

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Keya Paha County**  
**52**

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>9</b>	<b>COD</b>	<b>27.27</b>
Total Sales Price	230200	<b>PRD</b>	<b>110.26</b>
Total Adj. Sales Price	229800	COV	55.60
Total Assessed Value	227190	STD	60.61
Avg. Adj. Sales Price	25533.33	Avg. Abs. Dev.	26.82
Avg. Assessed Value	25243.33	Min	57.67
<b>Median</b>	<b>98.37</b>	Max	265.50
Wgt. Mean	98.86	95% Median C.I.	70.00 to 99.44
Mean	109.01	95% Wgt. Mean C.I.	94.76 to 102.97
		95% Mean C.I.	62.42 to 155.59
% of Value of the Class of all Real Property Value in the County			4.68
% of Records Sold in the Study Period			2.22
% of Value Sold in the Study Period			3.17
Average Assessed Value of the Base			17,699

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>9</b>	<b>98.37</b>	<b>27.27</b>	<b>110.26</b>
<b>2005</b>	18	97.60	26.84	102.39
<b>2004</b>	34	100.08	22.96	118.80
<b>2003</b>	32	94	31.62	141.53
<b>2002</b>	18	98	36.55	123.79
<b>2001</b>	14	100	44.7	121.15

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>5</b>	<b>COD</b>	<b>3.87</b>
Total Sales Price	89000	<b>PRD</b>	<b>103.40</b>
Total Adj. Sales Price	79000	COV	6.84
Total Assessed Value	74890	STD	6.71
Avg. Adj. Sales Price	15800.00	Avg. Abs. Dev.	3.76
Avg. Assessed Value	14978.00	Min	90.60
<b>Median</b>	<b>96.97</b>	Max	109.00
Wgt. Mean	94.80	95% Median C.I.	N/A
Mean	98.03	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	89.70 to 106.35
% of Value of the Class of all Real Property Value in the County			1.09
% of Records Sold in the Study Period			6.85
% of Value Sold in the Study Period			4.5
Average Assessed Value of the Base			22,779

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>5</b>	<b>96.97</b>	<b>3.87</b>	<b>103.40</b>
<b>2005</b>	5	93.09	13.22	110.67
<b>2004</b>	3	70.62	26.10	118.91
<b>2003</b>	6	97	30.49	109.9
<b>2002</b>	9	99	27.87	112.98
<b>2001</b>	10	96	35.66	120.8



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>19</b>	<b>COD</b>	<b>20.21</b>
Total Sales Price	2607068	<b>PRD</b>	<b>99.68</b>
Total Adj. Sales Price	2995144	COV	31.28
Total Assessed Value	2070740	STD	21.56
Avg. Adj. Sales Price	157639.16	Avg. Abs. Dev.	15.04
Avg. Assessed Value	108986.32	Min	18.26
<b>Median</b>	<b>74.45</b>	Max	114.39
Wgt. Mean	69.14	95% Median C.I.	55.65 to 79.33
Mean	68.92	95% Wgt. Mean C.I.	56.38 to 81.89
		95% Mean C.I.	58.53 to 79.31
% of Value of the Class of all Real Property Value in the County			94.23
% of Records Sold in the Study Period			1
% of Value Sold in the Study Period			0.08
Average Assessed Value of the Base			76,210

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>19</b>	<b>74.45</b>	<b>20.21</b>	<b>99.68</b>
<b>2005</b>	27	74.67	17.46	99.84
<b>2004</b>	41	75.69	19.45	102.67
<b>2003</b>	54	75	16.62	106.13
<b>2002</b>	46	76	18	101.69
<b>2001</b>	37	76	15.71	98.35

## **2006 Opinions of the Property Tax Administrator for Keya Paha 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 Keya Paha County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Keya Paha County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Keya Paha County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Keya Paha 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 Keya Paha County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Keya Paha County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

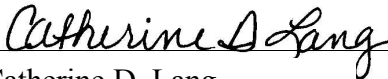
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

## 2006 Correlation Section for Keya Paha County

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### Residential Real Property

#### I. Correlation

Keya Paha: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Keya Paha County has been achieved. The measures of central tendency reflect that the median and weighted mean are within the acceptable range. With removal of one outlying sale the mean also falls within range. Both the coefficient of dispersion and the price related differential are above the acceptable range as qualitative measures and indicate some issues with assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Keya Paha County.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>20</b>	<b>14</b>	<b>70</b>
<b>2002</b>	<b>22</b>	<b>18</b>	<b>81.82</b>
<b>2003</b>	<b>35</b>	<b>32</b>	<b>91.43</b>
<b>2004</b>	<b>39</b>	<b>34</b>	<b>87.18</b>
<b>2005</b>	<b>26</b>	<b>18</b>	<b>69.23</b>
<b>2006</b>	<b>20</b>	<b>9</b>	<b>45</b>

Keya Paha: RESIDENTIAL: A review of the table indicates a considerable decrease in the percent of sales used from the previous years. However, a review of the non qualified sales reveals nothing that would indicate excessive trimming, therefore supporting the measurement of the residential class.

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

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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>94</b>	<b>0.67</b>	<b>94.63</b>	<b>100</b>
<b>2002</b>	<b>113.2</b>	<b>-9.09</b>	<b>102.91</b>	<b>98</b>
<b>2003</b>	<b>92</b>	<b>0.5</b>	<b>92.46</b>	<b>94</b>
<b>2004</b>	<b>91.92</b>	<b>11.16</b>	<b>102.18</b>	<b>100.08</b>
<b>2005</b>	<b>103.10</b>	<b>2.59</b>	<b>105.77</b>	<b>97.60</b>
<b>2006</b>	<b>102.36</b>	<b>0.21</b>	<b>102.58</b>	<b>98.37</b>

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Keya Paha: RESIDENTIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are somewhat dissimilar. However, there is no other information available that would suggest that the qualified median is not the best indication of the level of value for the residential class.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>23.67</b>	<b>2001</b>	<b>0.67</b>
<b>-2.8</b>	<b>2002</b>	<b>-9.09</b>
<b>3.57</b>	<b>2003</b>	<b>0.5</b>
<b>11.97</b>	<b>2004</b>	<b>11.16</b>
<b>-1.49</b>	<b>2005</b>	<b>2.59</b>
<b>-12.08</b>	<b>2006</b>	<b>0.21</b>

Keya Paha: RESIDENTIAL: The change in the sale file and the change in the assessed base are very dissimilar and appear not to support each other. The difference between the two measures may be

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attributable to the assessment actions of the county. Depreciation was adjusted on all houses built from 1960 to 2005 based on a market analysis. Six of the nine qualified sales in the final year of the sales study were used to calculate this percent change. These six sales make up 66% of the total sales base and could be disproportionately represented in the sales file when compared to the assessed base.

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

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

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.37</b>	<b>98.86</b>	<b>109.01</b>

Keya Paha: RESIDENTIAL: Both the median and weighted mean measures of central tendency are within the acceptable range. The high mean is the result of one extreme outlying sale. The median measure should be used for the level of value in the residential class of property.

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

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

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

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

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

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

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

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

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



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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>27.27</b>	<b>110.26</b>
<b>Difference</b>	<b>12.27</b>	<b>7.26</b>

Keya Paha: RESIDENTIAL: Based on nine qualified residential sales the qualitative measures are outside the prescribed parameters for assessment year 2006.

**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>9</b>	<b>9</b>	<b>0</b>
<b>Median</b>	<b>102.36</b>	<b>98.37</b>	<b>-3.99</b>
<b>Wgt. Mean</b>	<b>110.82</b>	<b>98.86</b>	<b>-11.96</b>
<b>Mean</b>	<b>99.49</b>	<b>109.01</b>	<b>9.52</b>
<b>COD</b>	<b>16.90</b>	<b>27.27</b>	<b>10.37</b>
<b>PRD</b>	<b>89.78</b>	<b>110.26</b>	<b>20.48</b>
<b>Min Sales Ratio</b>	<b>57.67</b>	<b>57.67</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>131.54</b>	<b>265.50</b>	<b>133.96</b>

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

**2006 Correlation Section  
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**Commerical Real Property**

**I. Correlation**

Keya Paha: COMMERCIAL: With only 5 sales in which to measure, the median is the most appropriate measure for level of value as there is no other information available to disagree with this. The coefficient of dispersion is within the acceptable range and the price related differential rounds to within the range.

**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>15</b>	<b>10</b>	<b>52.86</b>
<b>2002</b>	<b>10</b>	<b>9</b>	<b>58.23</b>
<b>2003</b>	<b>8</b>	<b>6</b>	<b>75</b>
<b>2004</b>	<b>6</b>	<b>3</b>	<b>50</b>
<b>2005</b>	<b>9</b>	<b>5</b>	<b>55.56</b>
<b>2006</b>	<b>8</b>	<b>5</b>	<b>62.5</b>

Keya Paha: COMMERCIAL: A review of the utilization grid would indicate that the county has an adequate portion of the total file utilized in the determination of the level of value.

**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

**2006 Correlation Section  
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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>105</b>	<b>-3.39</b>	<b>101.44</b>	<b>96</b>
<b>2002</b>	<b>82.02</b>	<b>1.54</b>	<b>83.28</b>	<b>99</b>
<b>2003</b>	<b>97</b>	<b>-8.92</b>	<b>88.35</b>	<b>97</b>
<b>2004</b>	<b>85.31</b>	<b>-0.49</b>	<b>84.89</b>	<b>70.62</b>
<b>2005</b>	<b>93.03</b>	<b>1.87</b>	<b>94.77</b>	<b>93.09</b>
<b>2006</b>	<b>93.09</b>	<b>4.32</b>	<b>97.11</b>	<b>96.97</b>

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

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

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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.

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-8.47	2001	-3.39
-24.37	2002	1.54
0	2003	-8.91
N/A	2004	-0.49
-3.37	2005	1.87
N/A	2006	4.32

Keya Paha: COMMERCIAL: A comparison of the percent change to the sales base versus the percent change to assessed value (excluding growth) is somewhat dissimilar. Further review indicates that all commercial properties were updated to the 2005 Marshall-Swift costing and may be attributable to the increase in the percent change in assessed value.

**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

## 2006 Correlation Section for Keya Paha County

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weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.97</b>	<b>94.80</b>	<b>98.03</b>

Keya Paha: COMMERCIAL: All three measures of central tendency are within the acceptable range.

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Based on only five sales it is believed that the county has attained the required level of value for 2006.

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

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

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

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

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

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

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>3.87</b>	<b>103.40</b>
<b>Difference</b>	<b>0</b>	<b>0.4</b>

Keya Paha: COMMERCIAL: Based on five sales both the coefficient of dispersion and the price related differential are within or round to the acceptable range.

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

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

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	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>5</b>	<b>5</b>	<b>0</b>
<b>Median</b>	<b>93.09</b>	<b>96.97</b>	<b>3.88</b>
<b>Wgt. Mean</b>	<b>93.08</b>	<b>94.80</b>	<b>1.72</b>
<b>Mean</b>	<b>103.01</b>	<b>98.03</b>	<b>-4.98</b>
<b>COD</b>	<b>13.22</b>	<b>3.87</b>	<b>-9.35</b>
<b>PRD</b>	<b>110.67</b>	<b>103.40</b>	<b>-7.27</b>
<b>Min Sales Ratio</b>	<b>87.13</b>	<b>90.60</b>	<b>3.47</b>
<b>Max Sales Ratio</b>	<b>142.00</b>	<b>109.00</b>	<b>-33</b>

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

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**Agricultural Land**

**I. Correlation**

Keya Paha: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural Unimproved statistics indicates that an accurate measurement of the unimproved agricultural property in Keya Paha County has been achieved. The median measure of central tendency is within the acceptable range, while the mean and weighted mean are below. Both the coefficient of dispersion and the price related differential are within or round to the acceptable range indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Agricultural Unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Keya Paha County.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>70</b>	<b>37</b>	<b>52.86</b>
<b>2002</b>	<b>75</b>	<b>46</b>	<b>61.34</b>
<b>2003</b>	<b>87</b>	<b>54</b>	<b>62.07</b>
<b>2004</b>	<b>68</b>	<b>41</b>	<b>60.29</b>
<b>2005</b>	<b>52</b>	<b>27</b>	<b>51.92</b>
<b>2006</b>	<b>48</b>	<b>19</b>	<b>39.58</b>

Keya Paha: AGRICULTURAL UNIMPROVED: A review of the utilization grid indicates the number of agricultural unimproved sales has been on the decline and consequently the number of usable sales has also declined. Further review of the non qualified sales reveals nothing that would indicate excessive trimming.

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



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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>76</b>	<b>4.65</b>	<b>79.53</b>	<b>76</b>
<b>2002</b>	<b>72.51</b>	<b>7.35</b>	<b>77.84</b>	<b>76</b>
<b>2003</b>	<b>74</b>	<b>0.1</b>	<b>74.07</b>	<b>75</b>
<b>2004</b>	<b>71.67</b>	<b>5.99</b>	<b>75.96</b>	<b>75.69</b>
<b>2005</b>	<b>73.95</b>	<b>0.2</b>	<b>74.1</b>	<b>74.67</b>
<b>2006</b>	<b>66.03</b>	<b>10.96</b>	<b>73.27</b>	<b>74.45</b>

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

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	4.65
5.84	2002	7.35
0	2003	0.1
54.91	2004	5.99
4.81	2005	0.2
4.16	2006	10.96

Keya Paha: AGRICULTURAL UNIMPROVED: The percentage change of total assessed value in the

## **2006 Correlation Section for Keya Paha County**

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sales file and the percent change in assessed base are dissimilar and do not appear to support each other. The percent change in assessed value (excl. growth) appears to reflect the assessment actions of the county. Market area 1 received a 10% increase in assessed value and when compared to the sales file the sales may not be representative of the assessed base. This could cause a disproportionate change in the assessed base when compared to the sales file.

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

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>74.45</b>	<b>69.14</b>	<b>68.92</b>

Keya Paha: AGRICULTURAL UNIMPROVED: The median is the only measure of central tendency that is within the acceptable level of value. Both the mean and weighted mean are five points below the acceptable range. With removal of one outlying sale (the minimum sales ratio) the two measures do improve, however they are still outside the range. The difference between the measures is enough that further analysis could be indicated.

