not avail	not avail	19,993,400					
1994	not avail	not avail	19,199,090					
1995	11,804,335	8,498,390	20,302,725	482,260	2.38%	19,820,465	--	--
1996	12,029,020	8,392,385	20,421,405	203,660	1.00%	20,217,745	-0.42%	2.00%
1997	17,904,190	8,648,460	26,552,650	494,790	1.86%	26,057,860	27.60%	31.47%
1998	18,070,990	7,825,255	25,896,245	332,425	1.28%	25,563,820	-3.72%	28.98%
1999	17,903,040	7,822,830	25,725,870	289,275	1.12%	25,436,595	-1.77%	28.34%
2000	18,029,125	7,832,445	25,861,570	405,060	1.57%	25,456,510	-1.05%	28.44%
2001	18,878,770	8,136,400	27,015,170	413,045	1.53%	26,602,125	2.86%	34.22%
2002	18,957,210	8,243,385	27,200,595	727,980	2.68%	26,472,615	-2.01%	33.56%
2003	19,146,090	8,307,385	27,453,475	373,195	1.36%	27,080,280	-0.44%	36.63%
2004	23,229,760	7,253,050	30,482,810	478,830	1.57%	30,003,980	9.29%	51.38%
2005	24,758,025	7,382,285	32,140,310	584,635	1.82%	31,555,675	3.52%	59.21%

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

Ag Imprvmts **4.76%**

(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# **51**  
County **KEITH**

