

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Knox County**  
**54**

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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## 2006 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>326</b>	<b>COD</b>	<b>13.17</b>
Total Sales Price	14165981	<b>PRD</b>	<b>107.07</b>
Total Adj. Sales Price	14172741	COV	18.59
Total Assessed Value	12744505	STD	17.90
Avg. Adj. Sales Price	43474.67	Avg. Abs. Dev.	12.67
Avg. Assessed Value	39093.57	Min	34.67
<b>Median</b>	<b>96.20</b>	Max	169.17
Wgt. Mean	89.92	95% Median C.I.	94.80 to 97.88
Mean	96.28	95% Wgt. Mean C.I.	87.75 to 92.09
		95% Mean C.I.	94.33 to 98.22
% of Value of the Class of all Real Property Value in the County			22.92
% of Records Sold in the Study Period			6.81
% of Value Sold in the Study Period			8.88
Average Assessed Value of the Base			29,971

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>326</b>	<b>96.20</b>	<b>13.17</b>	<b>107.07</b>
<b>2005</b>	339	96.13	17.22	110.64
<b>2004</b>	285	97.14	20.96	116.11
<b>2003</b>	321	95	20.51	111.5
<b>2002</b>	334	91	26.81	107.65
<b>2001</b>	324	95	40.35	123.54

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>44</b>	<b>COD</b>	<b>27.84</b>
Total Sales Price	1211555	<b>PRD</b>	<b>95.40</b>
Total Adj. Sales Price	1056555	COV	39.93
Total Assessed Value	1110060	STD	40.02
Avg. Adj. Sales Price	24012.61	Avg. Abs. Dev.	27.15
Avg. Assessed Value	25228.64	Min	18.00
<b>Median</b>	<b>97.50</b>	Max	200.78
Wgt. Mean	105.06	95% Median C.I.	92.31 to 101.00
Mean	100.23	95% Wgt. Mean C.I.	87.92 to 122.21
		95% Mean C.I.	88.40 to 112.05
% of Value of the Class of all Real Property Value in the County			4.36
% of Records Sold in the Study Period			7.6
% of Value Sold in the Study Period			4.07
Average Assessed Value of the Base			47,096

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>44</b>	<b>97.50</b>	<b>27.84</b>	<b>95.40</b>
<b>2005</b>	45	97.50	23.75	104.43
<b>2004</b>	52	97.42	25.94	116.46
<b>2003</b>	50	98	29.1	118.39
<b>2002</b>	53	99	28.49	121.31
<b>2001</b>	54	100	31.57	124.99



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>128</b>	<b>COD</b>	<b>20.00</b>
Total Sales Price	16324181	<b>PRD</b>	<b>104.15</b>
Total Adj. Sales Price	16226181	COV	25.07
Total Assessed Value	12138625	STD	19.54
Avg. Adj. Sales Price	126767.04	Avg. Abs. Dev.	15.16
Avg. Assessed Value	94833.01	Min	44.94
<b>Median</b>	<b>75.80</b>	Max	155.72
Wgt. Mean	74.81	95% Median C.I.	71.00 to 81.15
Mean	77.92	95% Wgt. Mean C.I.	71.02 to 78.60
		95% Mean C.I.	74.53 to 81.30
% of Value of the Class of all Real Property Value in the County			72.73
% of Records Sold in the Study Period			2.39
% of Value Sold in the Study Period			0.02
Average Assessed Value of the Base			84,987

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>128</b>	<b>75.80</b>	<b>20.00</b>	<b>104.15</b>
<b>2005</b>	93	74.89	18.01	101.36
<b>2004</b>	103	76.76	15.30	101.12
<b>2003</b>	115	77	13.86	101.59
<b>2002</b>	154	74	22.52	108.45
<b>2001</b>	153	75	16.56	103.36

## **2006 Opinions of the Property Tax Administrator for Knox 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 Knox County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Knox County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Knox County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Knox 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 Knox County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Knox County is in compliance with generally accepted mass appraisal practices.

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

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### Recommendations

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

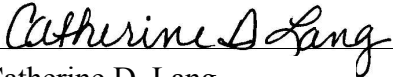
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

## 2006 Correlation Section for Knox County

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### Residential Real Property

#### I. Correlation

Knox: RESIDENTIAL: The qualified residential statistics support the actions taken by Knox County. The measures of central tendency are somewhat supportive of each other and for direct equalization purposes the median and mean are within the acceptable range. The coefficient of dispersion and the price-related differential are indicative of relatively uniform and proportionate assessment of the residential property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Knox County has achieved an acceptable level of value.

#### 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>393</b>	<b>324</b>	<b>82.44</b>
<b>2002</b>	<b>414</b>	<b>334</b>	<b>80.68</b>
<b>2003</b>	<b>425</b>	<b>321</b>	<b>75.53</b>
<b>2004</b>	<b>398</b>	<b>285</b>	<b>71.61</b>
<b>2005</b>	<b>475</b>	<b>339</b>	<b>71.37</b>
<b>2006</b>	<b>483</b>	<b>326</b>	<b>67.49</b>

Knox: RESIDENTIAL: The table will indicate a slight decrease in the number of qualified sales. However, upon further review it was determined that the assessor has utilized all possible sales. The county is consistent in the measurement of the residential properties, and has not excessively trimmed the sample.

#### 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>95</b>	<b>-0.95</b>	<b>94.1</b>	<b>95</b>
<b>2002</b>	<b>89</b>	<b>-0.08</b>	<b>88.93</b>	<b>91</b>
<b>2003</b>	<b>92</b>	<b>1.76</b>	<b>93.62</b>	<b>95</b>
<b>2004</b>	<b>95.58</b>	<b>2.45</b>	<b>97.92</b>	<b>97.14</b>
<b>2005</b>	<b>92.58</b>	<b>4.32</b>	<b>96.58</b>	<b>96.13</b>
<b>2006</b>	<b>94.19</b>	<b>4.5</b>	<b>98.42</b>	<b>96.20</b>

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Knox: RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are relatively the same and support the fact the assessment action taken by the county.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>	<b>Year</b>	<b>% Change in Assessed Value (excl. growth)</b>
-0.51	2001	-0.95
4.87	2002	-0.08
4	2003	2
4.72	2004	2.45
10.33	2005	4.32
12.39	2006	4.5

Knox: RESIDENTIAL: The comparison of the Total Assessed Value and the Change in Assessed Value represents a 7.89 point range difference. The county concentrated heavily on the Lake properties and rural areas which represents 37% of the sales file base

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.20</b>	<b>89.92</b>	<b>96.28</b>

Knox: RESIDENTIAL: The three measures of central tendency are somewhat relatively grouped the median and mean are within the acceptable range and the weighted mean is slightly below. The median is supported by the Trended Preliminary Ratio and for direct equalization purposes will most likely be used in determining the level of value for Knox County.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.17</b>	<b>107.07</b>
<b>Difference</b>	<b>0</b>	<b>4.07</b>

Knox: RESIDENTIAL: The primary measures of quality of assessment, the coefficient of dispersion is



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within the acceptable parameter and the price related differential is slightly outside the acceptable parameter. The assessment actions applied have improved the price related differential to be closer to the acceptable parameter.

**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>326</b>	<b>326</b>	<b>0</b>
<b>Median</b>	<b>94.19</b>	<b>96.20</b>	<b>2.01</b>
<b>Wgt. Mean</b>	<b>82.25</b>	<b>89.92</b>	<b>7.67</b>
<b>Mean</b>	<b>98.39</b>	<b>96.28</b>	<b>-2.11</b>
<b>COD</b>	<b>26.96</b>	<b>13.17</b>	<b>-13.79</b>
<b>PRD</b>	<b>119.61</b>	<b>107.07</b>	<b>-12.54</b>
<b>Min Sales Ratio</b>	<b>12.00</b>	<b>34.67</b>	<b>22.67</b>
<b>Max Sales Ratio</b>	<b>480.00</b>	<b>169.17</b>	<b>-310.83</b>

Knox: RESIDENTIAL: The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support the actions taken by the county within the residential class of property.

**2006 Correlation Section  
for Knox County**

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**Commerical Real Property**

**I. Correlation**

Knox: COMMERCIAL: The qualified commercial statistics support the actions taken by Knox County. For direct equalization purposes the median and mean are within the acceptable range. The coefficient of dispersion and the price related differential are slightly outside the acceptable parameters.

Review of the statistics draws attention to the town of Creighton with a median level of 123.42 and 13 sales. Discussion with the county revealed that there was a grain elevator in the town of Creighton that sold and then was resold into 5 separate parcels later. These transactions skew the statistics and do not represent the town of Creighton.

The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Knox County has achieved an acceptable level of value.

**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>86</b>	<b>54</b>	<b>62.79</b>
<b>2002</b>	<b>80</b>	<b>53</b>	<b>66.25</b>
<b>2003</b>	<b>78</b>	<b>50</b>	<b>64.1</b>
<b>2004</b>	<b>86</b>	<b>52</b>	<b>60.47</b>
<b>2005</b>	<b>83</b>	<b>45</b>	<b>54.22</b>
<b>2006</b>	<b>77</b>	<b>44</b>	<b>57.14</b>

Knox: COMMERCIAL: The table will indicate a stable percentage in the number of qualified sales. The county is consistent in the measurement of the commercial properties, and has not excessively

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for Knox County**

trimmed the sample.