**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

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described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.21</b>	<b>99.68</b>
<b>Difference</b>	<b>0.21</b>	<b>0</b>

Keya Paha: AGRICULTURAL UNIMPROVED: The price related differential is inside the acceptable range, while the coefficient of dispersion rounds to within the range.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>19</b>	<b>19</b>	<b>0</b>
<b>Median</b>	<b>66.03</b>	<b>74.45</b>	<b>8.42</b>
<b>Wgt. Mean</b>	<b>63.22</b>	<b>69.14</b>	<b>5.92</b>
<b>Mean</b>	<b>63.01</b>	<b>68.92</b>	<b>5.91</b>
<b>COD</b>	<b>20.33</b>	<b>20.21</b>	<b>-0.12</b>
<b>PRD</b>	<b>99.67</b>	<b>99.68</b>	<b>0.01</b>
<b>Min Sales Ratio</b>	<b>18.26</b>	<b>18.26</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>92.84</b>	<b>114.39</b>	<b>21.55</b>

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

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

52 Keya Paha

	<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	6,966,550	7,168,190	201,640	2.89	147,410	0.78
2. Recreational	39,300	0	-39,300	-100	0	-100
3. Ag-Homesite Land, Ag-Res Dwellings	7,286,590	7,338,900	52,310	0.72	*-----	0.72
<b>4. Total Residential (sum lines 1-3)</b>	<b>14,292,440</b>	<b>14,507,090</b>	<b>214,650</b>	<b>1.5</b>	<b>147,410</b>	<b>0.47</b>
5. Commercial	1,594,030	1,662,880	68,850	4.32	0	4.32
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	3,490,380	3,511,510	21,130	0.61	511,740	-14.06
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>5,084,410</b>	<b>5,174,390</b>	<b>89,980</b>	<b>1.77</b>	<b>0</b>	<b>1.77</b>
<b>10. Total Non-Agland Real Property</b>	<b>19,376,850</b>	<b>19,681,480</b>	<b>304,630</b>	<b>1.57</b>	<b>659,150</b>	<b>-1.83</b>
11. Irrigated	6,442,110	7,468,660	1,026,550	15.93		
12. Dryland	9,269,560	10,737,370	1,467,810	15.83		
13. Grassland	104,433,650	115,111,520	10,677,870	10.22		
14. Wasteland	20610	20,610	0	0		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>120,165,930</b>	<b>133,338,160</b>	<b>13,172,230</b>	<b>10.96</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>139,542,780</b>	<b>153,019,640</b>	<b>13,476,860</b>	<b>9.66</b>	<b>659,150</b>	<b>9.19</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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>98</b>	COV:	55.60	95% Median C.I.:	70.00 to 99.44	(! : Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	99	STD:	60.61	95% Wgt. Mean C.I.:	94.76 to 102.97	
TOTAL Adj.Sales Price:	229,800	MEAN:	109	AVG.ABS.DEV:	26.82	95% Mean C.I.:	62.42 to 155.59	
TOTAL Assessed Value:	227,190							
AVG. Adj. Sales Price:	25,533	COD:	27.27	MAX Sales Ratio:	265.50			
AVG. Assessed Value:	25,243	PRD:	110.26	MIN Sales Ratio:	57.67			

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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											
10/01/03 TO 12/31/03	2	97.75	97.75	98.08	1.73	99.66	96.06	99.44	N/A	43,500	42,665
01/01/04 TO 03/31/04	1	265.50	265.50	265.50			265.50	265.50	N/A	2,000	5,310
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	3	98.37	97.99	97.83	0.59	100.16	96.93	98.66	N/A	42,200	41,283
10/01/04 TO 12/31/04	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	78.06	78.06	89.71	26.13	87.01	57.67	98.45	N/A	7,000	6,280
____Study Years____											
07/01/03 TO 06/30/04	3	99.44	153.67	101.84	56.80	150.89	96.06	265.50	N/A	29,666	30,213
07/01/04 TO 06/30/05	6	97.65	86.68	96.98	12.10	89.38	57.67	98.66	57.67 to 98.66	23,466	22,758
____Calendar Yrs____											
01/01/04 TO 12/31/04	5	98.37	125.89	100.39	40.10	125.41	70.00	265.50	N/A	25,760	25,860
____ALL____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURTON	1	98.45	98.45	98.45			98.45	98.45	N/A	11,000	10,830
MILLS	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
SPRINGVIEW	7	98.37	116.09	98.91	30.93	117.37	57.67	265.50	57.67 to 265.50	31,228	30,888
____ALL____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**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	7	98.37	116.09	98.91	30.93	117.37	57.67	265.50	57.67 to 265.50	31,228	30,888
3	2	84.23	84.23	97.95	16.89	85.99	70.00	98.45	N/A	5,600	5,485
____ALL____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**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	7	98.45	121.92	99.44	24.99	122.61	96.06	265.50	96.06 to 265.50	32,371	32,188
2	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
____ALL____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>98</b>	COV:	55.60	95% Median C.I.:	70.00 to 99.44	(! : Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	99	STD:	60.61	95% Wgt. Mean C.I.:	94.76 to 102.97	
TOTAL Adj.Sales Price:	229,800	MEAN:	109	AVG.ABS.DEV:	26.82	95% Mean C.I.:	62.42 to 155.59	
TOTAL Assessed Value:	227,190							
AVG. Adj. Sales Price:	25,533	COD:	27.27	MAX Sales Ratio:	265.50			
AVG. Assessed Value:	25,243	PRD:	110.26	MIN Sales Ratio:	57.67			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	8	97.65	110.30	98.90	30.87	111.53	57.67	265.50	57.67 to 265.50	24,150	23,885
06											
07	1	98.66	98.66	98.66			98.66	98.66	N/A	36,600	36,110
ALL	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
09-0007											
16-0071											
52-0001											
52-0003	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
52-0056	8	98.41	113.89	98.89	27.06	115.16	57.67	265.50	57.67 to 265.50	28,700	28,381
52-0100											
75-0074											
NonValid School											
ALL	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	181.98	181.98	124.15	45.90	146.57	98.45	265.50	N/A	6,500	8,070
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	96.93	96.93	96.93			96.93	96.93	N/A	55,000	53,310
1970 TO 1979	3	98.37	97.70	97.71	0.88	99.99	96.06	98.66	N/A	35,533	34,720
1980 TO 1989	1	99.44	99.44	99.44			99.44	99.44	N/A	52,000	51,710
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>98</b>	COV:	55.60	95% Median C.I.:	70.00 to 99.44	(! : Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	99	STD:	60.61	95% Wgt. Mean C.I.:	94.76 to 102.97	
TOTAL Adj.Sales Price:	229,800	MEAN:	109	AVG.ABS.DEV:	26.82	95% Mean C.I.:	62.42 to 155.59	
TOTAL Assessed Value:	227,190							
AVG. Adj. Sales Price:	25,533	COD:	27.27	MAX Sales Ratio:	265.50			
AVG. Assessed Value:	25,243	PRD:	110.26	MIN Sales Ratio:	57.67			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	70.00	131.06	138.08	98.97	94.91	57.67	265.50	N/A	1,733	2,393
Total \$ _____											
1 TO 9999	3	70.00	131.06	138.08	98.97	94.91	57.67	265.50	N/A	1,733	2,393
10000 TO 29999	1	98.45	98.45	98.45			98.45	98.45	N/A	11,000	10,830
30000 TO 59999	5	98.37	97.89	97.93	1.04	99.96	96.06	99.44	N/A	42,720	41,836
ALL _____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
5000 TO 9999	1	265.50	265.50	265.50			265.50	265.50	N/A	2,000	5,310
Total \$ _____											
1 TO 9999	3	70.00	131.06	138.08	98.97	94.91	57.67	265.50	N/A	1,733	2,393
10000 TO 29999	1	98.45	98.45	98.45			98.45	98.45	N/A	11,000	10,830
30000 TO 59999	5	98.37	97.89	97.93	1.04	99.96	96.06	99.44	N/A	42,720	41,836
ALL _____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
10	2	98.52	98.52	98.52	0.15	100.00	98.37	98.66	N/A	35,800	35,270
20	2	180.78	180.78	105.22	46.86	171.82	96.06	265.50	N/A	18,500	19,465
30	3	98.45	98.27	98.18	0.85	100.10	96.93	99.44	N/A	39,333	38,616
ALL _____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
101	6	98.41	125.66	99.43	29.00	126.38	96.06	265.50	96.06 to 265.50	29,100	28,935
111	1	99.44	99.44	99.44			99.44	99.44	N/A	52,000	51,710
ALL _____											
	9	98.37	109.01	98.86	27.27	110.26	57.67	265.50	70.00 to 99.44	25,533	25,243

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>98</b>	COV:	55.60	95% Median C.I.:	70.00 to 99.44	(!: Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	99	STD:	60.61	95% Wgt. Mean C.I.:	94.76 to 102.97	
TOTAL Adj.Sales Price:	229,800	MEAN:	109	AVG.ABS.DEV:	26.82	95% Mean C.I.:	62.42 to 155.59	
TOTAL Assessed Value:	227,190							
AVG. Adj. Sales Price:	25,533	COD:	27.27	MAX Sales Ratio:	265.50			
AVG. Assessed Value:	25,243	PRD:	110.26	MIN Sales Ratio:	57.67			

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
30	6	98.56	126.08	100.24	28.87	125.78	96.06	265.50	96.06 to 265.50	28,600	28,668
40	1	96.93	96.93	96.93			96.93	96.93	N/A	55,000	53,310
<u>ALL</u>	<u>9</u>	<u>98.37</u>	<u>109.01</u>	<u>98.86</u>	<u>27.27</u>	<u>110.26</u>	<u>57.67</u>	<u>265.50</u>	<u>70.00 to 99.44</u>	<u>25,533</u>	<u>25,243</u>

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

Type: Qualified

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

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>97</b>	COV:	6.84	95% Median C.I.:	N/A
TOTAL Sales Price:	89,000	WGT. MEAN:	95	STD:	6.71	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	79,000	MEAN:	98	AVG.ABS.DEV:	3.76	95% Mean C.I.:	89.70 to 106.35
TOTAL Assessed Value:	74,890						
AVG. Adj. Sales Price:	15,800	COD:	3.87	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	14,978	PRD:	103.40	MIN Sales Ratio:	90.60		

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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
<b>Qrtrs</b>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	1	90.60	90.60	90.60			90.60	90.60	N/A	30,000	27,180
07/01/03 TO 09/30/03	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10/01/03 TO 12/31/03	1	96.97	96.97	96.97			96.97	96.97	N/A	17,500	16,970
01/01/04 TO 03/31/04	1	96.97	96.97	96.97			96.97	96.97	N/A	17,500	16,970
04/01/04 TO 06/30/04	1	96.58	96.58	96.58			96.58	96.58	N/A	12,000	11,590
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
<b>Study Years</b>											
07/01/02 TO 06/30/03	1	90.60	90.60	90.60			90.60	90.60	N/A	30,000	27,180
07/01/03 TO 06/30/04	4	96.97	99.88	97.37	3.20	102.58	96.58	109.00	N/A	12,250	11,927
07/01/04 TO 06/30/05											
<b>Calendar Yrs</b>											
01/01/03 TO 12/31/03	3	96.97	98.86	93.60	6.32	105.62	90.60	109.00	N/A	16,500	15,443
01/01/04 TO 12/31/04	2	96.78	96.78	96.81	0.20	99.96	96.58	96.97	N/A	14,750	14,280
ALL	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
SPRINGVIEW	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978
ALL	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978
ALL	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978
ALL	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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:	5	<b>MEDIAN:</b>	<b>97</b>	COV:	6.84	95% Median C.I.:	N/A
TOTAL Sales Price:	89,000	WGT. MEAN:	95	STD:	6.71	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	79,000	MEAN:	98	AVG.ABS.DEV:	3.76	95% Mean C.I.:	89.70 to 106.35
TOTAL Assessed Value:	74,890						
AVG. Adj. Sales Price:	15,800	COD:	3.87	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	14,978	PRD:	103.40	MIN Sales Ratio:	90.60		

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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)											
09-0007											
16-0071											
52-0001											
52-0003											
52-0056	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978
52-0100											
75-0074											
NonValid School											
____ALL____	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	99.80	99.80	91.75	9.22	108.77	90.60	109.00	N/A	16,000	14,680
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	3	96.97	96.84	96.87	0.13	99.97	96.58	96.97	N/A	15,666	15,176
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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:	5	<b>MEDIAN:</b>	<b>97</b>	COV:	6.84	95% Median C.I.:	N/A
TOTAL Sales Price:	89,000	WGT. MEAN:	95	STD:	6.71	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	79,000	MEAN:	98	AVG.ABS.DEV:	3.76	95% Mean C.I.:	89.70 to 106.35
TOTAL Assessed Value:	74,890						
AVG. Adj. Sales Price:	15,800	COD:	3.87	MAX Sales Ratio:	109.00		
AVG. Assessed Value:	14,978	PRD:	103.40	MIN Sales Ratio:	90.60		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
Total \$ _____											
1 TO 9999	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10000 TO 29999	3	96.97	96.84	96.87	0.13	99.97	96.58	96.97	N/A	15,666	15,176
30000 TO 59999	1	90.60	90.60	90.60			90.60	90.60	N/A	30,000	27,180
ALL _____											
	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
Total \$ _____											
1 TO 9999	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
10000 TO 29999	4	96.78	95.28	94.43	1.75	100.90	90.60	96.97	N/A	19,250	18,177
ALL _____											
	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
20	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978
ALL _____											
	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
384	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
406	2	96.97	96.97	96.97	0.00	100.00	96.97	96.97	N/A	17,500	16,970
454	1	96.58	96.58	96.58			96.58	96.58	N/A	12,000	11,590
534	1	90.60	90.60	90.60			90.60	90.60	N/A	30,000	27,180
ALL _____											
	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978
04											
ALL _____											
	5	96.97	98.03	94.80	3.87	103.40	90.60	109.00	N/A	15,800	14,978

**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:	19	<b>MEDIAN:</b>	<b>74</b>	COV:	31.28	95% Median C.I.:	55.65 to 79.33	(! : Derived)
(AgLand) TOTAL Sales Price:	2,607,068	WGT. MEAN:	69	STD:	21.56	95% Wgt. Mean C.I.:	56.38 to 81.89	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,995,144	MEAN:	69	AVG.ABS.DEV:	15.04	95% Mean C.I.:	58.53 to 79.31	
(AgLand) TOTAL Assessed Value:	2,070,740							
AVG. Adj. Sales Price:	157,639	COD:	20.21	MAX Sales Ratio:	114.39			
AVG. Assessed Value:	108,986	PRD:	99.68	MIN Sales Ratio:	18.26			

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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	68.61	68.61	68.61			68.61	68.61	N/A	133,500	91,600
10/01/02 TO 12/31/02	2	74.82	74.82	74.78	0.10	100.05	74.75	74.90	N/A	62,542	46,770
01/01/03 TO 03/31/03	2	77.15	77.15	75.95	4.78	101.57	73.46	80.83	N/A	157,109	119,330
04/01/03 TO 06/30/03	3	79.33	62.90	77.29	30.61	81.39	18.26	91.11	N/A	244,858	189,240
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	70.49	80.18	103.93	27.78	77.15	55.65	114.39	N/A	77,978	81,040
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	2	83.68	83.68	82.25	7.71	101.74	77.23	90.14	N/A	163,658	134,610
07/01/04 TO 09/30/04	1	47.57	47.57	47.57			47.57	47.57	N/A	498,000	236,890
10/01/04 TO 12/31/04	1	77.73	77.73	77.73			77.73	77.73	N/A	98,513	76,570
01/01/05 TO 03/31/05	3	43.95	52.55	46.50	26.70	112.99	39.25	74.45	N/A	155,333	72,236
04/01/05 TO 06/30/05	1	57.36	57.36	57.36			57.36	57.36	N/A	64,000	36,710
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	74.82	70.16	75.84	15.22	92.51	18.26	91.11	18.26 to 91.11	163,422	123,940
07/01/03 TO 06/30/04	5	77.23	81.58	91.29	20.30	89.37	55.65	114.39	N/A	112,250	102,468
07/01/04 TO 06/30/05	6	52.46	56.72	50.32	25.02	112.71	39.25	77.73	39.25 to 77.73	187,752	94,480
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	76.39	72.94	81.82	24.18	89.15	18.26	114.39	18.26 to 114.39	160,341	131,187
01/01/04 TO 12/31/04	4	77.48	73.17	63.07	13.90	116.00	47.57	90.14	N/A	230,957	145,670
<u>ALL</u>											
	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
165	2	63.92	63.92	61.42	10.27	104.07	57.36	70.49	N/A	46,343	28,465
17	1	91.11	91.11	91.11			91.11	91.11	N/A	96,000	87,470
175	1	79.33	79.33	79.33			79.33	79.33	N/A	595,476	472,380
177	4	76.06	79.25	80.19	5.83	98.84	74.75	90.14	N/A	113,100	90,690
235	1	77.73	77.73	77.73			77.73	77.73	N/A	98,513	76,570
239	2	31.10	31.10	40.72	41.30	76.38	18.26	43.95	N/A	171,550	69,860
245	1	55.65	55.65	55.65			55.65	55.65	N/A	20,250	11,270
25	2	77.64	77.64	78.63	4.11	98.74	74.45	80.83	N/A	81,109	63,775
27	1	114.39	114.39	114.39			114.39	114.39	N/A	185,000	211,630
387	3	68.61	60.44	63.69	16.62	94.89	39.25	73.46	N/A	150,500	95,856
397	1	47.57	47.57	47.57			47.57	47.57	N/A	498,000	236,890
<u>ALL</u>											
	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986