FL area **1**

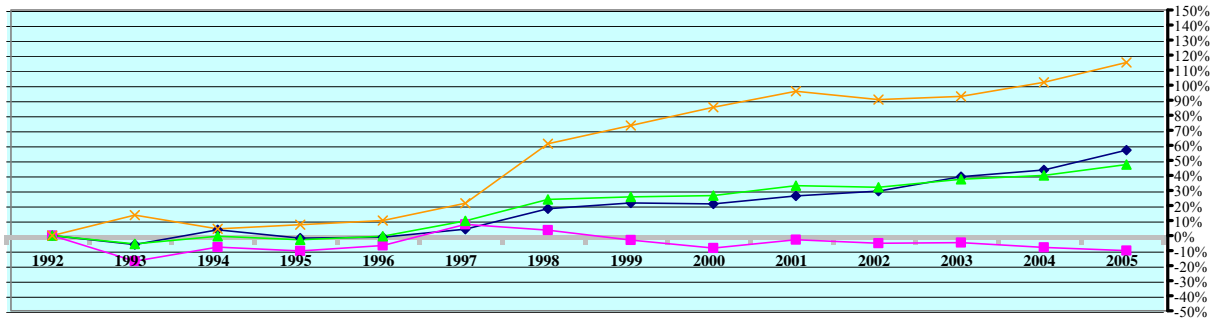
CHART 2

EXHIBIT

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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	44,358,125	--	--	--	46,651,235	--	--	--	29,565,065	--	--	--
1993	41,683,095	-2,675,030	-6.03%	-6.03%	38,695,225	-7,956,010	-17.05%	-17.05%	33,585,890	4,020,825	13.60%	13.60%
1994	46,100,265	4,417,170	10.60%	3.93%	43,124,270	4,429,045	11.45%	-7.56%	30,908,570	-2,677,320	-7.97%	4.54%
1995	43,583,955	-2,516,310	-5.46%	-1.75%	41,886,665	-1,237,605	-2.87%	-10.21%	31,675,240	766,670	2.48%	7.14%
1996	43,861,000	277,045	0.64%	-1.12%	43,623,505	1,736,840	4.15%	-6.49%	32,542,265	867,025	2.74%	10.07%
1997	46,201,505	2,340,505	5.34%	4.16%	50,140,050	6,516,545	14.94%	7.48%	35,925,770	3,383,505	10.40%	21.51%
1998	52,309,430	6,107,925	13.22%	17.93%	48,332,885	-1,807,165	-3.60%	3.60%	47,642,440	11,716,670	32.61%	61.14%
1999	54,024,195	1,714,765	3.28%	21.79%	45,215,185	-3,117,700	-6.45%	-3.08%	51,179,435	3,536,995	7.42%	73.11%
2000	53,679,980	-344,215	-0.64%	21.01%	42,826,315	-2,388,870	-5.28%	-8.20%	54,786,705	3,607,270	7.05%	85.31%
2001	56,041,000	2,361,020	4.40%	26.34%	45,331,230	2,504,915	5.85%	-2.83%	57,915,115	3,128,410	5.71%	95.89%
2002	57,515,605	1,474,605	2.63%	29.66%	44,265,315	-1,065,915	-2.35%	-5.11%	56,271,180	-1,643,935	-2.84%	90.33%
2003	61,689,365	4,173,760	7.26%	39.07%	44,488,035	222,720	0.50%	-4.64%	56,915,400	644,220	1.14%	92.51%
2004	63,681,755	1,992,390	3.23%	43.56%	42,943,215	-1,544,820	-3.47%	-7.95%	59,701,965	2,786,565	4.90%	101.93%
2005	69,533,160	5,851,405	9.19%	56.75%	42,007,070	-936,145	-2.18%	-9.96%	63,594,760	3,892,795	6.52%	115.10%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	157,845	--	--	--	120,732,270	--	--	--
1993	--	--	--	--	202,975	45,130	28.59%	28.59%	114,167,185	-6,565,085	-5.44%	-5.44%
1994	--	--	0.00%	--	159,490	105	0.07%	1.04%	120,292,595	6,125,410	5.37%	-0.36%
1995	--	--	--	--	159,595	105	0.07%	1.11%	117,305,455	-2,987,140	-2.48%	-2.84%
1996	--	--	--	--	159,575	-20	-0.01%	1.10%	120,186,345	2,880,890	2.46%	-0.45%
1997	--	--	--	--	398,480	238,905	149.71%	152.45%	132,665,805	12,479,460	10.38%	9.88%
1998	--	--	--	--	1,437,390	1,038,910	260.72%	810.63%	149,722,145	17,056,340	12.86%	24.01%
1999	--	--	--	--	1,434,215	-3,175	-0.22%	808.62%	151,853,030	2,130,885	1.42%	25.78%
2000	--	--	--	--	1,452,680	18,465	1.29%	820.32%	152,745,680	892,650	0.59%	26.52%
2001	--	--	--	--	1,482,325	29,645	2.04%	839.10%	160,769,670	8,023,990	5.25%	33.16%
2002	--	--	--	--	1,473,500	-8,825	-0.60%	833.51%	159,525,600	-1,244,070	-0.77%	32.13%
2003	428,185	n/a	n/a	n/a	2,377,425	n/a	n/a	n/a	165,898,410	6,372,810	3.99%	37.41%
2004	420,625	-7,560	-1.77%	-1.77%	2,381,545	4,120	0.17%	0.17%	169,129,105	3,230,695	1.95%	40.09%
2005	420,625	0	0.00%	-1.77%	2,315,235	-66,310	-2.78%	-2.62%	177,870,850	8,741,745	5.17%	47.33%

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)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	44,358,125	74,075	599	--	--	43,189,370	142,219	304	--	--	33,025,075	378,848	87	--	--
1993	41,683,095	74,331	561	-6.34%	-6.34%	38,695,225	141,911	273	-10.20%	-10.20%	33,959,745	378,967	90	3.45%	3.45%
1994	46,306,975	75,666	612	9.09%	2.17%	43,232,345	145,659	297	8.79%	-2.30%	30,921,965	376,101	82	-8.89%	-5.75%
1995	43,583,955	77,075	565	-7.68%	-5.68%	41,886,665	143,773	291	-2.02%	-4.28%	31,675,240	376,190	84	2.44%	-3.45%
1996	43,861,000	78,331	560	-0.88%	-6.51%	43,695,255	142,733	306	5.15%	0.66%	32,506,210	375,808	86	2.38%	-1.15%
1997	46,192,350	80,647	573	2.32%	-4.34%	50,141,915	140,287	357	16.67%	17.43%	35,937,380	375,735	96	11.63%	10.34%
1998	52,016,625	85,451	609	6.28%	1.67%	48,503,545	136,398	356	-0.28%	17.11%	47,751,405	374,277	128	33.33%	47.13%
1999	54,004,550	86,352	625	2.63%	4.34%	45,257,280	135,324	334	-6.18%	9.87%	51,199,645	373,721	137	7.03%	57.47%
2000	53,668,760	86,582	620	-0.80%	3.51%	43,000,950	126,000	341	2.10%	12.17%	55,160,355	381,746	144	5.11%	65.52%
2001	56,146,995	90,426	621	0.16%	3.67%	45,370,390	132,802	342	0.29%	12.50%	57,924,095	400,443	145	0.69%	66.67%
2002	57,960,265	93,509	620	-0.16%	3.51%	44,192,400	130,090	340	-0.58%	11.84%	56,286,665	398,730	141	-2.76%	62.07%
2003	61,613,560	95,321	646	4.19%	7.85%	44,536,400	128,215	347	2.06%	14.14%	56,883,650	397,670	143	1.42%	64.37%
2004	64,289,190	100,453	640	-0.93%	6.84%	42,856,865	123,115	348	0.32%	14.51%	59,592,560	397,960	150	4.72%	72.12%
2005	70,375,035	107,753	653	2.05%	9.03%	42,149,675	116,468	362	3.96%	19.05%	63,427,030	397,374	160	6.59%	83.47%