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

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

**Adjusting for Selective Reappraisal**

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>98</b>	<b>-16.29</b>	<b>82.04</b>	<b>100</b>
<b>2002</b>	<b>99</b>	<b>1.76</b>	<b>100.74</b>	<b>99</b>
<b>2003</b>	<b>98</b>	<b>0.54</b>	<b>98.53</b>	<b>98</b>
<b>2004</b>	<b>97.42</b>	<b>-0.41</b>	<b>97.02</b>	<b>97.42</b>
<b>2005</b>	<b>97.50</b>	<b>-0.98</b>	<b>96.55</b>	<b>97.50</b>

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<b>2006</b>	<b>94.45</b>	<b>2.75</b>	<b>97.04</b>	<b>97.50</b>
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Knox: COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are relatively the same and support the fact the assessment action taken by the county.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.24</b>	<b>2001</b>	<b>-16.29</b>
<b>0</b>	<b>2002</b>	<b>1.76</b>
<b>0</b>	<b>2003</b>	<b>1</b>
<b>0.47</b>	<b>2004</b>	<b>-0.41</b>
<b>3.46</b>	<b>2005</b>	<b>-0.98</b>
<b>0.37</b>	<b>2006</b>	<b>2.75</b>

Knox: COMMERCIAL: The comparison of the Total Assessed Value in the Sales File and the Change

## **2006 Correlation Section for Knox County**

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in Assessed Value represent minimal change to the commercial class for and support the assessment actions applied to the commercial class for the 2006 assessment year.

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

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

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

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

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

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

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for Knox County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.50</b>	<b>105.06</b>	<b>100.23</b>

Knox: COMMERCIAL: Two of the measures of central tendency, the median and mean (rounded), are within the acceptable range but are not supported by the weighted mean. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>27.84</b>	<b>95.40</b>
<b>Difference</b>	<b>7.84</b>	<b>-2.6</b>

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for Knox County**

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Knox: COMMERCIAL: The coefficient of dispersion and the price related differential are both outside 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>44</b>	<b>44</b>	<b>0</b>
<b>Median</b>	<b>94.45</b>	<b>97.50</b>	<b>3.05</b>
<b>Wgt. Mean</b>	<b>103.45</b>	<b>105.06</b>	<b>1.61</b>
<b>Mean</b>	<b>99.28</b>	<b>100.23</b>	<b>0.95</b>
<b>COD</b>	<b>32.31</b>	<b>27.84</b>	<b>-4.47</b>
<b>PRD</b>	<b>95.97</b>	<b>95.40</b>	<b>-0.57</b>
<b>Min Sales Ratio</b>	<b>18.00</b>	<b>18.00</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>243.75</b>	<b>200.78</b>	<b>-42.97</b>

Knox: COMMERCIAL: The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that assessment action was taken to the commercial class of property and statistically improved the commercial class.

## 2006 Correlation Section for Knox County

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### Agricultural Land

#### I. Correlation

Knox: AGRICULTURAL UNIMPROVED: The qualified unimproved agricultural statistics support the actions taken by Knox County. All three measures of central tendency are within the acceptable level of value. The coefficient of dispersion and the price related differential are indicative of uniform and proportionate assessment of the unimproved agricultural property class. The preliminary statistics, the 2006 Reports and Opinions statistics, and the 2006 Assessment Survey, part II. Assessment Actions all support that Knox County has achieved an acceptable level of value.

#### 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>361</b>	<b>221</b>	<b>61.22</b>
<b>2002</b>	<b>224</b>	<b>154</b>	<b>68.75</b>
<b>2003</b>	<b>196</b>	<b>115</b>	<b>58.67</b>
<b>2004</b>	<b>189</b>	<b>103</b>	<b>54.5</b>
<b>2005</b>	<b>177</b>	<b>93</b>	<b>52.54</b>
<b>2006</b>	<b>230</b>	<b>128</b>	<b>55.65</b>

Knox: AGRICULTURAL UNIMPROVED: The table will indicate a stable number of qualified sales. The county is consistent in the measurement of the agricultural properties, and has not excessively trimmed the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio,



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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>69</b>	<b>10.61</b>	<b>76.32</b>	<b>75</b>
<b>2002</b>	<b>69</b>	<b>6.71</b>	<b>76.63</b>	<b>74</b>
<b>2003</b>	<b>73</b>	<b>2.26</b>	<b>74.65</b>	<b>77</b>
<b>2004</b>	<b>70.05</b>	<b>10.96</b>	<b>77.72</b>	<b>76.76</b>
<b>2005</b>	<b>70.74</b>	<b>11.49</b>	<b>78.87</b>	<b>74.89</b>
<b>2006</b>	<b>68.71</b>	<b>8.64</b>	<b>74.65</b>	<b>75.80</b>

Knox: AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are relatively close and support the assessment actions applied to the agricultural class for the 2006

**2006 Correlation Section  
for Knox County**

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assessment year.

**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>9.29</b>	<b>2001</b>	<b>10.61</b>
<b>9.23</b>	<b>2002</b>	<b>10.79</b>
<b>8</b>	<b>2003</b>	<b>2</b>
<b>10.23</b>	<b>2004</b>	<b>10.96</b>
<b>8.28</b>	<b>2005</b>	<b>11.49</b>
<b>10.39</b>	<b>2006</b>	<b>8.64</b>

Knox: AGRICULTURAL UNIMPROVED: The comparison of the Total Assessed Value and the Change in Assessed Value represent a relatively close percentage change and support the assessment actions applied to the agricultural class for the 2006 assessment year.

## 2006 Correlation Section for Knox County

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>75.80</b>	<b>74.81</b>	<b>77.92</b>

Knox: AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable. The median is supported by the Trended Preliminary Ratio and for direct equalization purposes will be used in determining the level of value.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.00</b>	<b>104.15</b>
<b>Difference</b>	<b>0</b>	<b>1.15</b>

Knox: AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable range. The price related differential is slightly outside the range. These measures appear to indicate

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the agricultural properties are being valued uniformly and proportionately.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>128</b>	<b>128</b>	<b>0</b>
<b>Median</b>	<b>68.71</b>	<b>75.80</b>	<b>7.09</b>
<b>Wgt. Mean</b>	<b>68.10</b>	<b>74.81</b>	<b>6.71</b>
<b>Mean</b>	<b>70.96</b>	<b>77.92</b>	<b>6.96</b>
<b>COD</b>	<b>20.47</b>	<b>20.00</b>	<b>-0.47</b>
<b>PRD</b>	<b>104.20</b>	<b>104.15</b>	<b>-0.05</b>
<b>Min Sales Ratio</b>	<b>40.44</b>	<b>44.94</b>	<b>4.5</b>
<b>Max Sales Ratio</b>	<b>141.50</b>	<b>155.72</b>	<b>14.22</b>

Knox: AGRICULTURAL UNIMPROVED: A review of the agricultural unimproved statistics will reflect the actions of the county in addressing the agricultural market. After studying the existing and possible market areas for 2006, the east half of GEO Code 729 was moved into Market Area 2 and new agland values were set accordingly.

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

54 Knox

	<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	92,269,495	95,297,245	3,027,750	3.28	1,091,467	2.1
2. Recreational	42,935,960	48,174,330	5,238,370	12.2	1,097,100	9.65
3. Ag-Homesite Land, Ag-Res Dwellings	33,842,075	40,928,955	7,086,880	20.94	*-----	20.94
<b>4. Total Residential (sum lines 1-3)</b>	<b>169,047,530</b>	<b>184,400,530</b>	<b>15,353,000</b>	<b>9.08</b>	<b>2,188,567</b>	<b>7.79</b>
5. Commercial	26,487,175	27,268,426	781,251	2.95	53,860	2.75
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	18,992,365	18,297,830	-694,535	-3.66	3,164,179	-20.32
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>45,479,540</b>	<b>45,566,256</b>	<b>86,716</b>	<b>0.19</b>	<b>53,860</b>	<b>0.07</b>
<b>10. Total Non-Agland Real Property</b>	<b>214,527,070</b>	<b>229,966,786</b>	<b>15,439,716</b>	<b>7.2</b>	<b>5,406,606</b>	<b>4.68</b>
11. Irrigated	51,249,280	59,597,205	8,347,925	16.29		
12. Dryland	163,624,845	166,328,140	2,703,295	1.65		
13. Grassland	148,141,735	168,367,985	20,226,250	13.65		
14. Wasteland	151,1240	1,361,160	-150,080	-9.93		
15. Other Agland	87,600	477,520	389,920	445.11		
<b>16. Total Agricultural Land</b>	<b>364,614,700</b>	<b>396,132,010</b>	<b>31,517,310</b>	<b>8.64</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>579,141,770</b>	<b>626,098,796</b>	<b>46,957,026</b>	<b>8.11</b>	<b>5,406,606</b>	<b>7.17</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	326	<b>MEDIAN:</b>	<b>96</b>	COV:	18.59	95% Median C.I.:	94.80 to 97.88
TOTAL Sales Price:	14,165,981	WGT. MEAN:	90	STD:	17.90	95% Wgt. Mean C.I.:	87.75 to 92.09
TOTAL Adj.Sales Price:	14,172,741	MEAN:	96	AVG.ABS.DEV:	12.67	95% Mean C.I.:	94.33 to 98.22
TOTAL Assessed Value:	12,744,505						
AVG. Adj. Sales Price:	43,474	COD:	13.17	MAX Sales Ratio:	169.17		
AVG. Assessed Value:	39,093	PRD:	107.07	MIN Sales Ratio:	34.67		