**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:	19	<b>MEDIAN:</b>	<b>74</b>	COV:	31.28	95% Median C.I.:	55.65 to 79.33	(! : Derived)
(AgLand) TOTAL Sales Price:	2,607,068	WGT. MEAN:	69	STD:	21.56	95% Wgt. Mean C.I.:	56.38 to 81.89	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,995,144	MEAN:	69	AVG.ABS.DEV:	15.04	95% Mean C.I.:	58.53 to 79.31	
(AgLand) TOTAL Assessed Value:	2,070,740							
AVG. Adj. Sales Price:	157,639	COD:	20.21	MAX Sales Ratio:	114.39			
AVG. Assessed Value:	108,986	PRD:	99.68	MIN Sales Ratio:	18.26			

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**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
GRASS	11	74.45	68.93	77.32	20.71	89.14	18.26	114.39	39.25 to 80.83	143,793	111,188
GRASS-N/A	8	71.68	68.90	59.97	20.27	114.89	43.95	91.11	43.95 to 91.11	176,676	105,958
ALL	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986

**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
GRASS	16	73.95	67.00	68.05	21.98	98.45	18.26	114.39	47.57 to 79.33	166,695	113,443
GRASS-N/A	3	77.73	79.15	77.94	9.65	101.56	68.61	91.11	N/A	109,337	85,213
ALL	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986

**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
GRASS	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986
ALL	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	70.49	67.01	68.27	9.10	98.15	55.65	74.90	N/A	25,978	17,736
30000 TO 59999	2	46.35	46.35	50.01	60.61	92.69	18.26	74.45	N/A	49,550	24,780
60000 TO 99999	4	76.24	75.24	76.87	12.05	97.88	57.36	91.11	N/A	88,649	68,142
100000 TO 149999	4	74.72	69.71	70.31	21.11	99.15	39.25	90.14	N/A	119,258	83,847
150000 TO 249999	3	77.23	88.36	87.50	17.67	100.98	73.46	114.39	N/A	197,666	172,963
250000 TO 499999	2	45.76	45.76	46.21	3.95	99.03	43.95	47.57	N/A	399,000	184,370
500000 +	1	79.33	79.33	79.33			79.33	79.33	N/A	595,476	472,380
ALL	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986



**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:	19	<b>MEDIAN:</b>	<b>74</b>	COV:	31.28	95% Median C.I.:	55.65 to 79.33	(!: Derived)
(AgLand) TOTAL Sales Price:	2,607,068	WGT. MEAN:	69	STD:	21.56	95% Wgt. Mean C.I.:	56.38 to 81.89	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,995,144	MEAN:	69	AVG.ABS.DEV:	15.04	95% Mean C.I.:	58.53 to 79.31	
(AgLand) TOTAL Assessed Value:	2,070,740							
AVG. Adj. Sales Price:	157,639	COD:	20.21	MAX Sales Ratio:	114.39			
AVG. Assessed Value:	108,986	PRD:	99.68	MIN Sales Ratio:	18.26			

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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 \$ _____											
5000 TO 9999	1	18.26	18.26	18.26			18.26	18.26	N/A	43,100	7,870
Total \$ _____											
1 TO 9999	1	18.26	18.26	18.26			18.26	18.26	N/A	43,100	7,870
10000 TO 29999	3	70.49	67.01	68.27	9.10	98.15	55.65	74.90	N/A	25,978	17,736
30000 TO 59999	3	57.36	57.02	52.86	20.46	107.87	39.25	74.45	N/A	76,666	40,523
60000 TO 99999	5	77.73	78.61	77.94	7.36	100.86	68.61	91.11	N/A	106,063	82,664
100000 TO 149999	2	67.04	67.04	57.71	34.45	116.17	43.95	90.14	N/A	213,658	123,305
150000 TO 249999	4	75.35	78.16	69.27	23.42	112.83	47.57	114.39	N/A	272,750	188,945
250000 TO 499999	1	79.33	79.33	79.33			79.33	79.33	N/A	595,476	472,380
ALL _____											
	19	74.45	68.92	69.14	20.21	99.68	18.26	114.39	55.65 to 79.33	157,639	108,986

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>102</b>	COV:	23.70	95% Median C.I.:	70.00 to 122.54	(! : Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	111	STD:	23.58	95% Wgt. Mean C.I.:	97.64 to 124.00	
TOTAL Adj.Sales Price:	229,800	MEAN:	99	AVG.ABS.DEV:	17.30	95% Mean C.I.:	81.37 to 117.61	
TOTAL Assessed Value:	254,660							
AVG. Adj. Sales Price:	25,533	COD:	16.90	MAX Sales Ratio:	131.54			
AVG. Assessed Value:	28,295	PRD:	89.78	MIN Sales Ratio:	57.67			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	109.05	109.05	111.69	12.36	97.64	95.57	122.54	N/A	43,500	48,585
01/01/04 TO 03/31/04	1	109.00	109.00	109.00			109.00	109.00	N/A	2,000	2,180
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	3	111.29	112.76	112.31	10.81	100.40	95.44	131.54	N/A	42,200	47,393
10/01/04 TO 12/31/04	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	80.02	80.02	92.79	27.93	86.24	57.67	102.36	N/A	7,000	6,495
____Study Years____											
07/01/03 TO 06/30/04	3	109.00	109.04	111.63	8.25	97.68	95.57	122.54	N/A	29,666	33,116
07/01/04 TO 06/30/05	6	98.90	94.72	110.31	20.58	85.87	57.67	131.54	57.67 to 131.54	23,466	25,885
____Calendar Yrs____											
01/01/04 TO 12/31/04	5	109.00	103.45	112.19	14.20	92.21	70.00	131.54	N/A	25,760	28,900
____ALL____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BURTON	1	102.36	102.36	102.36			102.36	102.36	N/A	11,000	11,260
MILLS	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
SPRINGVIEW	7	109.00	103.29	111.28	15.29	92.82	57.67	131.54	57.67 to 131.54	31,228	34,751
____ALL____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	109.00	103.29	111.28	15.29	92.82	57.67	131.54	57.67 to 131.54	31,228	34,751
3	2	86.18	86.18	101.79	18.78	84.67	70.00	102.36	N/A	5,600	5,700
____ALL____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	109.00	109.68	111.56	9.44	98.31	95.44	131.54	95.44 to 131.54	32,371	36,112
2	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
____ALL____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>102</b>	COV:	23.70	95% Median C.I.:	70.00 to 122.54	(! : Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	111	STD:	23.58	95% Wgt. Mean C.I.:	97.64 to 124.00	
TOTAL Adj.Sales Price:	229,800	MEAN:	99	AVG.ABS.DEV:	17.30	95% Mean C.I.:	81.37 to 117.61	
TOTAL Assessed Value:	254,660							
AVG. Adj. Sales Price:	25,533	COD:	16.90	MAX Sales Ratio:	131.54			
AVG. Assessed Value:	28,295	PRD:	89.78	MIN Sales Ratio:	57.67			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	8	105.68	100.00	113.73	17.60	87.92	57.67	131.54	57.67 to 131.54	24,150	27,466
06											
07	1	95.44	95.44	95.44			95.44	95.44	N/A	36,600	34,930
ALL	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
09-0007											
16-0071											
52-0001											
52-0003	1	70.00	70.00	70.00			70.00	70.00	N/A	200	140
52-0056	8	105.68	103.18	110.85	14.59	93.07	57.67	131.54	57.67 to 131.54	28,700	31,815
52-0100											
75-0074											
NonValid School											
ALL	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	105.68	105.68	103.38	3.14	102.22	102.36	109.00	N/A	6,500	6,720
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	111.29	111.29	111.29			111.29	111.29	N/A	55,000	61,210
1970 TO 1979	3	95.57	107.52	107.34	12.59	100.17	95.44	131.54	N/A	35,533	38,140
1980 TO 1989	1	122.54	122.54	122.54			122.54	122.54	N/A	52,000	63,720
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>102</b>	COV:	23.70	95% Median C.I.:	70.00 to 122.54	(! : Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	111	STD:	23.58	95% Wgt. Mean C.I.:	97.64 to 124.00	
TOTAL Adj.Sales Price:	229,800	MEAN:	99	AVG.ABS.DEV:	17.30	95% Mean C.I.:	81.37 to 117.61	
TOTAL Assessed Value:	254,660							
AVG. Adj. Sales Price:	25,533	COD:	16.90	MAX Sales Ratio:	131.54			
AVG. Assessed Value:	28,295	PRD:	89.78	MIN Sales Ratio:	57.67			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	70.00	78.89	77.88	24.44	101.29	57.67	109.00	N/A	1,733	1,350
Total \$ _____											
1 TO 9999	3	70.00	78.89	77.88	24.44	101.29	57.67	109.00	N/A	1,733	1,350
10000 TO 29999	1	102.36	102.36	102.36			102.36	102.36	N/A	11,000	11,260
30000 TO 59999	5	111.29	111.28	112.06	11.33	99.30	95.44	131.54	N/A	42,720	47,870
ALL _____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	70.00	78.89	77.88	24.44	101.29	57.67	109.00	N/A	1,733	1,350
Total \$ _____											
1 TO 9999	3	70.00	78.89	77.88	24.44	101.29	57.67	109.00	N/A	1,733	1,350
10000 TO 29999	1	102.36	102.36	102.36			102.36	102.36	N/A	11,000	11,260
30000 TO 59999	3	95.57	107.52	107.34	12.59	100.17	95.44	131.54	N/A	35,533	38,140
60000 TO 99999	2	116.91	116.91	116.76	4.81	100.14	111.29	122.54	N/A	53,500	62,465
ALL _____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
10	2	113.49	113.49	113.09	15.91	100.36	95.44	131.54	N/A	35,800	40,485
20	2	102.29	102.29	96.30	6.56	106.22	95.57	109.00	N/A	18,500	17,815
30	3	111.29	112.06	115.42	6.04	97.10	102.36	122.54	N/A	39,333	45,396
ALL _____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
101	6	105.68	107.53	108.29	9.22	99.30	95.44	131.54	95.44 to 131.54	29,100	31,511
111	1	122.54	122.54	122.54			122.54	122.54	N/A	52,000	63,720
ALL _____											
	9	102.36	99.49	110.82	16.90	89.78	57.67	131.54	70.00 to 122.54	25,533	28,295

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>102</b>	COV:	23.70	95% Median C.I.:	70.00 to 122.54	(!: Derived)
TOTAL Sales Price:	230,200	WGT. MEAN:	111	STD:	23.58	95% Wgt. Mean C.I.:	97.64 to 124.00	
TOTAL Adj.Sales Price:	229,800	MEAN:	99	AVG.ABS.DEV:	17.30	95% Mean C.I.:	81.37 to 117.61	
TOTAL Assessed Value:	254,660							
AVG. Adj. Sales Price:	25,533	COD:	16.90	MAX Sales Ratio:	131.54			
AVG. Assessed Value:	28,295	PRD:	89.78	MIN Sales Ratio:	57.67			

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	63.83	63.83	58.44	9.66	109.23	57.67	70.00	N/A	1,600	935
30	6	105.68	109.41	111.64	10.99	98.00	95.44	131.54	95.44 to 131.54	28,600	31,930
40	1	111.29	111.29	111.29			111.29	111.29	N/A	55,000	61,210
<u>ALL</u>	<u>9</u>	<u>102.36</u>	<u>99.49</u>	<u>110.82</u>	<u>16.90</u>	<u>89.78</u>	<u>57.67</u>	<u>131.54</u>	<u>70.00 to 122.54</u>	<u>25,533</u>	<u>28,295</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>93</b>	COV:	21.60	95% Median C.I.:	N/A
TOTAL Sales Price:	89,000	WGT. MEAN:	93	STD:	22.25	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	79,000	MEAN:	103	AVG.ABS.DEV:	12.31	95% Mean C.I.:	75.39 to 130.63
TOTAL Assessed Value:	73,530						
AVG. Adj. Sales Price:	15,800	COD:	13.22	MAX Sales Ratio:	142.00		
AVG. Assessed Value:	14,706	PRD:	110.67	MIN Sales Ratio:	87.13		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03	1	87.13	87.13	87.13			87.13	87.13	N/A	30,000	26,140
07/01/03 TO 09/30/03	1	142.00	142.00	142.00			142.00	142.00	N/A	2,000	2,840
10/01/03 TO 12/31/03	1	93.09	93.09	93.09			93.09	93.09	N/A	17,500	16,290
01/01/04 TO 03/31/04	1	93.09	93.09	93.09			93.09	93.09	N/A	17,500	16,290
04/01/04 TO 06/30/04	1	99.75	99.75	99.75			99.75	99.75	N/A	12,000	11,970
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	1	87.13	87.13	87.13			87.13	87.13	N/A	30,000	26,140
07/01/03 TO 06/30/04	4	96.42	106.98	96.71	14.41	110.61	93.09	142.00	N/A	12,250	11,847
07/01/04 TO 06/30/05											
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	3	93.09	107.41	91.45	19.65	117.44	87.13	142.00	N/A	16,500	15,090
01/01/04 TO 12/31/04	2	96.42	96.42	95.80	3.46	100.65	93.09	99.75	N/A	14,750	14,130
<u>ALL</u>											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

<b>ASSESSOR LOCATION</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
SPRINGVIEW	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706
<u>ALL</u>											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706
<u>ALL</u>											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706
<u>ALL</u>											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

**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:	5	<b>MEDIAN:</b>	<b>93</b>	COV:	21.60	95% Median C.I.:	N/A
TOTAL Sales Price:	89,000	WGT. MEAN:	93	STD:	22.25	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	79,000	MEAN:	103	AVG.ABS.DEV:	12.31	95% Mean C.I.:	75.39 to 130.63
TOTAL Assessed Value:	73,530						
AVG. Adj. Sales Price:	15,800	COD:	13.22	MAX Sales Ratio:	142.00		
AVG. Assessed Value:	14,706	PRD:	110.67	MIN Sales Ratio:	87.13		

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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)											
09-0007											
16-0071											
52-0001											
52-0003											
52-0056	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706
52-0100											
75-0074											
NonValid School											
____ALL____	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

**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											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	114.57	114.57	90.56	23.95	126.51	87.13	142.00	N/A	16,000	14,490
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	3	93.09	95.31	94.79	2.39	100.55	93.09	99.75	N/A	15,666	14,850
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

**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:	5	<b>MEDIAN:</b>	<b>93</b>	COV:	21.60	95% Median C.I.:	N/A
TOTAL Sales Price:	89,000	WGT. MEAN:	93	STD:	22.25	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	79,000	MEAN:	103	AVG.ABS.DEV:	12.31	95% Mean C.I.:	75.39 to 130.63
TOTAL Assessed Value:	73,530						
AVG. Adj. Sales Price:	15,800	COD:	13.22	MAX Sales Ratio:	142.00		
AVG. Assessed Value:	14,706	PRD:	110.67	MIN Sales Ratio:	87.13		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	142.00	142.00	142.00			142.00	142.00	N/A	2,000	2,840
Total \$ _____											
1 TO 9999	1	142.00	142.00	142.00			142.00	142.00	N/A	2,000	2,840
10000 TO 29999	3	93.09	95.31	94.79	2.39	100.55	93.09	99.75	N/A	15,666	14,850
30000 TO 59999	1	87.13	87.13	87.13			87.13	87.13	N/A	30,000	26,140
ALL _____											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