1992-2005 Rate Ann.%chg AvgVal/Acre: **0.67%**

**1.35%**

**4.78%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	33,225	3,181	10	--	--	126,495	12,649	10	--	--	120,732,290	610,972	198	--	--
1993	31,910	3,189	10	0.00%		128,215	12,681	10	0.00%		114,498,190	611,078	187	-5.56%	-5.56%
1994	19,575	1,959	10	0.00%		159,495	27,666	6	-40.00%		120,640,355	627,052	192	2.67%	-3.03%
1995	20,100	2,011	10	0.00%		139,495	13,946	10	66.67%		117,305,455	612,995	191	-0.52%	-3.54%
1996	20,235	2,024	10	0.00%		139,340	13,928	10	0.00%		120,222,040	612,824	196	2.62%	-1.01%
1997						398,480	15,998	25	--		132,670,125	612,667	217	10.71%	9.60%
1998						1,462,900	54,167	27	8.00%		149,734,475	650,293	230	5.99%	16.16%
1999						1,434,190	53,747	27	0.00%		151,895,665	649,144	234	1.74%	18.18%
2000						1,431,595	15,734	91	237.04%		153,261,660	610,061	251	7.26%	26.77%
2001						1,485,280	16,409	91	0.00%		160,926,760	640,080	251	0.00%	26.77%
2002						1,472,760	16,201	91	0.00%		159,912,090	638,530	250	-0.40%	26.26%
2003	473,345	4,309	110	n/a	n/a	2,307,470	11,537	200	n/a	n/a	165,814,425	637,052	260	4.00%	31.31%
2004	425,535	3,977	107	-2.73%	n/a	2,324,810	11,624	200	0.00%	n/a	169,488,960	637,129	266	2.32%	34.35%
2005	420,625	3,952	106	-0.54%	n/a	2,342,610	11,713	200	0.00%	n/a	178,714,975	637,260	280	5.42%	41.64%

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

**2.71%**

**51**  
**KEITH**

FL area **1**

(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
8,875	KEITH	33,561,538	24,412,218	73,871,520	269,290,785	71,530,615	2,605,380	18,530,295	177,870,850	24,758,025	7,382,285	32,875	703,846,386
<i>cnty sectorvalue % of total value:</i>		4.77%	3.47%	10.50%	38.26%	10.16%	0.37%	2.63%	25.27%	3.52%	1.05%	0.00%	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
372	BRULE	690,140	561,104	495,729	7,555,325	2,473,855	54,130	0	0	0	0	0	11,830,283
5,142	OGALLALA	7,165,281	2,204,127	3,019,972	126,256,705	52,179,780	2,196,670	2,050	0	0	0	0	193,024,585
614	PAXTON	249,796	425,328	879,699	10,966,765	2,015,300	258,710	0	0	0	0	0	14,795,598
<b>Total of All City Values:</b>		<b>8,105,217</b>	<b>3,190,559</b>	<b>4,395,400</b>	<b>144,778,795</b>	<b>56,668,935</b>	<b>2,509,510</b>	<b>2,050</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>219,650,466</b>
<i>% total citysect of cnty sector</i>		24.15%	13.07%	5.95%	53.76%	79.22%	96.32%	0.01%					31.21%

**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
4.19%	BRULE	2.06%	2.30%	0.67%	2.81%	3.46%	2.08%						1.68%
57.94%	OGALLALA	21.35%	9.03%	4.09%	46.88%	72.95%	84.31%	0.01%					27.42%
6.92%	PAXTON	0.74%	1.74%	1.19%	4.07%	2.82%	9.93%						2.10%

Cnty#   
 County

FL area