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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
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	58	96.93	95.03	93.25	11.50	101.91	54.70	125.00	92.04 to 99.90	45,239	42,183
10/01/03 TO 12/31/03	49	95.11	95.50	90.62	14.04	105.38	34.67	169.17	94.34 to 99.53	36,380	32,966
01/01/04 TO 03/31/04	39	97.93	98.97	90.26	11.79	109.65	73.45	155.50	90.59 to 102.84	40,994	37,001
04/01/04 TO 06/30/04	46	96.23	96.78	93.76	10.13	103.21	68.93	138.25	92.54 to 99.50	50,515	47,365
07/01/04 TO 09/30/04	36	93.12	96.88	84.82	16.60	114.22	68.34	160.94	86.57 to 100.00	45,481	38,578
10/01/04 TO 12/31/04	27	97.93	94.33	84.42	15.97	111.74	38.33	136.00	82.49 to 103.18	57,618	48,642
01/01/05 TO 03/31/05	23	104.23	104.62	96.13	12.65	108.83	81.38	156.45	93.20 to 109.81	33,015	31,738
04/01/05 TO 06/30/05	48	94.61	92.57	86.10	13.21	107.52	59.62	134.71	86.31 to 99.50	39,402	33,926
<u>Study Years</u>											
07/01/03 TO 06/30/04	192	96.56	96.37	92.25	11.92	104.46	34.67	169.17	94.44 to 98.00	43,380	40,020
07/01/04 TO 06/30/05	134	96.06	96.15	86.60	14.91	111.03	38.33	160.94	93.20 to 98.31	43,609	37,765
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	148	96.53	96.93	88.88	13.33	109.06	38.33	160.94	94.00 to 97.93	48,077	42,729
<u>ALL</u>											
	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

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

Base Stat

State Stat Run

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**ASSESSOR LOCATION**

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	64	99.11	101.61	94.47	11.54	107.56	72.46	160.94	95.95 to 102.03	30,664	28,968
BLOOMFIELD V	1	80.89	80.89	80.89			80.89	80.89	N/A	4,500	3,640
CENTER	2	99.86	99.86	100.94	6.77	98.93	93.10	106.63	N/A	6,900	6,965
CENTER V	1	120.00	120.00	120.00			120.00	120.00	N/A	2,000	2,400
CREIGHTON	35	96.78	99.42	92.78	12.40	107.16	74.36	145.50	93.20 to 102.84	39,254	36,419
CREIGHTON MH	1	98.97	98.97	98.97			98.97	98.97	N/A	15,000	14,845
CREIGHTON V	6	75.92	88.63	72.03	31.11	123.05	54.70	155.50	54.70 to 155.50	9,500	6,842
CROFTON	17	93.17	90.00	86.57	12.60	103.97	61.60	114.89	76.78 to 102.07	68,523	59,319
CROFTON V	6	99.03	86.37	81.71	13.26	105.70	34.67	99.50	34.67 to 99.50	3,890	3,179
LAKE	42	90.28	90.27	87.54	13.20	103.12	63.42	118.88	84.76 to 98.26	114,137	99,917
LAKE MH	5	93.22	92.36	90.32	8.27	102.26	77.47	105.76	N/A	43,600	39,380
LAKE V	56	96.43	98.09	93.76	20.18	104.63	38.33	169.17	91.76 to 101.33	18,924	17,742
NIOBRARA	5	93.55	92.02	91.87	4.44	100.16	86.31	96.93	N/A	58,200	53,467
NIOBRARA MH	4	92.15	90.42	90.83	5.08	99.55	79.50	97.88	N/A	12,375	11,240
NIOBRARA V	1	69.00	69.00	69.00			69.00	69.00	N/A	2,500	1,725
RURAL	22	93.35	91.49	86.42	10.81	105.86	69.83	115.79	79.42 to 99.69	81,345	70,302
RURAL MH	1	100.63	100.63	100.63			100.63	100.63	N/A	27,000	27,170
RURAL V	3	96.67	102.20	99.66	6.20	102.55	95.99	113.96	N/A	3,933	3,920
SANTEE	1	94.26	94.26	94.26			94.26	94.26	N/A	21,000	19,795
VERDEL	3	94.87	90.25	90.09	9.58	100.18	74.32	101.57	N/A	26,666	24,025
VERDIGRE	19	100.18	100.86	97.32	10.01	103.64	69.77	122.60	92.08 to 108.60	24,394	23,740
VERDIGRE MH	1	94.34	94.34	94.34			94.34	94.34	N/A	25,000	23,585
VERDIGRE V	1	93.33	93.33	93.33			93.33	93.33	N/A	1,500	1,400
WAUSA	21	94.42	94.00	90.10	7.06	104.32	79.71	106.88	88.27 to 100.73	31,066	27,991
WAUSA MH	1	97.39	97.39	97.39			97.39	97.39	N/A	14,000	13,635
WAUSA V	1	103.18	103.18	103.18			103.18	103.18	N/A	1,100	1,135
WINNETOON	3	98.00	107.87	102.58	10.70	105.16	97.07	128.54	N/A	13,500	13,848
WINNETOON MH	1	99.50	99.50	99.50			99.50	99.50	N/A	10,000	9,950
WINNETOON V	2	100.22	100.22	100.39	3.27	99.83	96.94	103.50	N/A	1,900	1,907
ALL	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093



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State Stat Run

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AVG. Assessed Value:	39,093	PRD:	107.07	MIN Sales Ratio:	34.67		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	197	97.08	97.56	92.01	11.53	106.03	34.67	160.94	95.73 to 98.88	31,841	29,298
2	7	94.00	92.32	87.78	8.08	105.17	74.15	110.09	74.15 to 110.09	101,400	89,012
3	122	95.44	94.43	88.31	15.93	106.93	38.33	169.17	90.75 to 97.93	58,935	52,045
ALL	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

**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	248	96.13	96.25	89.69	11.22	107.31	61.60	160.94	94.38 to 97.88	52,441	47,035
2	78	96.73	96.37	92.49	19.27	104.20	34.67	169.17	91.78 to 99.80	14,965	13,841
ALL	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	213	96.78	97.12	90.71	11.77	107.07	34.67	160.94	94.87 to 98.40	37,256	33,794
06	98	95.80	94.74	88.67	17.19	106.85	38.33	169.17	89.85 to 98.91	59,730	52,960
07	15	97.39	94.29	92.84	5.76	101.56	77.47	105.76	91.97 to 99.50	25,566	23,737
ALL	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0049											
08-0036	5	94.87	91.35	91.07	6.95	100.31	74.32	101.57	N/A	30,000	27,322
54-0013	55	96.78	97.32	88.96	14.04	109.40	54.70	155.50	93.20 to 99.74	40,609	36,125
54-0096	121	95.83	93.52	88.23	16.37	105.99	34.67	169.17	89.85 to 98.03	58,743	51,829
54-0501	17	93.22	90.41	86.62	8.69	104.37	69.00	113.96	79.50 to 96.93	35,217	30,505
54-0505	3	101.79	99.40	97.34	2.59	102.12	94.26	102.17	N/A	11,658	11,348
54-0576	27	94.42	93.41	88.09	7.54	106.05	76.07	106.88	88.27 to 99.90	37,777	33,277
54-0583	25	100.18	101.05	98.47	9.81	102.61	69.77	122.60	94.34 to 106.63	26,600	26,193
54-0586	73	98.99	101.07	94.96	11.16	106.43	72.46	160.94	95.95 to 102.03	32,365	30,733
70-0005											
70-0542											
NonValid School											
ALL	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

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

Type: Qualified

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

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TOTAL Assessed Value:	12,744,505						
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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	82	96.87	96.47	93.17	18.68	103.55	34.67	169.17	93.30 to 100.00	15,577	14,512
Prior TO 1860											
1860 TO 1899	23	99.22	98.99	92.32	10.11	107.22	74.36	130.17	94.33 to 108.14	17,667	16,310
1900 TO 1919	74	96.94	99.36	92.38	12.06	107.55	61.60	145.50	94.87 to 99.90	31,065	28,698
1920 TO 1939	13	99.69	99.08	89.64	11.11	110.53	74.15	129.84	87.87 to 110.09	51,115	45,818
1940 TO 1949	11	96.78	99.56	95.50	8.50	104.25	84.54	136.80	84.79 to 112.17	34,390	32,844
1950 TO 1959	16	96.28	99.96	97.08	10.60	102.96	80.58	160.94	89.85 to 104.02	34,656	33,645
1960 TO 1969	30	97.88	96.64	94.60	9.40	102.15	73.15	118.88	88.27 to 100.97	56,123	53,091
1970 TO 1979	42	92.14	90.21	85.29	11.09	105.77	63.42	115.95	87.56 to 96.93	73,584	62,758
1980 TO 1989	22	95.49	91.10	85.53	11.62	106.51	69.83	110.46	79.80 to 101.79	84,940	72,651
1990 TO 1994	4	87.67	89.73	89.66	15.04	100.08	68.34	115.24	N/A	136,750	122,605
1995 TO 1999	5	89.96	89.06	86.79	10.34	102.62	69.18	106.59	N/A	140,700	122,110
2000 TO Present	4	93.81	91.85	90.42	7.80	101.58	80.35	99.42	N/A	174,875	158,125
ALL	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