**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	142.00	142.00	142.00			142.00	142.00	N/A	2,000	2,840
Total \$ _____											
1 TO 9999	1	142.00	142.00	142.00			142.00	142.00	N/A	2,000	2,840
10000 TO 29999	4	93.09	93.26	91.81	3.39	101.59	87.13	99.75	N/A	19,250	17,672
ALL _____											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
20	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706
ALL _____											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
384	1	142.00	142.00	142.00			142.00	142.00	N/A	2,000	2,840
406	2	93.09	93.09	93.09	0.00	100.00	93.09	93.09	N/A	17,500	16,290
454	1	99.75	99.75	99.75			99.75	99.75	N/A	12,000	11,970
534	1	87.13	87.13	87.13			87.13	87.13	N/A	30,000	26,140
ALL _____											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706

**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	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706
04											
ALL _____											
	5	93.09	103.01	93.08	13.22	110.67	87.13	142.00	N/A	15,800	14,706



**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:	19	<b>MEDIAN:</b>	<b>66</b>	COV:	29.11	95% Median C.I.:	50.91 to 74.90	(!: Derived)
(AgLand) TOTAL Sales Price:	2,607,068	WGT. MEAN:	63	STD:	18.34	95% Wgt. Mean C.I.:	53.75 to 72.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,995,144	MEAN:	63	AVG.ABS.DEV:	13.42	95% Mean C.I.:	54.17 to 71.85	
(AgLand) TOTAL Assessed Value:	1,893,580							
AVG. Adj. Sales Price:	157,639	COD:	20.33	MAX Sales Ratio:	92.84			
AVG. Assessed Value:	99,662	PRD:	99.67	MIN Sales Ratio:	18.26			

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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	68.61	68.61	68.61			68.61	68.61	N/A	133,500	91,600
10/01/02 TO 12/31/02	2	68.66	68.66	65.32	9.08	105.12	62.42	74.90	N/A	62,542	40,850
01/01/03 TO 03/31/03	2	69.43	69.43	67.96	6.52	102.16	64.90	73.95	N/A	157,109	106,775
04/01/03 TO 06/30/03	3	68.86	55.15	67.13	29.09	82.16	18.26	78.34	N/A	244,858	164,373
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	62.99	68.92	85.55	22.19	80.55	50.91	92.84	N/A	77,978	66,713
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	2	83.68	83.68	82.25	7.71	101.74	77.23	90.14	N/A	163,658	134,610
07/01/04 TO 09/30/04	1	47.57	47.57	47.57			47.57	47.57	N/A	498,000	236,890
10/01/04 TO 12/31/04	1	66.03	66.03	66.03			66.03	66.03	N/A	98,513	65,050
01/01/05 TO 03/31/05	3	43.95	49.38	44.98	24.49	109.78	35.95	68.23	N/A	155,333	69,866
04/01/05 TO 06/30/05	1	51.11	51.11	51.11			51.11	51.11	N/A	64,000	32,710
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	68.74	63.78	67.31	14.88	94.76	18.26	78.34	18.26 to 78.34	163,422	109,996
07/01/03 TO 06/30/04	5	77.23	74.82	83.63	17.89	89.47	50.91	92.84	N/A	112,250	93,872
07/01/04 TO 06/30/05	6	49.34	52.14	48.31	19.56	107.92	35.95	68.23	35.95 to 68.23	187,752	90,708
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	8	66.88	63.88	70.69	21.85	90.37	18.26	92.84	18.26 to 92.84	160,341	113,351
01/01/04 TO 12/31/04	4	71.63	70.24	61.83	18.77	113.61	47.57	90.14	N/A	230,957	142,790
<u>ALL</u>											
	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
165	2	57.05	57.05	54.79	10.41	104.13	51.11	62.99	N/A	46,343	25,390
17	1	78.34	78.34	78.34			78.34	78.34	N/A	96,000	75,210
175	1	68.86	68.86	68.86			68.86	68.86	N/A	595,476	410,040
177	4	76.06	76.17	77.57	9.88	98.20	62.42	90.14	N/A	113,100	87,730
235	1	66.03	66.03	66.03			66.03	66.03	N/A	98,513	65,050
239	2	31.10	31.10	40.72	41.30	76.38	18.26	43.95	N/A	171,550	69,860
245	1	50.91	50.91	50.91			50.91	50.91	N/A	20,250	10,310
25	2	71.09	71.09	71.98	4.02	98.77	68.23	73.95	N/A	81,109	58,380
27	1	92.84	92.84	92.84			92.84	92.84	N/A	185,000	171,760
387	3	64.90	56.49	58.95	16.78	95.83	35.95	68.61	N/A	150,500	88,713
397	1	47.57	47.57	47.57			47.57	47.57	N/A	498,000	236,890
<u>ALL</u>											
	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**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:	19	<b>MEDIAN:</b>	<b>66</b>	COV:	29.11	95% Median C.I.:	50.91 to 74.90	(!: Derived)
(AgLand) TOTAL Sales Price:	2,607,068	WGT. MEAN:	63	STD:	18.34	95% Wgt. Mean C.I.:	53.75 to 72.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,995,144	MEAN:	63	AVG.ABS.DEV:	13.42	95% Mean C.I.:	54.17 to 71.85	
(AgLand) TOTAL Assessed Value:	1,893,580							
AVG. Adj. Sales Price:	157,639	COD:	20.33	MAX Sales Ratio:	92.84			
AVG. Assessed Value:	99,662	PRD:	99.67	MIN Sales Ratio:	18.26			

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	12	65.47	64.71	68.17	15.27	94.93	35.95	92.84	51.11 to 73.95	138,685	94,535
3	7	68.61	60.09	57.04	27.58	105.35	18.26	90.14	18.26 to 90.14	190,130	108,450
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
09-0007											
16-0071											
52-0001	3	78.34	77.87	81.40	12.94	95.66	62.42	92.84	N/A	125,694	102,316
52-0003	2	71.09	71.09	71.98	4.02	98.77	68.23	73.95	N/A	81,109	58,380
52-0056	14	63.95	58.67	59.85	22.33	98.03	18.26	90.14	43.95 to 74.90	175,417	104,990
52-0100											
75-0074											
NonValid School											
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**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	18.26	18.26	18.26			18.26	18.26	N/A	43,100	7,870
30.01 TO 50.00	1	50.91	50.91	50.91			50.91	50.91	N/A	20,250	10,310
50.01 TO 100.00	2	68.94	68.94	68.98	8.63	99.95	62.99	74.90	N/A	28,843	19,895
100.01 TO 180.00	3	51.11	51.76	48.03	21.06	107.78	35.95	68.23	N/A	76,666	36,820
180.01 TO 330.00	6	71.28	73.25	73.77	10.61	99.29	62.42	90.14	62.42 to 90.14	109,605	80,858
330.01 TO 650.00	3	64.90	62.03	59.51	17.09	104.24	43.95	77.23	N/A	236,000	140,436
650.01 +	3	68.86	69.76	64.04	21.92	108.93	47.57	92.84	N/A	426,158	272,896
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**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:	19	<b>MEDIAN:</b>	<b>66</b>	COV:	29.11	95% Median C.I.:	50.91 to 74.90	(! : Derived)
(AgLand) TOTAL Sales Price:	2,607,068	WGT. MEAN:	63	STD:	18.34	95% Wgt. Mean C.I.:	53.75 to 72.70	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,995,144	MEAN:	63	AVG.ABS.DEV:	13.42	95% Mean C.I.:	54.17 to 71.85	
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AVG. Assessed Value:	99,662	PRD:	99.67	MIN Sales Ratio:	18.26			

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**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
GRASS	11	68.23	62.64	68.63	20.62	91.27	18.26	92.84	35.95 to 77.23	143,793	98,684
GRASS-N/A	8	64.23	63.52	57.17	19.09	111.11	43.95	90.14	43.95 to 90.14	176,676	101,006
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**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
GRASS	16	63.95	61.51	62.30	23.25	98.73	18.26	92.84	47.57 to 74.90	166,695	103,857
GRASS-N/A	3	68.61	71.00	70.69	5.98	100.44	66.03	78.34	N/A	109,337	77,286
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**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
GRASS	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	62.99	62.93	64.28	12.69	97.90	50.91	74.90	N/A	25,978	16,700
30000 TO 59999	2	43.25	43.25	46.50	57.78	93.01	18.26	68.23	N/A	49,550	23,040
60000 TO 99999	4	64.23	64.48	65.69	12.00	98.15	51.11	78.34	N/A	88,649	58,237
100000 TO 149999	4	71.28	67.16	68.01	20.88	98.75	35.95	90.14	N/A	119,258	81,112
150000 TO 249999	3	77.23	78.33	77.78	12.06	100.70	64.90	92.84	N/A	197,666	153,740
250000 TO 499999	2	45.76	45.76	46.21	3.95	99.03	43.95	47.57	N/A	399,000	184,370
500000 +	1	68.86	68.86	68.86			68.86	68.86	N/A	595,476	410,040
ALL	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662

**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:	19	<b>MEDIAN:</b>	<b>66</b>	COV:	29.11	95% Median C.I.:	50.91 to 74.90	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	2,995,144	MEAN:	63	AVG.ABS.DEV:	13.42	95% Mean C.I.:	54.17 to 71.85	
(AgLand) TOTAL Assessed Value:	1,893,580							
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AVG. Assessed Value:	99,662	PRD:	99.67	MIN Sales Ratio:	18.26			

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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 \$ _____												
5000 TO 9999	1	18.26	18.26	18.26			18.26	18.26	N/A	43,100	7,870	
Total \$ _____												
1 TO 9999	1	18.26	18.26	18.26			18.26	18.26	N/A	43,100	7,870	
10000 TO 29999	3	62.99	62.93	64.28	12.69	97.90	50.91	74.90	N/A	25,978	16,700	
30000 TO 59999	4	56.77	54.43	52.27	19.20	104.13	35.95	68.23	N/A	81,521	42,610	
60000 TO 99999	4	71.28	71.74	71.48	6.19	100.35	66.03	78.34	N/A	108,558	77,602	
100000 TO 149999	3	64.90	66.33	60.07	23.72	110.43	43.95	90.14	N/A	211,772	127,203	
150000 TO 249999	3	77.23	72.55	63.77	19.54	113.76	47.57	92.84	N/A	294,333	187,703	
250000 TO 499999	1	68.86	68.86	68.86			68.86	68.86	N/A	595,476	410,040	
ALL _____												
	19	66.03	63.01	63.22	20.33	99.67	18.26	92.84	50.91 to 74.90	157,639	99,662	

# 2006 Assessment Survey for Keya Paha County

March 19, 2006

## I. General Information

### A. Staffing and Funding Information

1. Deputy(ies) on staff:  
**1**
2. Appraiser(s) on staff:  
**0**
3. Other full-time employees:  
*(Does not include anyone counted in 1 and 2 above)*  
**0**
4. Other part-time employees:  
*(Does not include anyone counted in 1 through 3 above)*  
**0**
5. Number of shared employees:  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*  
**0**
6. Assessor's requested budget for current fiscal year: \$ **18,500.**  
*(This would be the "total budget" for the assessor's office)*
  - a. Does this include employee benefits?  
**No**
7. Part of the budget that is dedicated to the computer system: \$ **4,800.**  
*(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)*  
**\$4,000 is from the assessor budget and \$800 is from the county general fund.**
8. Adopted budget, or granted budget if different from above: \$ **32,250.**
  - a. Does this amount include employee benefits?  
**Yes, this includes insurance and 50% of the assessor and deputy's salary.**
9. Amount of total budget set aside for appraisal work: \$ **10,000.**
10. Amount of the total budget set aside for education/workshops: \$ **1,500.**
11. Appraisal/Reappraisal budget, if not part of the total budget: \$ **0.**
12. Other miscellaneous funds: \$ **0.**  
*(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 \$ **50,750**.

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

**Yes, \$9,587 remained. This was put back in the formula for the next year’s budget.**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by:

**Contract appraiser, Larry Worth**

2. Valuation done by:

**The assessor, deputy and contract appraiser determine the valuation, with the assessor being responsible for the final value of the property.**

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

**2004**

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

**2006. This update included new Marshall-Swift costing. Residential properties are reviewed through a market analysis each year and adjusted according to the market as indicated.**

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

**Contract appraiser, Larry Worth**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>		<b>Total</b>
Residential	<b>17</b>	<b>0</b>	<b>0</b>		<b>17</b>

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

**June 2005 Marshall-Swift**

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

**2005**

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

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

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

**6 – Springview, Burton, Mills, Norden, Jamison and rural**

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

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

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by:  
**Contract appraiser, Larry Worth**
2. Valuation done by:  
**The assessor, deputy and contract appraiser determine the valuation, with the assessor being responsible for the final value of the property.**
3. Date of last appraisal: <sup>1</sup>  
**2005**
4. Date of last “update”: <sup>2</sup>  
**2006. This update included new Marshall-Swift costing. Commercial properties are reviewed through a market analysis each year and adjusted according to the market as indicated.**
5. Pickup work done by whom: <sup>3</sup>  
**Contract appraiser, Larry Worth**

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

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?  
**June 2005 Marshall-Swift**
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?  
**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>  
**The income approach has not been utilized.**
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>  
**The assessor does not currently use the sales comparison approach.**
10. Number of market areas/neighborhoods for this property class?  
**2 – Springview and rural**
11. How are these defined?  
**These market areas are defined by location, specifically by town and rural.**

**D. Agricultural Appraisal Information**

1. Data collection done by:  
**Contract appraiser, Larry Worth**
2. Valuation done by:  
**The assessor, deputy and contract appraiser determine the valuation, with the assessor being responsible for the final value of the property.**
3. Date of last appraisal: <sup>1</sup>

**Improved agricultural property was last appraised in 2003. The current assessor does not know when or by whom the last land reappraisal was done.**

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

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

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

**Contract appraiser, Larry Worth**

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	13	0	0		13

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

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

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

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

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

**1997**

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

**The current assessor is unable to determine when the last countywide land use study was completed.**

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

**Currently land use changes are discovered through sales verification, FSA maps and personal knowledge.**

b. By whom?

**Assessor and deputy**

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

**Not Known.**

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

**2**

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

**These market areas are defined by the topography of the land, location and through the sales.**

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

**No, the county has received a number of applications and has approved these applications, but has determined there is not sufficient evidence to show that an adjustment should be made at this time.**

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



1. Administrative software:  
**Terra Scan**
2. CAMA software:  
**Terra Scan**
3. Cadastral maps or GIS software:  
**Cadastral maps**
  - a. Who maintains the Cadastral Maps?  
**Deputy assessor**
  - b. Who maintains the GIS software and maps?  
**N/A**
4. Personal Property software:  
**Terra Scan**

**F. Zoning Information**

1. Does the county have zoning?  
**Yes**
  - a. If so, is the zoning county wide?  
**Yes**
  - b. What municipalities in the county are zoned?  
**None**
- c. When was zoning implemented?  
**1995**

**G. Contracted Services**

1. Appraisal Services  
**Larry Worth**
2. Other Services

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

**II. Assessment Actions**

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

1. **Residential**  
For the assessment year 2006, the Keya Paha County Assessor updated to the 2005 Marshall-Swift costing of improvements within the Terra Scan computer system. The assessor and staff performed a market analysis on residential

homes built from 1960 to 2005. Based on this study, it was determined the depreciation would be adjusted accordingly on these houses.