**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	35	103.00	103.49	100.33	16.97	103.15	58.67	155.50	96.67 to 112.25	2,389	2,397
5000 TO 9999	36	103.69	108.87	109.75	15.06	99.20	34.67	169.17	99.53 to 111.85	7,265	7,974
Total \$											
1 TO 9999	71	103.18	106.22	107.47	16.04	98.84	34.67	169.17	99.53 to 108.71	4,861	5,225
10000 TO 29999	99	97.93	98.32	97.21	10.82	101.14	38.33	156.45	95.86 to 99.77	17,652	17,159
30000 TO 59999	73	96.06	93.49	93.81	10.73	99.66	60.75	120.43	92.54 to 97.93	43,028	40,366
60000 TO 99999	45	91.70	90.51	90.15	9.79	100.40	65.88	116.46	87.12 to 94.38	77,744	70,087
100000 TO 149999	24	84.58	85.26	85.05	12.13	100.24	63.42	118.88	76.07 to 92.04	120,672	102,635
150000 TO 249999	13	80.35	83.23	82.71	13.84	100.62	65.16	115.24	68.34 to 96.98	176,480	145,974
250000 TO 499999	1	85.25	85.25	85.25			85.25	85.25	N/A	250,000	213,120
ALL	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	38	99.70	100.53	94.67	17.05	106.19	34.67	155.50	96.67 to 103.50	2,638	2,498
5000 TO 9999	39	101.79	99.99	95.86	14.46	104.30	38.33	134.71	93.20 to 108.60	8,216	7,876
Total \$ _____											
1 TO 9999	77	100.00	100.25	95.58	15.88	104.89	34.67	155.50	96.94 to 103.50	5,463	5,222
10000 TO 29999	105	97.93	99.59	95.22	12.39	104.59	59.62	169.17	95.76 to 99.80	19,622	18,684
30000 TO 59999	66	95.53	94.46	92.84	9.38	101.74	61.60	122.60	92.54 to 97.61	47,390	43,999
60000 TO 99999	51	91.70	90.67	88.56	12.28	102.39	63.42	116.46	84.89 to 96.07	85,365	75,600
100000 TO 149999	20	84.51	83.30	81.81	10.89	101.82	65.16	106.59	75.75 to 89.96	145,637	119,150
150000 TO 249999	7	96.98	97.83	95.41	11.67	102.54	80.35	118.88	80.35 to 118.88	185,357	176,846
ALL _____											
	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	83	96.80	96.46	93.17	18.49	103.53	34.67	169.17	93.33 to 99.80	15,431	14,377
10	2	95.41	95.41	92.23	5.83	103.45	89.85	100.97	N/A	35,000	32,280
20	124	97.94	98.90	90.15	11.57	109.70	63.90	160.94	94.87 to 100.44	38,040	34,294
30	107	94.34	93.32	88.61	11.01	105.32	61.60	136.80	90.59 to 96.93	65,200	57,772
40	10	91.58	94.05	93.26	9.97	100.86	78.18	115.24	84.62 to 104.02	112,850	105,239
ALL _____											
	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	83	96.80	96.43	93.16	18.45	103.51	34.67	169.17	93.33 to 99.72	15,509	14,448
100	15	97.39	94.29	92.84	5.76	101.56	77.47	105.76	91.97 to 99.50	25,566	23,737
101	136	96.12	96.64	89.36	12.02	108.14	63.42	160.94	93.55 to 98.40	56,252	50,269
102	15	96.22	96.74	97.37	11.44	99.36	72.46	116.78	89.22 to 112.00	58,500	56,960
103	3	97.88	93.77	93.31	8.18	100.49	79.71	103.73	N/A	66,066	61,648
104	73	96.06	95.77	87.67	11.29	109.25	61.60	130.17	93.20 to 98.91	51,450	45,104
106	1	102.63	102.63	102.63			102.63	102.63	N/A	20,000	20,525
ALL _____											
	326	96.20	96.28	89.92	13.17	107.07	34.67	169.17	94.80 to 97.88	43,474	39,093

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	326	<b>MEDIAN:</b>	<b>96</b>	COV:	18.59	95% Median C.I.:	94.80 to 97.88
TOTAL Sales Price:	14,165,981	WGT. MEAN:	90	STD:	17.90	95% Wgt. Mean C.I.:	87.75 to 92.09
TOTAL Adj.Sales Price:	14,172,741	MEAN:	96	AVG.ABS.DEV:	12.67	95% Mean C.I.:	94.33 to 98.22
TOTAL Assessed Value:	12,744,505						
AVG. Adj. Sales Price:	43,474	COD:	13.17	MAX Sales Ratio:	169.17		
AVG. Assessed Value:	39,093	PRD:	107.07	MIN Sales Ratio:	34.67		

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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)	83	96.80	96.46	93.17	18.49	103.53	34.67	169.17	93.33 to 99.80	15,431	14,377
20	10	97.29	95.15	94.53	6.73	100.65	77.47	103.73	79.50 to 103.00	19,847	18,762
30	216	96.08	96.35	89.17	11.68	108.05	61.60	160.94	94.33 to 98.00	52,049	46,413
40	13	94.87	92.99	90.10	10.34	103.21	67.65	118.88	77.49 to 103.57	91,014	82,003
50	4	100.92	101.96	101.75	5.91	100.21	95.93	110.09	N/A	66,875	68,047
<u>ALL</u>	<u>326</u>	<u>96.20</u>	<u>96.28</u>	<u>89.92</u>	<u>13.17</u>	<u>107.07</u>	<u>34.67</u>	<u>169.17</u>	<u>94.80 to 97.88</u>	<u>43,474</u>	<u>39,093</u>

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>98</b>	COV:	39.93	95% Median C.I.:	92.31 to 101.00	(! : Derived)
TOTAL Sales Price:	1,211,555	WGT. MEAN:	105	STD:	40.02	95% Wgt. Mean C.I.:	87.92 to 122.21	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	100	AVG.ABS.DEV:	27.15	95% Mean C.I.:	88.40 to 112.05	
TOTAL Assessed Value:	1,110,060							
AVG. Adj. Sales Price:	24,012	COD:	27.84	MAX Sales Ratio:	200.78			
AVG. Assessed Value:	25,228	PRD:	95.40	MIN Sales Ratio:	18.00			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	89.56	86.76	87.86	6.51	98.74	76.62	94.10	N/A	59,000	51,840
10/01/02 TO 12/31/02	3	100.00	91.17	92.66	9.07	98.40	73.15	100.36	N/A	35,333	32,738
01/01/03 TO 03/31/03	3	95.36	96.07	95.49	1.14	100.62	94.79	98.07	N/A	17,833	17,028
04/01/03 TO 06/30/03	3	112.57	129.96	110.79	23.16	117.29	99.55	177.75	N/A	24,333	26,960
07/01/03 TO 09/30/03	3	92.50	81.75	93.56	15.23	87.37	55.25	97.50	N/A	8,000	7,485
10/01/03 TO 12/31/03	5	94.02	93.74	99.49	32.49	94.22	18.00	166.20	N/A	12,600	12,536
01/01/04 TO 03/31/04	2	95.39	95.39	97.44	3.22	97.90	92.31	98.46	N/A	24,000	23,385
04/01/04 TO 06/30/04	7	102.87	104.88	109.05	15.37	96.18	72.00	129.00	72.00 to 129.00	11,071	12,073
07/01/04 TO 09/30/04	6	62.00	67.90	78.87	43.66	86.09	32.00	110.08	32.00 to 110.08	15,675	12,363
10/01/04 TO 12/31/04	6	157.99	150.40	141.06	22.15	106.62	40.92	200.78	40.92 to 200.78	46,083	65,005
01/01/05 TO 03/31/05	1	81.67	81.67	81.67			81.67	81.67	N/A	9,000	7,350
04/01/05 TO 06/30/05	2	83.90	83.90	66.15	25.86	126.84	62.20	105.60	N/A	27,500	18,190
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	96.72	100.99	94.19	14.19	107.22	73.15	177.75	89.56 to 100.36	34,125	32,141
07/01/03 TO 06/30/04	17	97.50	96.41	101.84	20.07	94.66	18.00	166.20	87.33 to 118.57	12,500	12,730
07/01/04 TO 06/30/05	15	99.83	103.95	116.89	46.40	88.93	32.00	200.78	49.00 to 157.06	28,970	33,862
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	96.43	99.43	101.69	22.68	97.78	18.00	177.75	92.50 to 112.57	15,250	15,507
01/01/04 TO 12/31/04	21	101.00	106.42	120.05	35.69	88.65	32.00	200.78	75.00 to 129.00	23,621	28,356
<u>ALL</u>	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	5	99.83	117.80	111.35	20.73	105.80	94.79	177.75	N/A	17,611	19,609
BLOOMFIELD V	1	87.33	87.33	87.33			87.33	87.33	N/A	1,500	1,310
CREIGHTON	13	123.42	129.65	138.03	30.75	93.92	49.00	200.78	97.50 to 166.20	29,730	41,038
CROFTON	6	95.00	91.39	91.28	11.19	100.12	73.15	110.08	73.15 to 110.08	22,333	20,385
NIOBRARA	3	92.31	95.83	90.20	5.79	106.23	89.56	105.60	N/A	53,333	48,108
RURAL	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
VERDEL	1	18.00	18.00	18.00			18.00	18.00	N/A	5,000	900
VERDIGRE	6	87.84	81.18	89.00	17.22	91.21	41.50	99.55	41.50 to 99.55	20,333	18,097
VERDIGRE V	2	43.63	43.63	42.33	26.65	103.05	32.00	55.25	N/A	2,250	952
WAUSA	5	94.10	95.85	80.43	15.90	119.18	62.20	129.00	N/A	17,800	14,316
WAUSA V	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000	1,000
<u>ALL</u>	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**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:	44	<b>MEDIAN:</b>	<b>98</b>	COV:	39.93	95% Median C.I.:	92.31 to 101.00	(! : Derived)
TOTAL Sales Price:	1,211,555	WGT. MEAN:	105	STD:	40.02	95% Wgt. Mean C.I.:	87.92 to 122.21	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	100	AVG.ABS.DEV:	27.15	95% Mean C.I.:	88.40 to 112.05	
TOTAL Assessed Value:	1,110,060							
AVG. Adj. Sales Price:	24,012	COD:	27.84	MAX Sales Ratio:	200.78			
AVG. Assessed Value:	25,228	PRD:	95.40	MIN Sales Ratio:	18.00			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	97.78	102.24	109.30	27.16	93.54	18.00	200.78	92.97 to 101.00	23,584	25,778
2	2	57.96	57.96	41.44	29.40	139.87	40.92	75.00	N/A	33,000	13,675
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**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	37	98.46	104.61	105.46	28.67	99.19	18.00	200.78	94.02 to 105.60	28,123	29,659
2	7	87.33	77.08	79.16	20.90	97.38	32.00	100.00	32.00 to 100.00	2,285	1,809
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0049											
08-0036	1	18.00	18.00	18.00			18.00	18.00	N/A	5,000	900
54-0013	13	123.42	129.65	138.03	30.75	93.92	49.00	200.78	97.50 to 166.20	29,730	41,038
54-0096	6	95.00	91.39	91.28	11.19	100.12	73.15	110.08	73.15 to 110.08	22,333	20,385
54-0501	3	92.31	95.83	90.20	5.79	106.23	89.56	105.60	N/A	53,333	48,108
54-0505											
54-0576	6	97.05	96.55	80.64	13.86	119.72	62.20	129.00	62.20 to 129.00	15,000	12,096
54-0583	8	78.33	71.79	87.34	26.63	82.20	32.00	99.55	32.00 to 99.55	15,812	13,811
54-0586	7	98.07	102.47	81.50	25.22	125.73	40.92	177.75	40.92 to 177.75	22,079	17,993
70-0005											
70-0542											
NonValid School											
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**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:	44	<b>MEDIAN:</b>	<b>98</b>	COV:	39.93	95% Median C.I.:	92.31 to 101.00	(! : Derived)
TOTAL Sales Price:	1,211,555	WGT. MEAN:	105	STD:	40.02	95% Wgt. Mean C.I.:	87.92 to 122.21	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	100	AVG.ABS.DEV:	27.15	95% Mean C.I.:	88.40 to 112.05	
TOTAL Assessed Value:	1,110,060							
AVG. Adj. Sales Price:	24,012	COD:	27.84	MAX Sales Ratio:	200.78			
AVG. Assessed Value:	25,228	PRD:	95.40	MIN Sales Ratio:	18.00			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	14	89.92	84.49	88.02	25.03	95.99	32.00	158.92	55.25 to 100.36	16,428	14,461
Prior TO 1860											
1860 TO 1899	1	76.62	76.62	76.62			76.62	76.62	N/A	25,000	19,155
1900 TO 1919	21	98.46	104.63	105.93	25.49	98.78	18.00	200.78	94.02 to 112.57	17,216	18,237
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	110.08	110.08	110.08			110.08	110.08	N/A	31,000	34,125
1970 TO 1979	3	92.31	100.15	94.12	10.47	106.40	89.56	118.57	N/A	61,000	57,415
1980 TO 1989	3	157.06	167.26	169.25	10.24	98.82	148.23	196.48	N/A	53,666	90,833
1990 TO 1994	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
1995 TO 1999											
2000 TO Present											
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**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	6	81.17	73.68	68.15	24.14	108.12	32.00	100.00	32.00 to 100.00	1,666	1,135
5000 TO 9999	10	97.78	98.94	101.53	22.73	97.45	18.00	177.75	81.67 to 123.42	6,650	6,752
Total \$											
1 TO 9999	16	93.30	89.47	97.17	24.34	92.07	18.00	177.75	75.00 to 101.00	4,781	4,645
10000 TO 29999	17	97.50	106.03	106.74	28.51	99.34	41.50	200.78	76.62 to 129.00	19,473	20,786
30000 TO 59999	7	99.55	106.96	109.29	26.05	97.87	62.20	157.06	62.20 to 157.06	43,000	46,996
60000 TO 99999	3	100.36	112.59	110.31	51.67	102.07	40.92	196.48	N/A	67,000	73,908
100000 TO 149999	1	89.56	89.56	89.56			89.56	89.56	N/A	147,000	131,660
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**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:	44	<b>MEDIAN:</b>	<b>98</b>	COV:	39.93	95% Median C.I.:	92.31 to 101.00	(! : Derived)
TOTAL Sales Price:	1,211,555	WGT. MEAN:	105	STD:	40.02	95% Wgt. Mean C.I.:	87.92 to 122.21	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	100	AVG.ABS.DEV:	27.15	95% Mean C.I.:	88.40 to 112.05	
TOTAL Assessed Value:	1,110,060							
AVG. Adj. Sales Price:	24,012	COD:	27.84	MAX Sales Ratio:	200.78			
AVG. Assessed Value:	25,228	PRD:	95.40	MIN Sales Ratio:	18.00			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	8	81.17	69.27	62.10	29.83	111.55	18.00	100.00	18.00 to 100.00	2,500	1,552
5000 TO 9999	9	97.50	90.34	83.16	16.02	108.64	41.50	123.42	72.00 to 105.60	8,166	6,791
Total \$											
1 TO 9999	17	92.31	80.43	78.65	22.27	102.26	18.00	123.42	55.25 to 100.00	5,500	4,325
10000 TO 29999	15	95.36	100.17	84.27	25.46	118.86	40.92	177.75	76.62 to 112.57	22,037	18,571
30000 TO 59999	7	110.08	121.22	111.63	28.30	108.60	62.20	200.78	62.20 to 200.78	35,642	39,787
60000 TO 99999	3	148.23	135.22	130.24	12.75	103.82	100.36	157.06	N/A	58,333	75,971
100000 TO 149999	2	143.02	143.02	120.92	37.38	118.28	89.56	196.48	N/A	104,000	125,757
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	89.92	86.63	85.91	27.40	100.84	32.00	158.92	55.25 to 105.60	13,000	11,168
10	21	99.55	112.60	124.80	33.26	90.22	18.00	200.78	94.02 to 148.23	25,502	31,828
20	9	97.50	92.51	84.16	15.38	109.92	40.92	118.57	76.62 to 112.57	37,666	31,700
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	87.33	83.21	83.78	29.26	99.32	32.00	158.92	49.00 to 105.60	10,909	9,139
326	1	118.57	118.57	118.57			118.57	118.57	N/A	28,000	33,200
340	1	100.36	100.36	100.36			100.36	100.36	N/A	75,000	75,270
344	7	99.83	110.61	132.81	26.08	83.29	72.00	196.48	72.00 to 196.48	23,079	30,651
353	7	94.79	99.97	96.89	26.03	103.18	41.50	177.75	41.50 to 177.75	15,857	15,363
384	1	98.07	98.07	98.07			98.07	98.07	N/A	7,500	7,355
406	6	117.99	119.18	146.94	37.54	81.11	18.00	200.78	18.00 to 200.78	11,083	16,285
442	3	94.02	94.02	91.77	3.15	102.45	89.56	98.46	N/A	70,666	64,850
470	1	92.31	92.31	92.31			92.31	92.31	N/A	8,000	7,385
528	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
539	1	99.55	99.55	99.55			99.55	99.55	N/A	50,000	49,775
558	2	152.65	152.65	152.65	2.89	100.00	148.23	157.06	N/A	50,000	76,322
851	2	84.26	84.26	82.55	13.18	102.07	73.15	95.36	N/A	26,000	21,462
ALL	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228



**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:	44	<b>MEDIAN:</b>	<b>98</b>	COV:	39.93	95% Median C.I.:	92.31 to 101.00	(!: Derived)
TOTAL Sales Price:	1,211,555	WGT. MEAN:	105	STD:	40.02	95% Wgt. Mean C.I.:	87.92 to 122.21	
TOTAL Adj.Sales Price:	1,056,555	MEAN:	100	AVG.ABS.DEV:	27.15	95% Mean C.I.:	88.40 to 112.05	
TOTAL Assessed Value:	1,110,060							
AVG. Adj. Sales Price:	24,012	COD:	27.84	MAX Sales Ratio:	200.78			
AVG. Assessed Value:	25,228	PRD:	95.40	MIN Sales Ratio:	18.00			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	44	97.50	100.23	105.06	27.84	95.40	18.00	200.78	92.31 to 101.00	24,012	25,228
04											
<u>ALL</u>	<u>44</u>	<u>97.50</u>	<u>100.23</u>	<u>105.06</u>	<u>27.84</u>	<u>95.40</u>	<u>18.00</u>	<u>200.78</u>	<u>92.31 to 101.00</u>	<u>24,012</u>	<u>25,228</u>

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	<b>MEDIAN:</b>	<b>76</b>	COV:	25.07	95% Median C.I.:	71.00 to 81.15	(!: Derived)
(AgLand) TOTAL Sales Price:	16,324,181	WGT. MEAN:	75	STD:	19.54	95% Wgt. Mean C.I.:	71.02 to 78.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,226,181	MEAN:	78	AVG.ABS.DEV:	15.16	95% Mean C.I.:	74.53 to 81.30	
(AgLand) TOTAL Assessed Value:	12,138,625							
AVG. Adj. Sales Price:	126,767	COD:	20.00	MAX Sales Ratio:	155.72			
AVG. Assessed Value:	94,833	PRD:	104.15	MIN Sales Ratio:	44.94			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	62.07	62.07	62.07			62.07	62.07	N/A	65,250	40,500
10/01/02 TO 12/31/02	8	91.07	93.61	91.41	17.61	102.40	66.14	155.72	66.14 to 155.72	120,038	109,731
01/01/03 TO 03/31/03	15	78.80	84.16	79.68	18.83	105.63	52.38	133.75	69.63 to 90.46	141,297	112,582
04/01/03 TO 06/30/03	17	91.27	89.67	89.75	16.51	99.91	54.59	126.28	74.67 to 105.28	95,438	85,659
07/01/03 TO 09/30/03	4	96.82	95.50	95.46	15.23	100.04	71.00	117.36	N/A	80,486	76,835
10/01/03 TO 12/31/03	7	74.73	77.81	80.26	21.05	96.95	51.94	104.61	51.94 to 104.61	129,261	103,739
01/01/04 TO 03/31/04	12	74.64	74.01	73.24	13.90	101.05	49.59	95.46	67.13 to 85.11	127,837	93,628
04/01/04 TO 06/30/04	13	69.49	74.47	72.98	19.56	102.04	44.94	112.99	60.63 to 98.19	105,100	76,702
07/01/04 TO 09/30/04	8	78.82	73.78	75.49	15.16	97.74	56.66	87.08	56.66 to 87.08	117,427	88,644
10/01/04 TO 12/31/04	15	72.00	72.34	72.15	18.81	100.26	45.00	97.15	61.24 to 85.71	90,561	65,343
01/01/05 TO 03/31/05	17	65.92	68.42	61.92	17.66	110.50	48.34	97.80	57.65 to 79.11	198,546	122,936
04/01/05 TO 06/30/05	11	64.81	68.55	68.86	16.27	99.56	45.67	103.16	52.65 to 89.15	150,766	103,810
<u>Study Years</u>											
07/01/02 TO 06/30/03	41	84.48	87.75	85.23	19.17	102.96	52.38	155.72	77.40 to 92.26	116,280	99,104
07/01/03 TO 06/30/04	36	74.41	77.30	76.43	19.21	101.15	44.94	117.36	69.15 to 83.73	114,642	87,616
07/01/04 TO 06/30/05	51	67.39	70.44	67.12	18.54	104.95	45.00	103.16	63.19 to 76.67	143,755	96,492
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	43	84.23	86.36	84.10	19.19	102.69	51.94	133.75	76.23 to 92.25	115,551	97,173
01/01/04 TO 12/31/04	48	73.01	73.57	73.29	17.48	100.38	44.94	112.99	67.26 to 83.62	108,295	79,374
<u>ALL</u>											
	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833