The Keya Paha County Assessor and staff reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

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

## 2. **Commercial**

For the assessment year 2006, the Keya Paha County Assessor updated to the 2005 Marshall-Swift costing of improvements within the Terra Scan computer system.

The Keya Paha County Assessor and staff reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

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

## 3. **Agricultural**

For assessment year 2006 the assessor performed a spreadsheet analysis of agland valuation and adjusted values accordingly. In market area 1 a change in land valuation was made to all land capability groups. Market area 3 did not receive any changes based on seven qualified sales. Agricultural improvements were updated to use the 2005 Marshall-Swift costing data.

The Keya Paha County Assessor and staff reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible.

The assessor has in her office a color coded map plotting all agricultural sales for the last five years which the assessor notes is a very good valuation tool for educating the public about property values.

The Keya Paha County Assessors office has received several special value applications for consideration of something other than agricultural use along the Niobrara River. The Assessor has approved these applications as they meet the criteria needed to be eligible. At this time it has been determined by the Assessor and County Board that there is no influence other than agriculture use in the sales that is not also present in the rest of the county. The special value will not reflect any other value than the present market value of agricultural land.

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 52 - Keya Paha**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,370	<b>Value</b> 153,019,640	<b>Total Growth</b> 659,150 (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	98	99,070	0	0	31	184,210	129	283,280	
2. Res Improv Land	169	405,250	0	0	29	254,500	198	659,750	
3. Res Improvements	173	3,625,400	0	0	103	2,599,760	276	6,225,160	
4. Res Total	271	4,129,720	0	0	134	3,038,470	405	7,168,190	147,410
% of Total	66.91	57.61	0.00	0.00	33.08	42.38	17.08	4.68	22.36
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	271	4,129,720	0	0	134	3,038,470	405	7,168,190	147,410
% of Total	66.91	57.61	0.00	0.00	33.08	42.38	17.08	4.68	22.36

**County 52 - Keya Paha**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,370	<b>Value</b> 153,019,640	<b>Total Growth</b> 659,150 (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	4	7,410	1	1,050	2	1,730	7	10,190	
10. Comm Improv Land	46	139,430	3	12,820	4	17,240	53	169,490	
11. Comm Improvements	47	976,970	3	248,210	16	258,020	66	1,483,200	
12. Comm Total	51	1,123,810	4	262,080	18	276,990	73	1,662,880	0
% of Total	69.86	67.58	5.47	15.76	24.65	16.65	3.08	1.08	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	51	1,123,810	4	262,080	18	276,990	0	0	0
% of Total	69.86	67.58	5.47	15.76	24.65	16.65	3.08	1.08	0.00
17. Taxable Total	322	5,253,530	4	262,080	152	3,315,460	478	8,831,070	147,410
% of Total	67.36	59.48	0.83	0.00	31.79	34.40	20.16	5.77	22

**County 52 - Keya Paha**

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

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

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

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	48	4	101	153

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	22,820	1,492	99,922,330	1,494	99,945,150
28. Ag-Improved Land	0	0	3	52,000	379	33,883,330	382	33,935,330
29. Ag-Improvements	0	0	3	16,750	395	10,291,340	398	10,308,090
<b>30. Ag-Total Taxable</b>							<b>1,892</b>	<b>144,188,570</b>

**County 52 - Keya Paha**

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**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	3	3.200	2,910	
37. FarmSite Improv	0		0	3		16,750	
38. FarmSite Total							
39. Road & Ditches		0.000			0.880		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	20	21.000	20,030	20	21.000	20,030	
32. HomeSite Improv Land	312	359.000	340,870	312	359.000	340,870	
33. HomeSite Improvements	293		6,978,000	293		6,978,000	511,740
34. HomeSite Total				313	380.000	7,338,900	
35. FarmSite UnImp Land	21	69.910	56,180	21	69.910	56,180	
36. FarmSite Impr Land	62	190.810	122,330	65	194.010	125,240	
37. FarmSite Improv	359		3,313,340	362		3,330,090	0
38. FarmSite Total				383	263.920	3,511,510	
39. Road & Ditches		3,185.940			3,186.820		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				<b>696</b>	<b>3,830.740</b>	<b>10,850,410</b>	<b>511,740</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	7	1,325.010	468,610	7	1,325.010	468,610

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	171	43,710.350	14,777,700	171	43,710.350	14,777,700
44. Recapture Val			14,777,700			14,777,700

County 52 - Keya Paha

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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	161.900	92,290	161.900	92,290
46. 1A	0.000	0	0.000	0	532.860	308,670	532.860	308,670
47. 2A1	0.000	0	0.000	0	2,051.390	1,065,550	2,051.390	1,065,550
48. 2A	0.000	0	0.000	0	3,021.600	1,515,380	3,021.600	1,515,380
49. 3A1	0.000	0	0.000	0	1,300.250	570,060	1,300.250	570,060
50. 3A	0.000	0	0.000	0	4,352.300	1,644,100	4,352.300	1,644,100
51. 4A1	0.000	0	185.900	50,190	4,676.090	1,260,870	4,861.990	1,311,060
52. 4A	0.000	0	0.000	0	2,324.380	580,970	2,324.380	580,970
53. Total	0.000	0	185.900	50,190	18,420.770	7,037,890	18,606.670	7,088,080
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	401.800	172,120	401.800	172,120
55. 1D	0.000	0	0.000	0	2,642.080	1,100,870	2,642.080	1,100,870
56. 2D1	0.000	0	0.000	0	4,474.500	1,428,140	4,474.500	1,428,140
57. 2D	0.000	0	3.310	1,030	7,484.560	2,305,130	7,487.870	2,306,160
58. 3D1	0.000	0	0.000	0	2,530.910	756,700	2,530.910	756,700
59. 3D	0.000	0	0.000	0	5,788.880	1,558,890	5,788.880	1,558,890
60. 4D1	0.000	0	40.000	10,400	2,486.430	643,090	2,526.430	653,490
61. 4D	0.000	0	0.000	0	2,214.790	487,260	2,214.790	487,260
62. Total	0.000	0	43.310	11,430	28,023.950	8,452,200	28,067.260	8,463,630
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	779.320	335,150	779.320	335,150
64. 1G	0.000	0	0.000	0	2,676.010	1,123,920	2,676.010	1,123,920
65. 2G1	0.000	0	0.000	0	6,094.810	2,011,430	6,094.810	2,011,430
66. 2G	0.000	0	0.000	0	16,996.260	5,438,680	16,996.260	5,438,680
67. 3G1	0.000	0	0.000	0	16,998.090	5,099,470	16,998.090	5,099,470
68. 3G	0.000	0	0.000	0	75,945.570	20,506,620	75,945.570	20,506,620
69. 4G1	0.000	0	39.590	10,290	79,284.270	20,613,500	79,323.860	20,623,790
70. 4G	0.000	0	0.000	0	158,550.490	33,297,080	158,550.490	33,297,080
71. Total	0.000	0	39.590	10,290	357,324.820	88,425,850	357,364.410	88,436,140
72. Waste	0.000	0	0.000	0	1,994.140	19,970	1,994.140	19,970
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	12.100		0.000		195.740		207.840	
75. Total	0.000	0	268.800	71,910	405,763.680	103,935,910	406,032.480	104,007,820



County 52 - Keya Paha

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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	3.000	2,100	3.000	2,100
46. 1A	0.000	0	0.000	0	155.100	108,350	155.100	108,350
47. 2A1	0.000	0	0.000	0	61.700	38,560	61.700	38,560
48. 2A	0.000	0	0.000	0	69.700	43,570	69.700	43,570
49. 3A1	0.000	0	0.000	0	87.700	49,400	87.700	49,400
50. 3A	0.000	0	0.000	0	191.200	87,020	191.200	87,020
51. 4A1	0.000	0	0.000	0	122.700	40,490	122.700	40,490
52. 4A	0.000	0	0.000	0	40.300	11,090	40.300	11,090
53. Total	0.000	0	0.000	0	731.400	380,580	731.400	380,580
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	111.400	45,430	111.400	45,430
55. 1D	0.000	0	0.000	0	2,058.250	798,350	2,058.250	798,350
56. 2D1	0.000	0	0.000	0	1,892.490	726,150	1,892.490	726,150
57. 2D	0.000	0	0.000	0	1,535.000	432,200	1,535.000	432,200
58. 3D1	0.000	0	0.000	0	92.210	23,440	92.210	23,440
59. 3D	0.000	0	0.000	0	462.110	112,210	462.110	112,210
60. 4D1	0.000	0	0.000	0	301.340	69,310	301.340	69,310
61. 4D	0.000	0	0.000	0	416.400	66,650	416.400	66,650
62. Total	0.000	0	0.000	0	6,869.200	2,273,740	6,869.200	2,273,740
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	247.390	142,290	247.390	142,290
64. 1G	0.000	0	0.000	0	1,957.880	1,126,070	1,957.880	1,126,070
65. 2G1	0.000	0	0.000	0	2,229.730	981,060	2,229.730	981,060
66. 2G	0.000	0	0.000	0	4,570.720	1,759,870	4,570.720	1,759,870
67. 3G1	0.000	0	0.000	0	1,353.360	507,560	1,353.360	507,560
68. 3G	0.000	0	0.000	0	2,931.980	1,084,900	2,931.980	1,084,900
69. 4G1	0.000	0	0.000	0	6,755.020	2,499,540	6,755.020	2,499,540
70. 4G	0.000	0	0.000	0	50,886.610	18,574,090	50,886.610	18,574,090
71. Total	0.000	0	0.000	0	70,932.690	26,675,380	70,932.690	26,675,380
72. Waste	0.000	0	0.000	0	64.720	640	64.720	640
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		158.280		158.280	
75. Total	0.000	0	0.000	0	78,598.010	29,330,340	78,598.010	29,330,340

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	185.900	50,190	19,152.170	7,418,470	19,338.070	7,468,660
<b>77.Dry Land</b>	0.000	0	43.310	11,430	34,893.150	10,725,940	34,936.460	10,737,370
<b>78.Grass</b>	0.000	0	39.590	10,290	428,257.510	115,101,230	428,297.100	115,111,520
<b>79.Waste</b>	0.000	0	0.000	0	2,058.860	20,610	2,058.860	20,610
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	12.100	0	0.000	0	354.020	0	366.120	0
<b>82.Total</b>	0.000	0	268.800	71,910	484,361.690	133,266,250	<b>484,630.490</b>	<b>133,338,160</b>

## 2006 Agricultural Land Detail

### County 52 - Keya Paha

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	161.900	0.87%	92,290	1.30%	570.043
1A	532.860	2.86%	308,670	4.35%	579.270
2A1	2,051.390	11.03%	1,065,550	15.03%	519.428
2A	3,021.600	16.24%	1,515,380	21.38%	501.515
3A1	1,300.250	6.99%	570,060	8.04%	438.423
3A	4,352.300	23.39%	1,644,100	23.20%	377.754
4A1	4,861.990	26.13%	1,311,060	18.50%	269.655
4A	2,324.380	12.49%	580,970	8.20%	249.946
<b>Irrigated Total</b>	<b>18,606.670</b>	<b>100.00%</b>	<b>7,088,080</b>	<b>100.00%</b>	<b>380.942</b>

**Dry:**

1D1	401.800	1.43%	172,120	2.03%	428.372
1D	2,642.080	9.41%	1,100,870	13.01%	416.667
2D1	4,474.500	15.94%	1,428,140	16.87%	319.173
2D	7,487.870	26.68%	2,306,160	27.25%	307.986
3D1	2,530.910	9.02%	756,700	8.94%	298.983
3D	5,788.880	20.63%	1,558,890	18.42%	269.290
4D1	2,526.430	9.00%	653,490	7.72%	258.661
4D	2,214.790	7.89%	487,260	5.76%	220.002
<b>Dry Total</b>	<b>28,067.260</b>	<b>100.00%</b>	<b>8,463,630</b>	<b>100.00%</b>	<b>301.548</b>

**Grass:**

1G1	779.320	0.22%	335,150	0.38%	430.054
1G	2,676.010	0.75%	1,123,920	1.27%	419.998
2G1	6,094.810	1.71%	2,011,430	2.27%	330.023
2G	16,996.260	4.76%	5,438,680	6.15%	319.992
3G1	16,998.090	4.76%	5,099,470	5.77%	300.002
3G	75,945.570	21.25%	20,506,620	23.19%	270.017
4G1	79,323.860	22.20%	20,623,790	23.32%	259.994
4G	158,550.490	44.37%	33,297,080	37.65%	210.009
<b>Grass Total</b>	<b>357,364.410</b>	<b>100.00%</b>	<b>88,436,140</b>	<b>100.00%</b>	<b>247.467</b>

<b>Irrigated Total</b>	<b>18,606.670</b>	<b>4.58%</b>	<b>7,088,080</b>	<b>6.81%</b>	<b>380.942</b>
<b>Dry Total</b>	<b>28,067.260</b>	<b>6.91%</b>	<b>8,463,630</b>	<b>8.14%</b>	<b>301.548</b>
<b>Grass Total</b>	<b>357,364.410</b>	<b>88.01%</b>	<b>88,436,140</b>	<b>85.03%</b>	<b>247.467</b>
Waste	1,994.140	0.49%	19,970	0.02%	10.014
Other	0.000	0.00%	0	0.00%	0.000
Exempt	207.840	0.05%			
<b>Market Area Total</b>	<b>406,032.480</b>	<b>100.00%</b>	<b>104,007,820</b>	<b>100.00%</b>	<b>256.156</b>

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

<b>Irrigated Total</b>	<b>18,606.670</b>	<b>96.22%</b>	<b>7,088,080</b>	<b>94.90%</b>	
<b>Dry Total</b>	<b>28,067.260</b>	<b>80.34%</b>	<b>8,463,630</b>	<b>78.82%</b>	
<b>Grass Total</b>	<b>357,364.410</b>	<b>83.44%</b>	<b>88,436,140</b>	<b>76.83%</b>	
Waste	1,994.140	96.86%	19,970	96.89%	
Other	0.000	0.00%	0	0.00%	
Exempt	207.840	56.77%			
<b>Market Area Total</b>	<b>406,032.480</b>	<b>83.78%</b>	<b>104,007,820</b>	<b>78.00%</b>	

## 2006 Agricultural Land Detail

### County 52 - Keya Paha

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3.000	0.41%	2,100	0.55%	700.000
1A	155.100	21.21%	108,350	28.47%	698.581
2A1	61.700	8.44%	38,560	10.13%	624.959
2A	69.700	9.53%	43,570	11.45%	625.107
3A1	87.700	11.99%	49,400	12.98%	563.283
3A	191.200	26.14%	87,020	22.87%	455.125
4A1	122.700	16.78%	40,490	10.64%	329.991
4A	40.300	5.51%	11,090	2.91%	275.186
<b>Irrigated Total</b>	<b>731.400</b>	<b>100.00%</b>	<b>380,580</b>	<b>100.00%</b>	<b>520.344</b>

**Dry:**

1D1	111.400	1.62%	45,430	2.00%	407.809
1D	2,058.250	29.96%	798,350	35.11%	387.878
2D1	1,892.490	27.55%	726,150	31.94%	383.700
2D	1,535.000	22.35%	432,200	19.01%	281.563
3D1	92.210	1.34%	23,440	1.03%	254.202
3D	462.110	6.73%	112,210	4.94%	242.820
4D1	301.340	4.39%	69,310	3.05%	230.005
4D	416.400	6.06%	66,650	2.93%	160.062
<b>Dry Total</b>	<b>6,869.200</b>	<b>100.00%</b>	<b>2,273,740</b>	<b>100.00%</b>	<b>331.005</b>