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

Base Stat

State Stat Run

Type: Qualified  
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(AgLand) TOTAL Adj.Sales Price:	16,226,181	MEAN:	78	AVG.ABS.DEV:	15.16	95% Mean C.I.:	74.53 to 81.30	
(AgLand) TOTAL Assessed Value:	12,138,625							
AVG. Adj. Sales Price:	126,767	COD:	20.00	MAX Sales Ratio:	155.72			
AVG. Assessed Value:	94,833	PRD:	104.15	MIN Sales Ratio:	44.94			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
207	1	49.59	49.59	49.59			49.59	49.59	N/A	201,000	99,680
209	2	48.47	48.47	49.99	7.16	96.96	45.00	51.94	N/A	62,316	31,152
215	2	105.41	105.41	88.78	26.88	118.73	77.08	133.75	N/A	112,453	99,840
217	3	91.27	97.64	80.85	18.60	120.77	75.36	126.28	N/A	131,211	106,078
415	5	83.62	83.66	84.88	15.44	98.56	58.39	113.51	N/A	148,584	126,124
417	2	50.43	50.43	51.00	4.81	98.87	48.00	52.85	N/A	118,019	60,192
419	3	76.27	80.17	77.21	8.85	103.84	72.00	92.25	N/A	37,666	29,081
421	3	84.18	78.66	73.56	7.77	106.94	66.09	85.71	N/A	194,600	143,138
423	1	61.24	61.24	61.24			61.24	61.24	N/A	65,800	40,295
425	2	95.06	95.06	99.05	18.87	95.97	77.12	112.99	N/A	110,220	109,175
427	2	68.20	68.20	65.34	8.62	104.38	62.32	74.09	N/A	134,500	87,882
459	3	77.99	79.84	78.50	9.51	101.70	69.63	91.88	N/A	214,066	168,048
461	2	66.01	66.01	65.08	4.28	101.43	63.19	68.83	N/A	76,150	49,557
463	4	74.07	74.68	69.35	22.30	107.68	52.38	98.19	N/A	103,025	71,452
465	7	82.83	81.63	80.30	13.37	101.66	52.65	112.50	52.65 to 112.50	165,008	132,495
467	7	72.44	75.42	73.67	10.62	102.37	66.14	105.28	66.14 to 105.28	83,910	61,820
469	7	59.95	60.78	62.85	10.37	96.71	50.63	81.82	50.63 to 81.82	99,938	62,814
471	9	66.75	71.04	74.45	16.54	95.42	45.67	95.46	61.94 to 89.88	129,556	96,452
669	4	70.57	76.99	88.28	30.28	87.21	54.59	112.25	N/A	99,675	87,996
671	16	70.94	77.70	76.61	17.52	101.42	58.29	103.16	64.81 to 100.51	100,543	77,029
673	2	90.73	90.73	90.05	3.56	100.76	87.50	93.97	N/A	38,100	34,307
675	5	84.23	76.60	76.29	13.40	100.41	44.94	90.46	N/A	122,550	93,496
677	5	75.20	88.08	77.75	30.59	113.29	58.86	155.72	N/A	172,470	134,093
679	5	89.15	82.21	65.38	15.03	125.75	48.34	97.80	N/A	208,406	136,246
681	1	69.41	69.41	69.41			69.41	69.41	N/A	206,900	143,605
723	4	76.48	76.88	78.19	5.40	98.32	71.00	83.55	N/A	150,336	117,550
725	2	62.13	62.13	58.28	16.39	106.61	51.95	72.32	N/A	312,000	181,840
729	3	88.32	83.80	70.00	11.79	119.71	65.92	97.15	N/A	45,666	31,966
731	6	86.41	85.41	73.73	26.23	115.84	48.64	117.36	48.64 to 117.36	189,024	139,359
733	5	87.08	90.83	88.84	5.66	102.24	85.11	103.59	N/A	62,000	55,078
735	5	83.73	83.76	87.17	18.60	96.10	57.65	104.61	N/A	124,456	108,483
ALL	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833

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

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	126,767	COD:	20.00	MAX Sales Ratio:	155.72			
AVG. Assessed Value:	94,833	PRD:	104.15	MIN Sales Ratio:	44.94			

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<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	12	76.48	76.02	67.04	14.95	113.40	48.34	97.80	69.41 to 89.15	206,189	138,226	
2	12	75.60	79.12	76.94	15.59	102.83	62.32	112.99	65.92 to 91.88	118,411	91,106	
3	101	76.27	78.86	76.84	20.50	102.63	44.94	155.72	70.96 to 83.73	118,864	91,333	
4	3	49.59	48.84	49.74	4.66	98.19	45.00	51.94	N/A	108,544	53,995	
____ALL____	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833	

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833	
____ALL____	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833	

<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
-												
02-0049	2	70.69	70.69	74.60	18.45	94.76	57.65	83.73	N/A	67,140	50,087	
08-0036	1	126.28	126.28	126.28			126.28	126.28	N/A	8,200	10,355	
54-0013	23	86.11	85.68	79.22	15.95	108.16	48.64	117.36	76.23 to 94.02	129,724	102,762	
54-0096	6	68.20	65.51	65.53	15.97	99.97	49.59	77.99	49.59 to 77.99	154,051	100,945	
54-0501	16	74.69	74.94	72.68	16.87	103.11	48.00	133.75	61.24 to 84.18	138,953	100,990	
54-0505												
54-0576	7	72.32	71.60	68.25	8.72	104.91	51.95	83.55	51.95 to 83.55	204,606	139,640	
54-0583	52	73.56	76.18	77.42	20.02	98.39	44.94	113.51	67.13 to 83.62	103,470	80,107	
54-0586	21	78.85	80.03	73.25	22.86	109.25	45.00	155.72	63.94 to 91.88	149,511	109,523	
70-0005												
70-0542												
NonValid School												
____ALL____	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833	

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

Base Stat

State Stat Run

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**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	71.23	72.56	78.08	28.32	92.93	50.63	97.15	N/A	8,125	6,343
10.01 TO 30.00	3	71.00	88.68	79.23	27.01	111.92	68.75	126.28	N/A	16,714	13,243
30.01 TO 50.00	7	74.67	69.86	66.62	23.06	104.87	45.00	97.80	45.00 to 97.80	28,795	19,182
50.01 TO 100.00	24	66.05	72.28	67.70	23.10	106.77	44.94	103.59	58.29 to 87.50	55,512	37,579
100.01 TO 180.00	54	74.66	79.05	74.27	19.32	106.45	48.64	155.72	69.41 to 83.55	123,978	92,075
180.01 TO 330.00	22	80.00	79.42	72.91	17.22	108.93	48.34	112.99	64.33 to 90.46	189,458	138,125
330.01 TO 650.00	13	83.62	84.49	81.10	15.87	104.18	59.95	113.51	69.49 to 101.88	247,442	200,678
650.01 +	1	78.80	78.80	78.80			78.80	78.80	N/A	530,000	417,645
<u>ALL</u>											
	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	83.55	79.80	76.63	16.43	104.15	45.67	103.16	63.19 to 97.15	90,405	69,276
DRY-N/A	22	70.17	73.57	68.85	17.62	106.86	48.00	112.99	65.71 to 83.73	140,922	97,024
GRASS	44	76.81	77.94	79.05	20.66	98.59	44.94	133.75	67.13 to 84.39	107,140	84,699
GRASS-N/A	39	77.12	79.84	76.97	18.08	103.74	52.38	117.36	74.09 to 86.12	125,343	96,471
IRRGTD-N/A	10	68.60	77.41	68.75	28.40	112.59	48.64	155.72	51.95 to 104.61	234,801	161,434
<u>ALL</u>											
	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	75.79	77.10	74.67	15.76	103.25	45.67	103.16	69.15 to 87.50	101,970	76,143
DRY-N/A	15	70.94	74.27	67.63	21.97	109.82	48.00	112.99	58.39 to 91.88	149,077	100,816
GRASS	57	76.23	77.07	77.49	20.13	99.45	44.94	133.75	67.13 to 84.20	111,910	86,723
GRASS-N/A	26	83.22	82.70	78.97	16.34	104.72	52.38	117.36	74.73 to 89.15	123,989	97,919
IRRGTD	7	70.96	82.89	72.78	32.57	113.90	48.64	155.72	48.64 to 155.72	202,701	147,517
IRRGTD-N/A	3	63.94	64.63	62.61	13.58	103.22	51.95	77.99	N/A	309,700	193,906
<u>ALL</u>											
	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833