**Grass:**

1G1	247.390	0.35%	142,290	0.53%	575.164
1G	1,957.880	2.76%	1,126,070	4.22%	575.147
2G1	2,229.730	3.14%	981,060	3.68%	439.990
2G	4,570.720	6.44%	1,759,870	6.60%	385.031
3G1	1,353.360	1.91%	507,560	1.90%	375.036
3G	2,931.980	4.13%	1,084,900	4.07%	370.022
4G1	6,755.020	9.52%	2,499,540	9.37%	370.027
4G	50,886.610	71.74%	18,574,090	69.63%	365.009
<b>Grass Total</b>	<b>70,932.690</b>	<b>100.00%</b>	<b>26,675,380</b>	<b>100.00%</b>	<b>376.066</b>

<b>Irrigated Total</b>	<b>731.400</b>	<b>0.93%</b>	<b>380,580</b>	<b>1.30%</b>	<b>520.344</b>
<b>Dry Total</b>	<b>6,869.200</b>	<b>8.74%</b>	<b>2,273,740</b>	<b>7.75%</b>	<b>331.005</b>
<b>Grass Total</b>	<b>70,932.690</b>	<b>90.25%</b>	<b>26,675,380</b>	<b>90.95%</b>	<b>376.066</b>
Waste	64.720	0.08%	640	0.00%	9.888
Other	0.000	0.00%	0	0.00%	0.000
Exempt	158.280	0.20%			
<b>Market Area Total</b>	<b>78,598.010</b>	<b>100.00%</b>	<b>29,330,340</b>	<b>100.00%</b>	<b>373.168</b>

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

<b>Irrigated Total</b>	<b>731.400</b>	<b>3.78%</b>	<b>380,580</b>	<b>5.10%</b>	
<b>Dry Total</b>	<b>6,869.200</b>	<b>19.66%</b>	<b>2,273,740</b>	<b>21.18%</b>	
<b>Grass Total</b>	<b>70,932.690</b>	<b>16.56%</b>	<b>26,675,380</b>	<b>23.17%</b>	
Waste	64.720	3.14%	640	3.11%	
Other	0.000	0.00%	0	0.00%	
Exempt	158.280	43.23%			
<b>Market Area Total</b>	<b>78,598.010</b>	<b>16.22%</b>	<b>29,330,340</b>	<b>22.00%</b>	

## 2006 Agricultural Land Detail

### County 52 - Keya Paha

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	185.900	50,190	19,152.170	7,418,470
Dry	0.000	0	43.310	11,430	34,893.150	10,725,940
Grass	0.000	0	39.590	10,290	428,257.510	115,101,230
Waste	0.000	0	0.000	0	2,058.860	20,610
Other	0.000	0	0.000	0	0.000	0
Exempt	12.100	0	0.000	0	354.020	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>268.800</b>	<b>71,910</b>	<b>484,361.690</b>	<b>133,266,250</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	19,338.070	7,468,660	19,338.070	3.99%	7,468,660	5.60%	386.215
Dry	34,936.460	10,737,370	34,936.460	7.21%	10,737,370	8.05%	307.339
Grass	428,297.100	115,111,520	428,297.100	88.38%	115,111,520	86.33%	268.765
Waste	2,058.860	20,610	2,058.860	0.42%	20,610	0.02%	10.010
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	366.120	0	366.120	0.08%	0	0.00%	0.000
<b>Total</b>	<b>484,630.490</b>	<b>133,338,160</b>	<b>484,630.490</b>	<b>100.00%</b>	<b>133,338,160</b>	<b>100.00%</b>	<b>275.133</b>

\* Department of Property Assessment & Taxation Calculates

# Keya Paha County Plan of Assessment Assessment Years 2006, 2007 & 2008 June 2005

## INTRODUCTION

The Plan of Assessment is a required documentation of the assessor to the Property Tax Administrator and the County Board of Equalization to help them understand the plans and workings of the Keya Paha County Assessor's Office. This plan is to be submitted by July 31st to the CBOE and October 31st to PA&T.

## LEVEL OF VALUE

The level of value for Keya Paha County for the 2005 year is as follows:

Residential Class is 98% using 18 qualified sales  
COD of 26.84 and a PRD of 102.39.

Commercial Class is 93% with 5 qualified sales  
COD of 13.22 and a PRD of 110.67

Agricultural Class is 75% using 27 unimproved sales  
COD of 17.46 and a PRD of 99.84

There are a number of special value applications on file but it has been determined by the assessor and County Board of Equalization that there is no other influence other than agricultural use so the special value and assessed value are the same.

The level of value and quality of assessment is based on *residential* real property sales occurring on or after July 1, 2002 through June 30, 2004; and, for *agricultural* and *commercial* real property sales occurring on or after July 1, 2001 through June 30, 2004.

## PARCEL COUNT

The 2005 County abstract shows records show 2,383 parcels of which the residential parcel count is 399 parcels or 16.74% of the total with a value of \$7,034,590. Commercial parcel count is 73 or 3.06% of the total with a value of \$1,602,540. There are 9 recreational parcels or .37% of the total with a value of \$39,300. Agricultural parcel count is 1902 or 79.81% of the total with a value of \$131,016,980. The majority of the county is 4G land or a total of 205,191 acres. Grassland makes up 88.42% of the county and dry land is 7.41%, irrigated land is 3.75% and waste is .42%. There are 156 exempt properties in the county. Exempt applications are taken each year by the December 31 deadline. There were approximately 40 building permits/or information acquired with a new growth \$701,319.

## STAFF AND EQUIPMENT

The Keya Paha County Assessor is also the County Clerk and has one full time deputy to perform all of the duties of the ex-officio office. The Assessor and her deputy attend approved continuing education classes as their time allows. The Assessor or Deputy attends all of the schooling and workshops offered by the Department of Property Assessment and Taxation. Working around board meetings and workload is a juggling act to work in the required continuing education hours. It is hoped that the two can keep enough hours to keep their certification. A weeklong class is a burden for

the office, having one person gone makes it difficult to clerk commissioners meetings, answering phone and etc.

The assessor budget submitted for the 2004-2005 year is \$36,000 which would include a percentage of the office personnel salaries on a shared basis with all of the positions. This would include appraisal budget of \$7,500, which would be used by one part time appraiser and, schooling budget of \$3000, and miscellaneous expenses needed to run the assessment portion of the clerk/assessor's office.

The Assessor office has a set of cadastral maps that are fairly old. The cadastral maps have been brought up to date by the Deputy Assessor. These maps will be maintained as sales and changes occur. The Assessor would like to have new cadastral maps if the budget would allow in the next few years. The current ones are from the 60's.

The property record cards are very well kept and always current. They contain all pertinent information required plus some extras. They include name, address, legal, acres, and current land use and value. The record also includes historic information dating back at least 10 years. The records are kept in pull-out file cabinets that are very well marked with townships and ranges so that anyone can easily access a file. The folders have a metal clasp so that all records are secure and kept in the same order for each record so that similar information can easily be compared to other parcels. The rural appraisal information has been entered into the appraisal part of Terra Scan.

There Marshall & Swift pricing for all improvements is done with the use of CAMA software provided and maintained by TerraScan. The assessment information is not accompanied by GIS capability nor is it available on the web.

## **PROCEDURES MANUAL**

The Property Tax Division's "Assessor Reference Manual" is the main book of reference for filing deadlines and reports. A policy and procedure manual was developed in 2002. It describes the steps taken in the office when changes are made and values are set. It outlines real and personal property procedures in the office. This manual is updated as necessary.

## **REPORT GENERATION**

The reports required by the State are all filed in a timely manner from the Terra Scan program. The Assessor completes and files all of the reports. The reports are generated as well as supporting documents to compare that all information is correct. The reports are kept on file in chronological order and easily accessible. The tax corrections are in a bound book and numbered. The Treasurer is also on Terra Scan so all tax rolls are easily delivered to her and both have the same information available at all times.

## **REAL PROPERTY**

Discovery is done by building permits from the Zoning Administrator and personal knowledge of county officials.

When new improvements are discovered through sales process, building permits, and information received there is a list compiled for the appraiser. The appraiser does the data collection, measurement along with the yearly review of property according to the 5 year plan or reappraisal.

The Real Estate Transfer Statements are received with the Deeds at the time of recording. This office is also the Register of Deeds and Clerk so there is no waiting to receive them. The Property

Record cards are changed and updated along with the recording process; as well as the cadastral maps changed, so they are always current as to owner and acres. The Assessor does the green sheets on the 521's monthly and the 521's are sent to the Department of Revenue along with the revenue.

Each 521 is reviewed along with the Property Record Card. After a deed is recorded the property record card is left with the 521 until the sale is reviewed and green sheets made out. The assessor or deputy do the recording and changing the records and updates the cadastral map. They also send out a questionnaire to both the buyer and seller with a return envelope. Most of these are returned by the time the 521 is reviewed by the Assessor. The Assessor reviews the 521's, buyer/seller questionnaire, parcel inventory and any other information to complete the green sheet. The sale properties are not physically reviewed at the time of the sale. As this is a small county the Assessor and Deputy are familiar with the properties in the county. The Assessor and deputy visit about the sales as the review is conducted. A copy of the green sheet, land use sheet, 521, and RCN sheet if there are improvements, is made for the Assessor's sales file. The Assessor keeps this sales file as well as a condensed version including buyer/seller, price per acre, legal description, acres, and parcel numbers of each sale. There is a sales map with a different color for each year and a flag stating the book and page of recording as well as the price per acre. The market areas are on the map. This map is placed where the public can easily see it. It is a great point of interest to most visitors to this office.

This is the Register of Deeds office, we tend to see a lot of appraisers, potential buyers and sellers in the office well in advance of a sale. The buyers and sellers check land use and value. The appraisers are comparing sales and reviewing the parcels before sales. We often know about a sale well in advance of the deed itself coming in to be recorded. The 521's are kept in a metal clasp grouped by year in book and page order. They are kept in a separate drawer in the vault.

After the sales are added to the sales file and the preliminary statistics are released by PA&T the valuation studies are done on all classes of property. Use is determined and ag studies are done. The market approach is applied to all sales properties as well as the unsold properties. A review of improvements is done on the 5 year cycle depending on the study that is to be done each year.

Valuation change notices are mailed timely after the abstract is submitted and the report and opinion is rendered and no show cause hearing changes any value. There is a notice in the local newspaper to inform the tax payers that a change notice is forthcoming.

The appeal process for valuation protest is prescribed by law. Taxpayer fills out the appropriate forms for protest and submits to the County Clerk and a schedule of hearing dates is set up for the County Board of Equalization hearings. Hearings are held on protests and a final review and determination is made by the CBOE. The County Clerk notifies the taxpayer of the CBOE decision as prescribed by law within the time allowed.

Taxpayers may then appeal to TERC if not satisfied by the CBOE's decision. The Assessor attends any hearings and show cause hearings to defend values and preparation of any defense of that value.

## **PERSONAL PROPERTY**

A postcard is sent to all who have personal property on record and those that the Assessor has received 13AG's, to remind them that they must bring in their income tax depreciation sheet and file by May 1. Non residents as well as new taxpayers are also sent a postcard at the same time to let them know about Nebraska's personal property law. There were 297 filed in 2004. The personal property files are included in the Terra Scan program and easily and quickly accessed by the staff. A personal property roster is printed on each filer as soon after January 1 as possible. It lists the schedule number, name and all property that was listed the year prior. The roster also includes the type, year, adjusted basis, recovery, depreciation percent and tax value. Any 13AG's are attached to each file page and a



notation made on the sheet. The roster is compared to the depreciation sheets as the taxpayers come in and then the personal property form is printed and signed while the taxpayer is in the office so that they do not have to make follow-up trips to the office. Every effort is made to get everything done for them to file in a timely manner with only one trip to the courthouse. Follow-up reminders are sent after the filing deadline in June and August to get all of the schedules filed and all the personal property in the county listed. The schedules are filed in alphabetical order as received and kept in a secure place as personal property lists are not available to the public. The roster printed for the office use is shredded after the taxpayer files.

## **PLAN BREAK DOWN BY YEAR**

**2006**– The three year process for rural reappraisal will begin as the county is divided into thirds following township lines as division lines and the appraiser will begin the 5 year on site review process again. The appraiser will begin in the west portion of the county. Sketches will be done of the rural property as this was not done at the time of the last 5 year review. No interior inspection will be done of residential properties as this county does not review the interior and does not intend to start. Any changes in the property will be noted, measured and quality and condition will be noted. Residential and commercial properties will be reviewed and market studies done to keep values in line with the market. All pickup work and follow-up inspections will be done by the appraiser and reviewed with the Assessor and staff. The special value for ag-land will be reviewed and change made if necessary. The special methodology will be submitted by March 1<sup>st</sup>. Market area lines will be reviewed to see if changes need to be made following the sales study and ag use study.

**2007** – The second year of the rural appraisal will continue again following township lines for the division lines. Most of these properties should have the sketches done so only updating will be necessary by the appraiser. The updates will be added in the appraisal side of Terra Scan awaiting transfer to the ATR file at the end of the 3-year period of review. Residential and commercial properties will continue to be monitored for keeping value in line with the market. All pickup work and follow-up inspections will be done by the appraiser and reviewed with the Assessor and staff. The special methodology will be submitted by March 1<sup>st</sup>. Market area lines will be reviewed to see if changes need to be made following the sales study and ag use study.

**2008** – This will be the final year of the rural improvements review. The final third of the county will be reviewed. The values will be implemented into Terra Scan and used for the 2009 value. A complete study of rural improved parcel sales will be conducted and a depreciation table developed. Any pickup work will be done and commercial and residential review will be adjusted to market value. Ag properties will be reviewed and adjusted to market value. All pickup work and follow-up inspections will be done by the appraiser and reviewed with the Assessor and staff. The special methodology will be submitted by March 1<sup>st</sup>. Market area lines will be reviewed to see if changes need to be made following the sales study and ag use study.

## **CONCLUSION**

The Keya Paha County Assessor's office has made a lot of improvements over the years and the public has become accustomed to having good reliable information available upon request. The two-person staff manages to keep up despite the many demands of an Ex-officio office. The property record cards are very complete and tell anyone anything they need to know about a parcel. Sketches were added to the rural parcels that were available. The Cadastral maps are brought up to date and will be maintained from now on. The sales file is complete and regularly reviewed. The sales map is kept current as time allows.

A market study was done on rural parcels that have sold to help set the value and depreciation adjustment needed to have the improvements valued at market value. The pickup work is kept up on a yearly basis.

After review of agricultural sales it was determined by the Assessor that many of the agricultural sales were small acreages that were skewing the agricultural statistics. Those sales under 40 acres were moved to the residential roster and thus giving a much better idea what Ag land was actually selling for and not being influenced by what could be considered recreational properties. These acreages still need some adjustment in value for a better level of value for 2006. It was determined that Area 3 rural residential properties should be increased based on sales. A complete review was done following the criteria set out by the Assessor and all sale and non-sale properties were revalued.

The three year plan, that of reviewing the property classes on a 5-year cycle, would also include continued growth in knowledge and implementation of the changes that need to be made to keep the level, quality, and uniformity of assessment equal according to statutory and administrative guidelines.