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Base Stat

State Stat Run

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**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	34	73.41	76.70	74.70	18.31	102.68	45.67	112.99	67.39 to 85.11	108,059	80,716
DRY-N/A	1	48.34	48.34	48.34			48.34	48.34	N/A	601,550	290,765
GRASS	82	76.89	78.65	77.94	19.43	100.90	44.94	133.75	72.44 to 84.20	116,763	91,010
GRASS-N/A	1	94.02	94.02	94.02			94.02	94.02	N/A	28,000	26,325
IRRGTD	10	68.60	77.41	68.75	28.40	112.59	48.64	155.72	51.95 to 104.61	234,801	161,434
ALL	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833

**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	54.14	54.14	54.14			54.14	54.14	N/A	3,500	1,895
5000 TO 9999	2	88.45	88.45	88.92	42.77	99.47	50.63	126.28	N/A	8,100	7,202
Total \$											
1 TO 9999	3	54.14	77.02	82.74	46.58	93.08	50.63	126.28	N/A	6,566	5,433
10000 TO 29999	8	82.86	82.94	81.88	12.06	101.30	68.75	97.15	68.75 to 97.15	19,688	16,120
30000 TO 59999	22	86.13	81.84	81.35	22.16	100.60	45.00	133.75	61.94 to 97.80	43,530	35,412
60000 TO 99999	29	82.83	79.43	80.38	19.79	98.81	44.94	155.72	66.14 to 85.71	79,532	63,930
100000 TO 149999	26	72.84	77.68	78.52	17.71	98.93	52.85	112.99	66.75 to 84.18	121,413	95,328
150000 TO 249999	28	74.85	76.92	76.25	15.98	100.88	49.59	113.51	69.41 to 83.62	192,055	146,440
250000 TO 499999	10	67.79	67.44	66.46	15.26	101.47	48.64	89.88	51.95 to 77.99	311,899	207,302
500000 +	2	63.57	63.57	62.61	23.96	101.54	48.34	78.80	N/A	565,775	354,205
ALL	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833

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

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	16,226,181	MEAN:	78	AVG.ABS.DEV:	15.16	95% Mean C.I.:	74.53 to 81.30	
(AgLand) TOTAL Assessed Value:	12,138,625							
AVG. Adj. Sales Price:	126,767	COD:	20.00	MAX Sales Ratio:	155.72			
AVG. Assessed Value:	94,833	PRD:	104.15	MIN Sales Ratio:	44.94			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	2	52.38	52.38	51.70	3.36	101.33	50.63	54.14	N/A	5,750	2,972	
5000 TO 9999	2	92.73	92.73	92.52	4.76	100.23	88.32	97.15	N/A	10,500	9,715	
Total \$												
1 TO 9999	4	71.23	72.56	78.08	28.32	92.93	50.63	97.15	N/A	8,125	6,343	
10000 TO 29999	13	74.67	76.98	71.66	24.46	107.42	45.00	126.28	56.25 to 94.02	27,439	19,663	
30000 TO 59999	26	68.99	71.79	67.81	20.41	105.88	44.94	103.59	61.24 to 85.11	58,741	39,829	
60000 TO 99999	36	75.97	78.23	73.74	18.68	106.08	49.59	133.75	67.13 to 84.39	101,973	75,198	
100000 TO 149999	26	80.13	84.43	80.56	17.87	104.80	60.63	155.72	70.96 to 89.15	164,116	132,219	
150000 TO 249999	21	76.23	79.86	75.74	18.28	105.44	48.64	113.51	69.49 to 89.88	249,527	188,989	
250000 TO 499999	2	63.57	63.57	62.61	23.96	101.54	48.34	78.80	N/A	565,775	354,205	
ALL												
	128	75.80	77.92	74.81	20.00	104.15	44.94	155.72	71.00 to 81.15	126,767	94,833	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	326	<b>MEDIAN:</b>	<b>94</b>	COV:	44.46	95% Median C.I.:	90.34 to 96.15
TOTAL Sales Price:	14,165,981	WGT. MEAN:	82	STD:	43.74	95% Wgt. Mean C.I.:	79.35 to 85.15
TOTAL Adj.Sales Price:	14,172,741	MEAN:	98	AVG.ABS.DEV:	25.40	95% Mean C.I.:	93.64 to 103.13
TOTAL Assessed Value:	11,657,680						
AVG. Adj. Sales Price:	43,474	COD:	26.96	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	35,759	PRD:	119.61	MIN Sales Ratio:	12.00		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	58	95.85	93.46	87.03	14.17	107.39	53.70	150.19	90.34 to 99.50	45,239	39,370
10/01/03 TO 12/31/03	49	95.01	95.50	84.99	22.08	112.37	34.67	169.17	90.07 to 102.28	36,380	30,919
01/01/04 TO 03/31/04	39	96.15	100.62	85.64	20.12	117.48	44.52	311.00	86.58 to 105.29	40,994	35,109
04/01/04 TO 06/30/04	46	90.69	92.96	85.51	16.21	108.71	65.89	167.75	86.50 to 96.78	50,515	43,196
07/01/04 TO 09/30/04	36	82.98	97.04	73.15	42.40	132.66	38.82	223.56	65.47 to 98.55	45,481	33,272
10/01/04 TO 12/31/04	27	96.06	112.00	71.28	53.00	157.13	12.00	480.00	61.52 to 115.06	57,618	41,069
01/01/05 TO 03/31/05	23	104.23	128.62	96.46	39.33	133.34	64.63	262.31	94.80 to 128.28	33,015	31,845
04/01/05 TO 06/30/05	48	85.64	89.53	77.39	30.20	115.69	19.94	197.33	73.17 to 99.77	39,402	30,493
<u>Study Years</u>											
07/01/03 TO 06/30/04	192	94.40	95.32	85.90	18.07	110.96	34.67	311.00	90.75 to 96.80	43,380	37,264
07/01/04 TO 06/30/05	134	92.17	102.79	77.05	40.47	133.39	12.00	480.00	80.93 to 97.07	43,609	33,603
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	148	92.08	99.45	79.59	30.53	124.95	12.00	480.00	86.97 to 96.15	48,077	38,263
<u>ALL</u>											
	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Sales Price:	14,165,981	WGT. MEAN:	82	STD:	43.74	95% Wgt. Mean C.I.:	79.35 to 85.15
TOTAL Adj.Sales Price:	14,172,741	MEAN:	98	AVG.ABS.DEV:	25.40	95% Mean C.I.:	93.64 to 103.13
TOTAL Assessed Value:	11,657,680						
AVG. Adj. Sales Price:	43,474	COD:	26.96	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	35,759	PRD:	119.61	MIN Sales Ratio:	12.00		