Signature \_\_\_\_\_ Karen Hallock, Assessor

Date \_\_\_\_\_

# **Purpose Statements**

## **Commission Summary**

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

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

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

## **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

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

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

### **Measurement of Special Valuation**

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

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

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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

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

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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



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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

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

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

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

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

- The actual calculation:

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

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



### 95% Mean C.I.

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

### Ratio Formulas

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

## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

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

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

*City Class, Population, & Zoning Authority:*

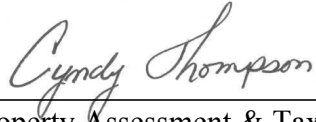
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

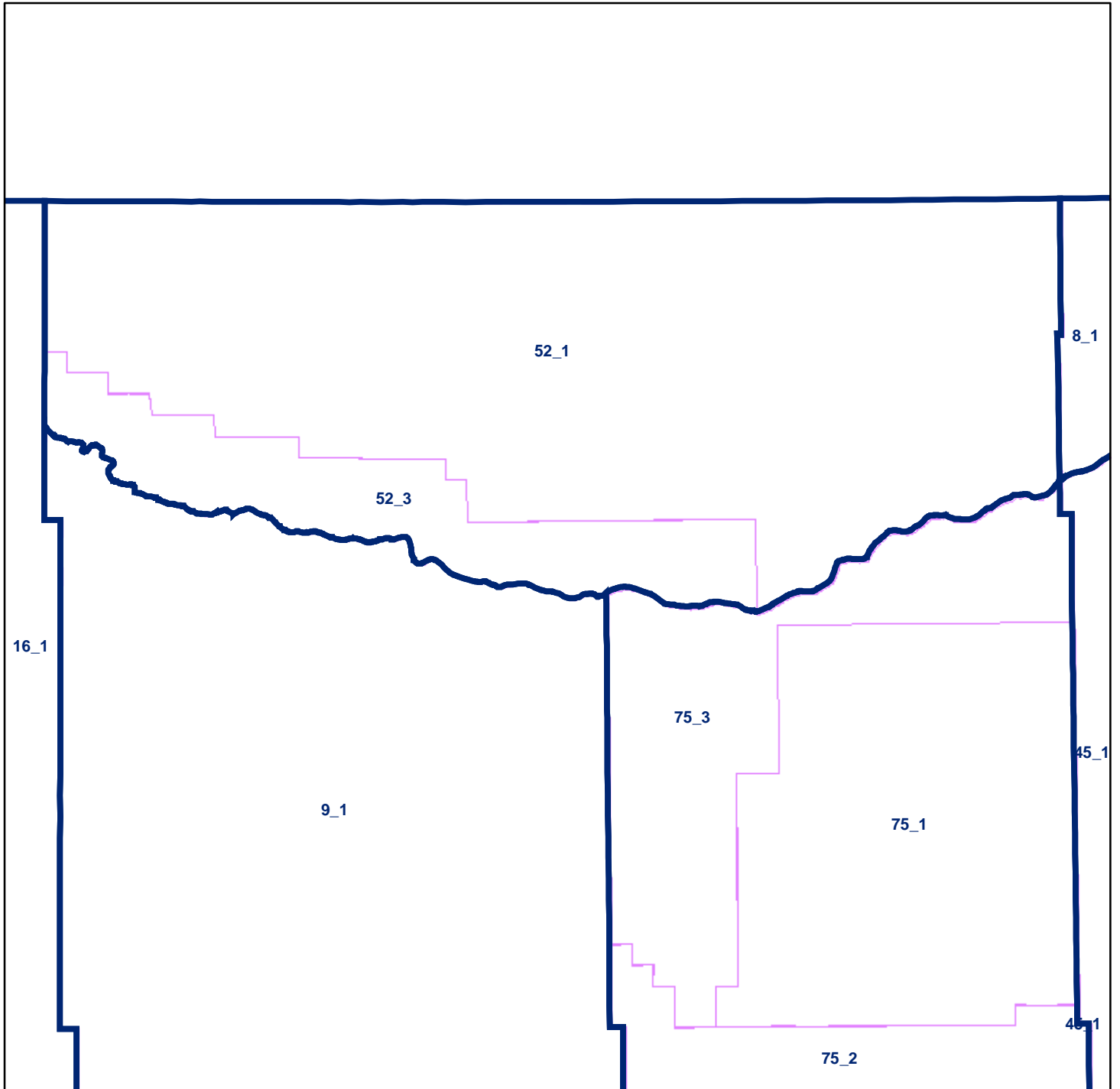
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Keya Paha County County Assessor, by certified mail, return receipt requested, 7056 1160 0001 1212 8892.

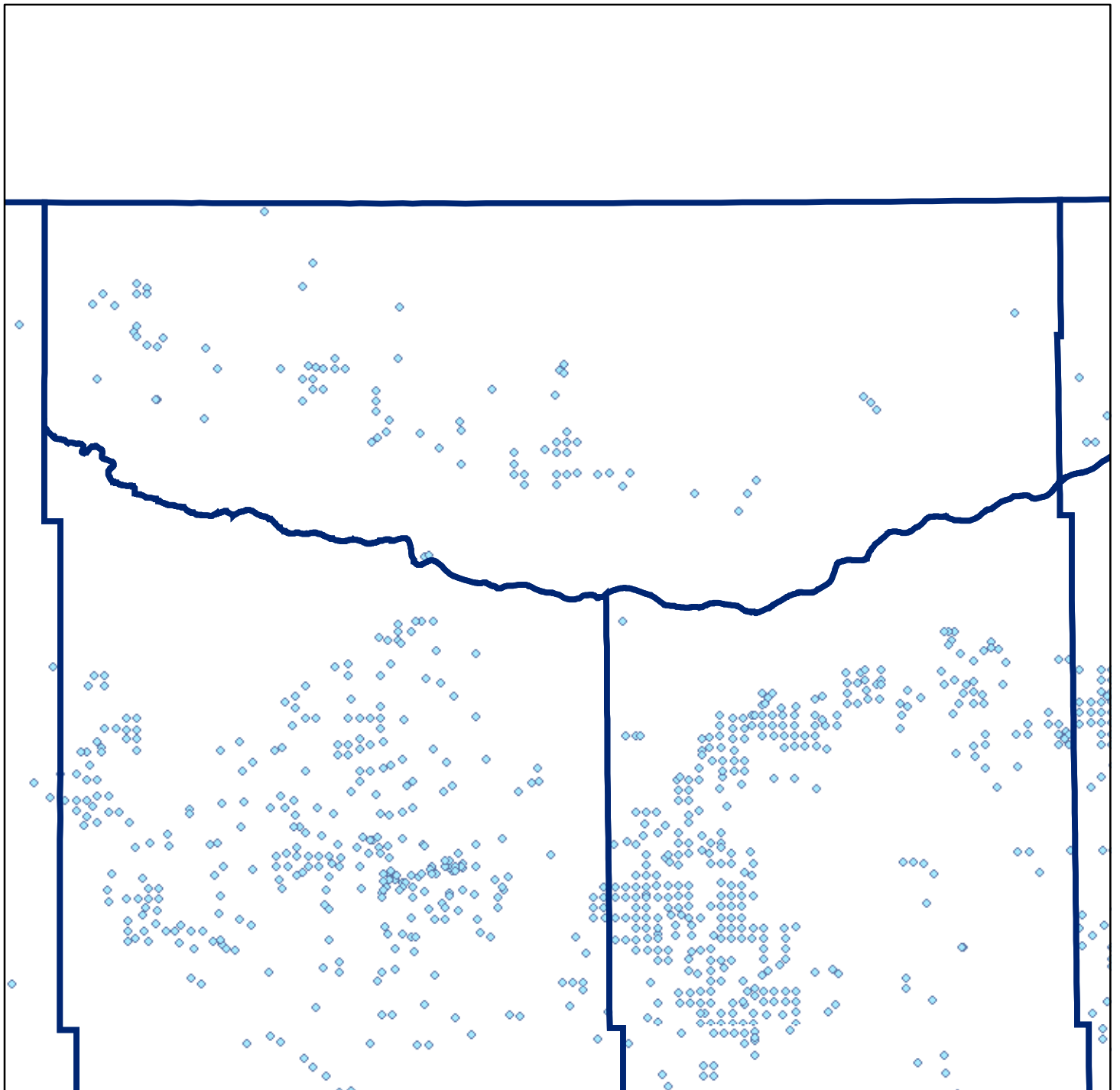
Dated this 10th day of April, 2006.

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

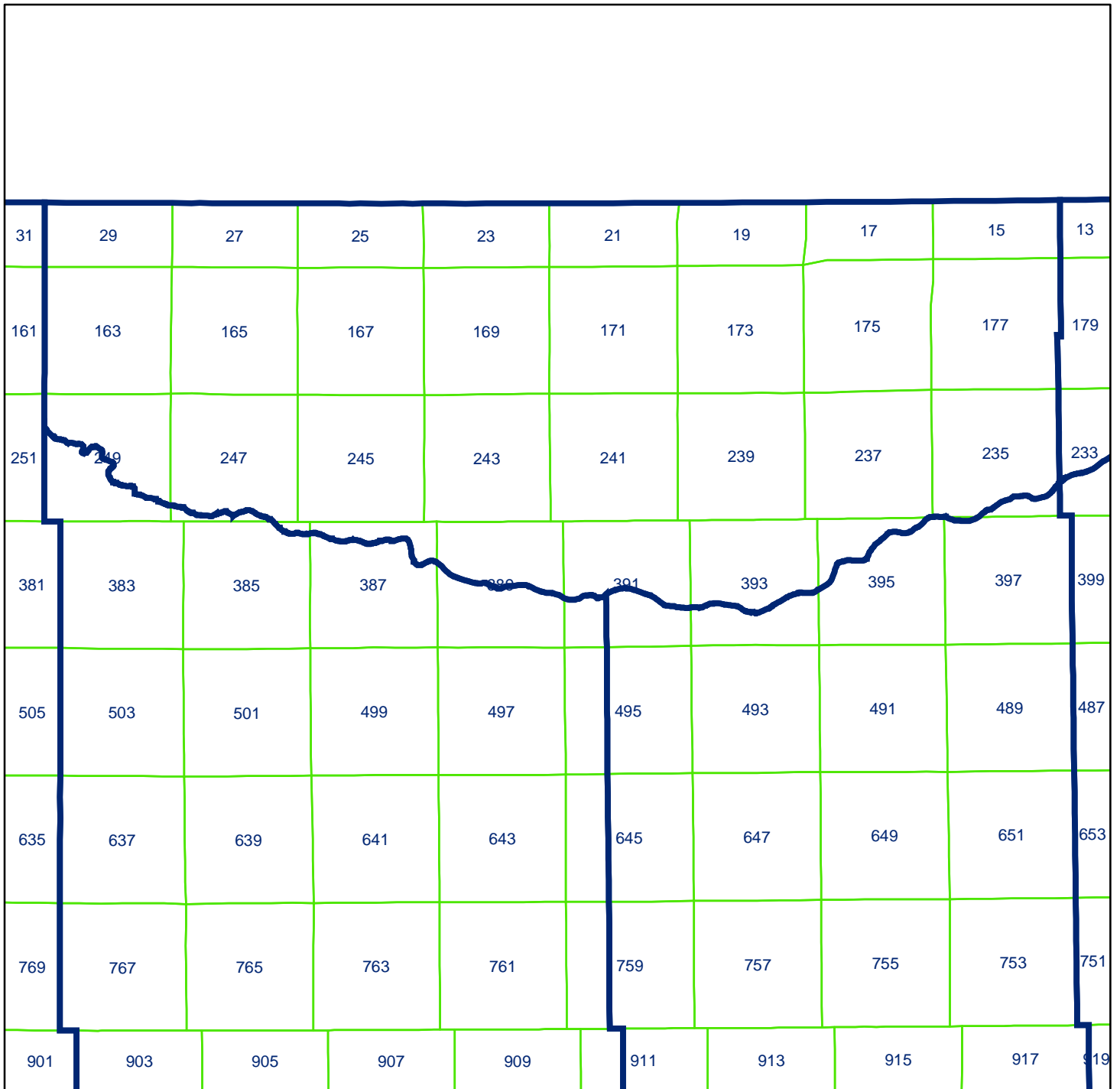




Market Areas

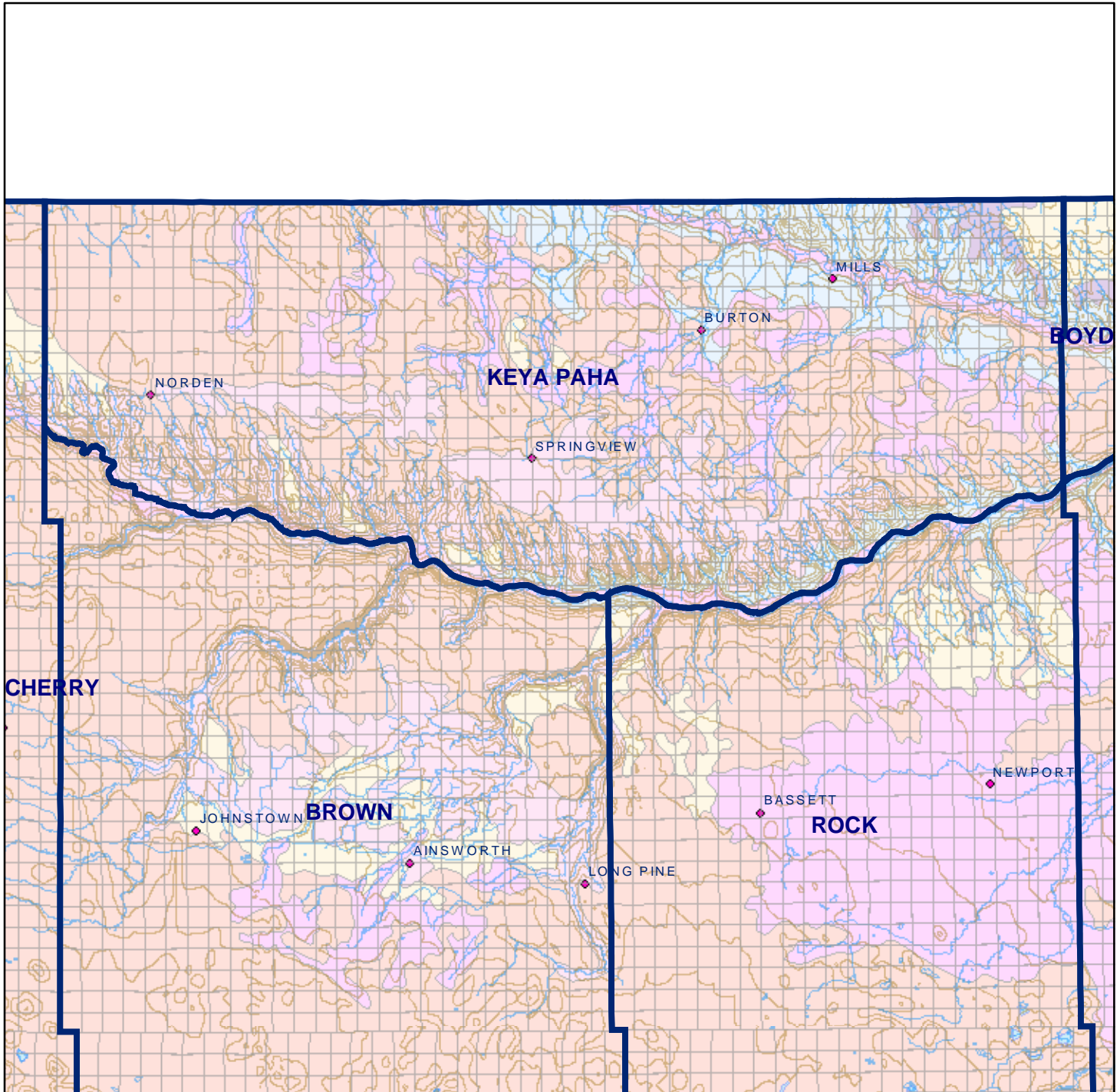


● Registered Wells > 500 GPM



Geo Codes





**Legend**

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills

2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills

3 - Moderately well drained silty soils on uplands and in depressions formed in loess

4 - Well drained silty soils formed in loess on uplands

5 - Well drained silty soils formed in loess and alluvium on stream terraces

6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

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

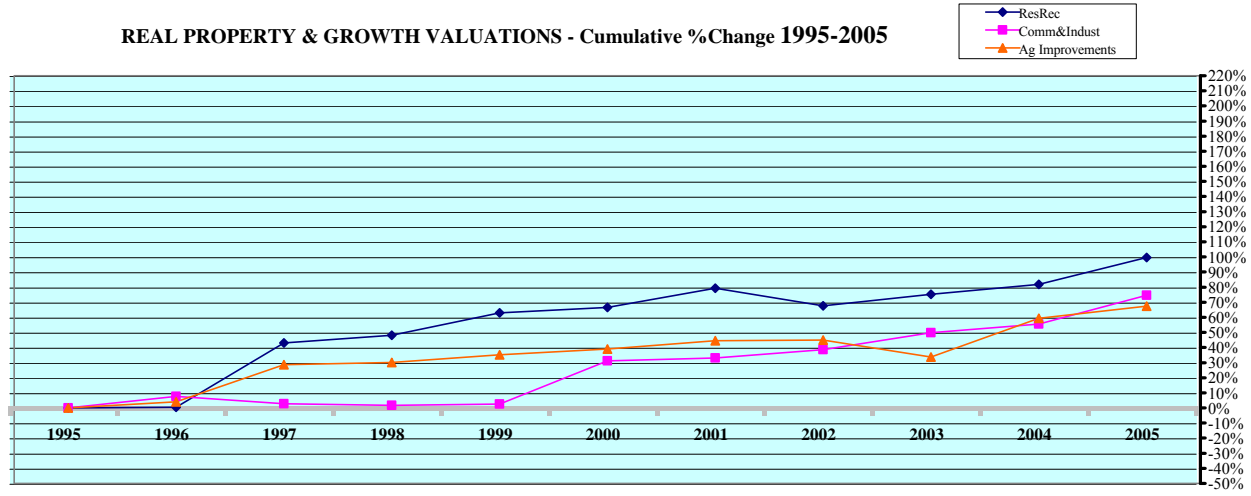
8 - Moderately well drained silty soils with clayey subsoils on uplands

**Keya Paha County**





**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	2,733,621	not avail.	--	--	--	--	777,385	not avail.	--	--	--	--
1993	2,857,313	not avail.	--	--	--	--	731,511	not avail.	--	--	--	--
1994	3,441,801	not avail.	--	--	--	--	861,226	not avail.	--	--	--	--
1995	3,419,230	49,229	1.44%	3,370,001	--	--	966,358	85,218	8.82%	881,140	--	--
1996	3,436,054	51,483	1.50%	3,384,571	-1.01%	0.43%	947,996	0	0.00%	947,996	-1.90%	7.59%
1997	4,823,406	0	0.00%	4,823,406	40.38%	43.13%	905,243	0	0.00%	905,243	-4.51%	2.74%
1998	5,118,729	128,356	2.51%	4,990,373	3.46%	48.08%	895,455	0	0.00%	895,455	-1.08%	1.62%
1999	5,854,876	360,160	6.15%	5,494,716	7.35%	63.05%	918,397	15,273	1.66%	903,124	0.86%	2.49%
2000	6,012,828	398,593	6.63%	5,614,235	-4.11%	66.59%	1,255,081	99,045	7.89%	1,156,036	25.88%	31.20%
2001	6,223,230	183,493	2.95%	6,039,737	0.45%	79.22%	1,188,690	16,401	1.38%	1,172,289	-6.60%	33.04%
2002	5,866,240	214,002	3.65%	5,652,238	-9.18%	67.72%	1,457,050	235,555	16.17%	1,221,495	2.76%	38.63%
2003	6,145,330	242,441	3.95%	5,902,889	0.62%	75.16%	1,494,470	175,168	11.72%	1,319,302	-9.45%	49.73%
2004	6,622,050	494,030	7.46%	6,128,020	-0.28%	81.84%	1,518,470	147,890	9.74%	1,370,580	-8.29%	55.55%
2005	7,005,850	280,620	4.01%	6,725,230	1.56%	99.56%	1,594,030	55,704	3.49%	1,538,326	1.31%	74.58%

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

Resid & Rec. 7.15%

Comm & Indust 5.73%

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	6,868,260					
1993	not avail	not avail	6,881,703					
1994	not avail	not avail	6,778,921					
1995	3,262,240	3,223,499	6,485,739	266,355	4.11%	6,219,384	--	--
1996	3,174,191	3,310,261	6,484,452	16,137	0.25%	6,468,315	-0.27%	4.00%
1997	4,919,438	3,081,300	8,000,738	0	0.00%	8,000,738	23.38%	28.64%
1998	5,207,523	3,053,498	8,261,021	170,498	2.06%	8,090,523	1.12%	30.09%
1999	5,522,160	3,138,194	8,660,354	250,044	2.89%	8,410,310	1.81%	35.23%
2000	5,760,778	3,299,887	9,060,665	417,678	4.61%	8,642,987	-0.20%	38.97%
2001	5,829,415	3,444,903	9,274,318	291,937	3.15%	8,982,381	-0.86%	44.43%
2002	6,117,150	3,518,180	9,635,330	614,817	6.38%	9,020,513	-2.74%	45.04%
2003	6,328,650	3,276,060	9,604,710	1,285,328	13.38%	8,319,382	-13.66%	33.77%
2004	6,911,220	3,367,590	10,278,810	372,610	3.63%	9,906,200	3.14%	59.28%
2005	7,286,590	3,490,380	10,776,970	364,995	3.39%	10,411,975	1.30%	67.41%

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

Ag Imprvmts 5.29%

(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

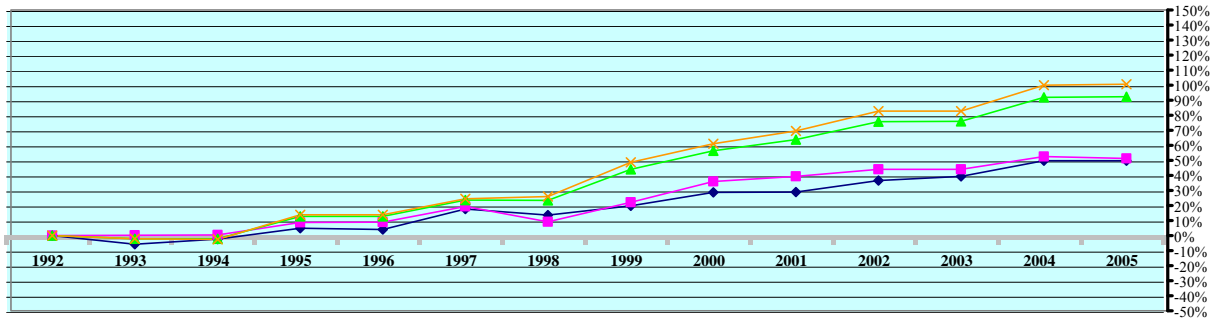
Cnty# 52  
County KEYA PAHA

FL area 11

CHART 2

EXHIBIT 52B Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	4,300,384	--	--	--	6,124,152	--	--	--	52,056,131	--	--	--
1993	4,050,124	-250,260	-5.82%	-5.82%	6,133,477	9,325	0.15%	0.15%	50,949,225	-1,106,906	-2.13%	-2.13%
1994	4,198,491	148,367	3.66%	-2.37%	6,144,822	11,345	0.18%	0.34%	50,776,808	-172,417	-0.34%	-2.46%
1995	4,510,249	311,758	7.43%	4.88%	6,655,500	510,678	8.31%	8.68%	59,254,384	8,477,576	16.70%	13.83%
1996	4,471,215	-39,034	-0.87%	3.97%	6,670,263	14,763	0.22%	8.92%	59,254,774	390	0.00%	13.83%
1997	5,062,297	591,082	13.22%	17.72%	7,308,847	638,584	9.57%	19.34%	64,811,577	5,556,803	9.38%	24.50%
1998	4,885,631	-176,666	-3.49%	13.61%	6,689,773	-619,074	-8.47%	9.24%	65,551,541	739,964	1.14%	25.92%
1999	5,152,215	266,584	5.46%	19.81%	7,482,419	792,646	11.85%	22.18%	77,371,881	11,820,340	18.03%	48.63%
2000	5,536,762	384,547	7.46%	28.75%	8,327,889	845,470	11.30%	35.98%	83,876,771	6,504,890	8.41%	61.13%
2001	5,546,261	9,499	0.17%	28.97%	8,536,349	208,460	2.50%	39.39%	88,253,063	4,376,292	5.22%	69.53%
2002	5,877,650	331,389	5.97%	36.68%	8,815,020	278,671	3.26%	43.94%	95,127,270	6,874,207	7.79%	82.74%
2003	5,994,440	116,790	1.99%	39.39%	8,815,390	370	0.00%	43.94%	95,114,180	-13,090	-0.01%	82.71%
2004	6,443,980	449,540	7.50%	49.85%	9,338,570	523,180	5.93%	52.49%	104,146,450	9,032,270	9.50%	100.07%
2005	6,442,110	-1,870	-0.03%	49.80%	9,269,560	-69,010	-0.74%	51.36%	104,433,650	287,200	0.28%	100.62%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	--	--	--	--	9,646	--	--	--	62,490,313	--	--	--
1993	--	--	--	--	9,671	25	0.26%	0.26%	61,142,497	-1,347,816	-2.16%	-2.16%
1994	--	--	--	--	9,670	--	0.00%	0.25%	61,129,791	-12,706	-0.02%	-2.18%
1995	--	--	--	--	19,323	9,653	99.82%	100.32%	70,439,456	9,309,665	15.23%	12.72%
1996	--	--	--	--	19,323	0	0.00%	100.32%	70,415,575	-23,881	-0.03%	12.68%
1997	--	--	--	--	19,323	0	0.00%	100.32%	77,202,044	6,786,469	9.64%	23.54%
1998	--	--	--	--	19,353	30	0.16%	100.63%	77,146,298	-55,746	-0.07%	23.45%
1999	--	--	--	--	19,353	0	0.00%	100.63%	90,025,868	12,879,570	16.89%	44.06%
2000	--	--	--	--	19,548	195	1.01%	102.65%	97,760,970	7,735,102	8.59%	56.44%
2001	--	--	--	--	20,749	1,201	6.14%	115.10%	102,356,422	4,595,452	4.70%	63.80%
2002	--	--	--	--	19,750	-999	-4.81%	104.75%	109,839,690	7,483,268	7.31%	75.77%
2003	20,610	n/a	n/a	n/a	0	n/a	n/a	n/a	109,944,620	104,930	0.10%	75.94%
2004	20,610	0	0.00%	0.00%	0	0	0	0	119,949,610	10,004,990	9.10%	91.95%
2005	20,610	0	0.00%	0.00%	0	0	0	0	120,165,930	216,320	0.18%	92.30%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
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FL area

(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	4,300,384	14,910	288	--	--	6,129,399	36,304	169	--	--	52,072,700	410,331	127	--	--
1993	3,998,613	14,910	268	-6.94%	-6.94%	6,140,846	36,363	169	0.00%	0.00%	50,976,203	410,112	124	-2.36%	-2.36%
1994	4,198,491	15,150	277	3.36%	-3.82%	6,163,864	36,440	169	0.00%	0.00%	50,809,230	408,731	124	0.00%	-2.36%
1995	4,510,249	15,150	298	7.58%	3.47%	6,628,573	36,023	184	8.88%	8.88%	59,143,025	407,172	145	16.94%	14.17%
1996	4,510,249	15,150	298	0.00%	3.47%	6,646,794	36,097	184	0.00%	8.88%	59,254,674	407,873	145	0.00%	14.17%
1997	5,062,297	15,524	326	9.40%	13.19%	7,308,847	36,046	203	10.33%	20.12%	64,815,524	407,560	159	9.66%	25.20%
1998	4,885,631	15,999	305	-6.44%	5.90%	6,689,773	35,919	186	-8.37%	10.06%	65,559,499	407,048	161	1.26%	26.77%
1999	5,130,167	16,039	320	4.92%	11.11%	7,510,585	35,985	209	12.37%	23.67%	77,340,926	406,867	190	18.01%	49.61%
2000	5,537,407	16,089	344	7.50%	19.44%	8,321,271	35,853	232	11.00%	37.28%	83,886,262	407,142	206	8.42%	62.20%
2001	5,546,261	16,121	344	0.00%	19.44%	8,536,349	36,741	232	0.00%	37.28%	88,206,232	428,345	206	0.00%	62.20%
2002	5,877,650	16,293	361	4.94%	25.35%	8,809,240	36,725	240	3.45%	42.01%	95,170,640	428,774	222	7.77%	74.80%
2003	5,994,440	16,581	362	0.28%	25.69%	8,815,390	36,763	240	0.00%	42.01%	95,114,650	428,087	222	0.00%	74.80%
2004	6,396,390	17,062	375	3.56%	30.17%	9,378,440	36,463	257	7.17%	52.19%	104,214,310	429,456	243	9.31%	91.08%
2005	6,481,800	18,178	357	-4.89%	23.81%	9,243,310	35,901	257	0.10%	52.35%	104,444,960	428,445	244	0.46%	91.95%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.66%

3.29%

5.14%

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	9,647	1,926	5	--	--	0	0		--	--	62,512,130	463,471	135	--	--
1993	9,676	1,932	5	0.00%		0	0				61,125,338	463,317	132	-2.22%	-2.22%
1994	9,685	1,934	5	0.00%		0	0				61,181,270	462,255	132	0.00%	-2.22%
1995	19,300	1,930	10	100.00%		0	0				70,301,147	460,275	153	15.91%	13.33%
1996	19,323	1,932	10	0.00%		0	0				70,431,040	461,052	153	0.00%	13.33%
1997						19,323	1,932	10	--	--	77,205,991	461,062	167	9.15%	23.70%
1998						19,353	1,935	10	0.00%		77,154,256	460,902	167	0.00%	23.70%
1999						19,353	1,935	10	0.00%		90,001,031	460,827	195	16.77%	44.44%
2000						19,353	1,935	10	0.00%		97,764,293	461,019	212	8.72%	57.04%
2001						19,533	2,010	10	0.00%		102,308,375	483,217	212	0.00%	57.04%
2002						19,750	2,010	10	0.00%		109,877,280	483,803	227	7.08%	68.15%
2003	20,270	2,025	10	n/a	n/a	0	0		n/a	n/a	109,944,750	483,456	227	0.00%	68.15%
2004	20,610	2,059	10	0.10%	n/a	0	0		n/a	n/a	120,009,750	485,040	247	9.00%	83.28%
2005	20,610	2,059	10	0.00%	n/a	0	0		n/a	n/a	120,190,680	484,584	248	0.25%	83.72%

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

4.79%

52  
**KEYA PAHA**

FL area 11

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
983	KEYA PAHA	7,482,453	27,385	13,502	6,966,550	1,594,030	0	39,300	120,165,930	7,286,590	3,490,380	0	147,066,120
<i>cnty sectorvalue % of total value:</i>		5.09%	0.02%	0.01%	4.74%	1.08%		0.03%	81.71%	4.95%	2.37%		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
292	SPRINGVIEW	501,975	0	0	3,974,710	1,084,420	0	0	7,740	0	0	0	5,568,845
<b>Total of All City Values:</b>		<b>501,975</b>	<b>0</b>	<b>0</b>	<b>3,974,710</b>	<b>1,084,420</b>	<b>0</b>	<b>0</b>	<b>7,740</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,568,845</b>
<i>% total citysect of cnty sector</i>		6.71%			57.05%	68.03%			0.01%				3.79%

**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
29.70%	SPRINGVIEW	6.71%			57.05%	68.03%			0.01%				3.79%

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