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**ASSESSOR LOCATION**

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	64	100.37	111.06	94.89	24.74	117.04	58.13	223.56	95.73 to 111.37	30,664	29,098
BLOOMFIELD V	1	66.22	66.22	66.22			66.22	66.22	N/A	4,500	2,980
CENTER	2	161.65	161.65	156.09	21.59	103.56	126.75	196.55	N/A	6,900	10,770
CENTER V	1	120.00	120.00	120.00			120.00	120.00	N/A	2,000	2,400
CREIGHTON	35	95.83	111.78	90.95	29.84	122.89	65.89	236.42	87.87 to 106.31	39,254	35,703
CREIGHTON MH	1	98.97	98.97	98.97			98.97	98.97	N/A	15,000	14,845
CREIGHTON V	6	75.92	114.55	74.75	65.25	153.23	54.70	311.00	54.70 to 311.00	9,500	7,101
CROFTON	17	87.73	87.16	82.40	16.38	105.78	58.13	112.55	72.39 to 100.76	68,523	56,460
CROFTON V	6	105.43	92.77	89.93	18.53	103.15	34.67	112.30	34.67 to 112.30	3,890	3,499
LAKE	42	75.78	80.06	76.45	18.23	104.72	47.49	109.65	72.74 to 88.46	114,137	87,259
LAKE MH	5	93.22	86.78	82.84	12.72	104.75	65.19	105.76	N/A	43,600	36,119
LAKE V	56	90.40	90.82	81.75	33.48	111.11	12.00	197.33	76.58 to 97.93	18,924	15,470
NIOBRARA	5	85.10	84.75	85.42	7.81	99.21	75.44	96.54	N/A	58,200	49,717
NIOBRARA MH	4	92.15	90.42	90.83	5.08	99.55	79.50	97.88	N/A	12,375	11,240
NIOBRARA V	1	69.00	69.00	69.00			69.00	69.00	N/A	2,500	1,725
RURAL	22	69.04	76.35	69.27	27.92	110.23	41.96	137.32	61.12 to 96.57	81,345	56,346
RURAL MH	1	84.33	84.33	84.33			84.33	84.33	N/A	27,000	22,770
RURAL V	3	113.96	229.98	109.41	112.32	210.21	95.99	480.00	N/A	3,933	4,303
SANTEE	1	63.62	63.62	63.62			63.62	63.62	N/A	21,000	13,360
VERDEL	3	90.07	78.40	77.35	17.72	101.36	48.63	96.51	N/A	26,666	20,626
VERDIGRE	19	103.00	111.42	99.60	20.72	111.87	58.93	304.80	94.15 to 109.52	24,394	24,296
VERDIGRE MH	1	97.98	97.98	97.98			97.98	97.98	N/A	25,000	24,495
VERDIGRE V	1	93.33	93.33	93.33			93.33	93.33	N/A	1,500	1,400
WAUSA	21	90.60	93.23	85.20	17.43	109.43	42.58	124.30	81.18 to 107.65	31,066	26,468
WAUSA MH	1	102.96	102.96	102.96			102.96	102.96	N/A	14,000	14,415
WAUSA V	1	103.18	103.18	103.18			103.18	103.18	N/A	1,100	1,135
WINNETOON	3	98.00	152.46	124.05	56.20	122.90	97.07	262.31	N/A	13,500	16,746
WINNETOON MH	1	99.50	99.50	99.50			99.50	99.50	N/A	10,000	9,950
WINNETOON V	2	100.22	100.22	100.39	3.27	99.83	96.94	103.50	N/A	1,900	1,907
<u>ALL</u>	<u>326</u>	<u>94.19</u>	<u>98.39</u>	<u>82.25</u>	<u>26.96</u>	<u>119.61</u>	<u>12.00</u>	<u>480.00</u>	<u>90.34 to 96.15</u>	<u>43,474</u>	<u>35,759</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Assessed Value:	11,657,680						
AVG. Adj. Sales Price:	43,474	COD:	26.96	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	35,759	PRD:	119.61	MIN Sales Ratio:	12.00		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	197	96.87	105.26	90.40	24.48	116.44	34.67	311.00	94.80 to 99.77	31,841	28,784
2	7	69.64	129.79	67.83	99.46	191.34	48.41	480.00	48.41 to 480.00	101,400	68,780
3	122	84.09	85.48	76.57	27.90	111.63	12.00	197.33	75.49 to 91.92	58,935	45,128
ALL	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**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	248	94.19	98.39	82.28	24.01	119.58	41.96	304.80	90.34 to 96.51	52,441	43,150
2	78	94.22	98.36	81.92	36.33	120.07	12.00	480.00	79.76 to 100.57	14,965	12,260
ALL	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	213	96.15	104.44	85.56	27.58	122.07	34.67	480.00	93.79 to 98.88	37,256	31,875
06	98	84.09	86.21	77.41	28.69	111.37	12.00	197.33	75.28 to 92.04	59,730	46,236
07	15	94.23	91.96	87.89	8.56	104.63	65.19	105.76	84.33 to 99.50	25,566	22,469
ALL	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0049											
08-0036	5	90.07	80.14	78.12	16.45	102.59	48.63	96.51	N/A	30,000	23,437
54-0013	55	96.57	110.09	81.80	34.59	134.58	41.96	311.00	85.15 to 100.04	40,609	33,219
54-0096	121	86.50	89.57	78.16	29.89	114.60	12.00	480.00	76.53 to 92.04	58,743	45,913
54-0501	17	89.41	86.33	80.99	11.56	106.60	65.19	113.96	75.44 to 95.99	35,217	28,521
54-0505	3	101.79	89.19	78.94	12.62	112.98	63.62	102.17	N/A	11,658	9,203
54-0576	27	90.34	90.51	79.72	18.00	113.54	42.58	124.30	80.95 to 103.18	37,777	30,115
54-0583	25	101.90	108.66	96.54	19.53	112.55	58.93	304.80	95.41 to 108.62	26,600	25,680
54-0586	73	99.77	108.01	92.70	25.19	116.51	42.85	223.56	95.01 to 109.14	32,365	30,003
70-0005											
70-0542											
NonValid School											
ALL	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	14,172,741	MEAN:	98	AVG.ABS.DEV:	25.40	95% Mean C.I.:	93.64 to 103.13
TOTAL Assessed Value:	11,657,680						
AVG. Adj. Sales Price:	43,474	COD:	26.96	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	35,759	PRD:	119.61	MIN Sales Ratio:	12.00		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	82	95.29	98.49	83.55	34.73	117.88	12.00	480.00	85.15 to 101.84	15,577	13,014
Prior TO 1860											
1860 TO 1899	23	95.83	110.48	87.75	32.45	125.90	42.58	304.80	89.27 to 111.85	17,667	15,502
1900 TO 1919	74	96.97	106.44	87.33	27.95	121.88	42.85	262.31	93.20 to 102.28	31,065	27,129
1920 TO 1939	13	95.41	109.76	77.84	35.56	141.01	46.14	236.42	84.71 to 143.81	51,115	39,789
1940 TO 1949	11	97.61	114.34	93.73	27.88	121.99	64.63	215.70	84.79 to 196.55	34,390	32,234
1950 TO 1959	16	96.07	100.77	94.68	21.59	106.43	69.83	223.56	79.53 to 107.71	34,656	32,812
1960 TO 1969	30	94.19	93.37	88.24	15.66	105.81	41.96	132.28	85.10 to 100.57	56,123	49,523
1970 TO 1979	42	81.92	83.48	76.76	18.07	108.76	52.66	128.18	75.49 to 93.22	73,584	56,482
1980 TO 1989	22	87.99	88.99	79.72	17.86	111.62	64.78	128.28	74.10 to 101.79	84,940	67,718
1990 TO 1994	4	83.49	83.59	83.20	17.65	100.47	57.74	109.65	N/A	136,750	113,781
1995 TO 1999	5	69.03	76.14	69.82	23.68	109.04	47.49	98.71	N/A	140,700	98,241
2000 TO Present	4	76.46	75.76	76.54	6.20	98.97	68.96	81.14	N/A	174,875	133,853
ALL	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**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	35	103.18	133.48	122.42	50.48	109.04	55.00	480.00	95.43 to 115.00	2,389	2,924
5000 TO 9999	36	113.96	129.35	129.52	28.52	99.87	34.67	262.31	109.75 to 130.93	7,265	9,410
Total \$											
1 TO 9999	71	112.30	131.39	127.80	38.21	102.81	34.67	480.00	102.28 to 119.90	4,861	6,213
10000 TO 29999	99	97.07	99.53	95.70	21.83	104.00	12.00	236.42	93.79 to 100.96	17,652	16,893
30000 TO 59999	73	93.22	89.93	90.53	16.94	99.34	33.08	137.32	85.10 to 96.81	43,028	38,952
60000 TO 99999	45	80.59	79.36	79.30	14.99	100.08	41.96	104.34	74.10 to 86.97	77,744	61,652
100000 TO 149999	24	74.01	73.18	73.44	15.13	99.64	46.14	108.73	64.63 to 76.10	120,672	88,620
150000 TO 249999	13	69.03	71.69	71.08	18.44	100.87	48.41	109.65	57.74 to 81.14	176,480	125,434
250000 TO 499999	1	67.46	67.46	67.46			67.46	67.46	N/A	250,000	168,660
ALL	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

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Base Stat

State Stat Run

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	33	96.94	109.92	67.48	45.14	162.90	12.00	480.00	77.75 to 103.50	3,114	2,101
5000 TO 9999	36	100.64	107.66	87.51	30.82	123.03	33.08	304.80	93.05 to 112.30	8,682	7,597
Total \$ _____											
1 TO 9999	69	97.88	108.74	82.55	37.98	131.72	12.00	480.00	93.20 to 103.50	6,019	4,969
10000 TO 29999	118	98.44	108.09	94.23	28.33	114.70	38.82	262.31	94.38 to 104.02	19,375	18,257
30000 TO 59999	72	88.17	87.97	83.29	18.13	105.62	41.96	137.32	83.29 to 96.15	52,800	43,979
60000 TO 99999	48	79.84	82.39	77.98	17.58	105.65	47.49	115.06	75.49 to 92.04	94,890	73,998
100000 TO 149999	13	77.85	78.74	76.38	16.90	103.08	52.66	108.73	65.76 to 98.71	150,095	114,648
150000 TO 249999	6	80.50	83.97	81.78	13.05	102.68	67.46	109.65	67.46 to 109.65	193,916	158,586
ALL _____											
	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	83	95.43	98.46	83.58	34.26	117.79	12.00	480.00	86.50 to 100.57	15,431	12,898
10	2	99.92	99.92	93.37	11.46	107.01	88.46	111.37	N/A	35,000	32,680
20	124	96.19	103.18	81.27	27.58	126.96	41.96	304.80	93.05 to 100.05	38,040	30,916
30	107	89.02	93.52	81.90	21.67	114.19	46.14	262.31	83.29 to 95.41	65,200	53,395
40	10	89.24	90.13	86.38	13.68	104.35	67.46	109.65	74.16 to 107.71	112,850	97,475
ALL _____											
	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	83	95.43	98.47	83.70	34.27	117.65	12.00	480.00	86.50 to 100.57	15,509	12,981
100	15	94.23	91.96	87.89	8.56	104.63	65.19	105.76	84.33 to 99.50	25,566	22,469
101	136	94.36	99.23	82.88	25.07	119.74	41.96	236.42	88.37 to 98.00	56,252	46,619
102	15	95.31	92.73	90.60	14.32	102.35	58.13	132.28	74.16 to 106.13	58,500	53,002
103	3	97.88	91.48	90.93	10.53	100.60	72.82	103.73	N/A	66,066	60,075
104	73	90.66	99.43	77.40	29.61	128.46	42.85	304.80	84.61 to 97.61	51,450	39,823
106	1	102.63	102.63	102.63			102.63	102.63	N/A	20,000	20,525
ALL _____											
	326	94.19	98.39	82.25	26.96	119.61	12.00	480.00	90.34 to 96.15	43,474	35,759

**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:	326	<b>MEDIAN:</b>	<b>94</b>	COV:	44.46	95% Median C.I.:	90.34 to 96.15
TOTAL Sales Price:	14,165,981	WGT. MEAN:	82	STD:	43.74	95% Wgt. Mean C.I.:	79.35 to 85.15
TOTAL Adj.Sales Price:	14,172,741	MEAN:	98	AVG.ABS.DEV:	25.40	95% Mean C.I.:	93.64 to 103.13
TOTAL Assessed Value:	11,657,680						
AVG. Adj. Sales Price:	43,474	COD:	26.96	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	35,759	PRD:	119.61	MIN Sales Ratio:	12.00		

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(!: Derived)

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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)	83	95.43	98.46	83.58	34.26	117.79	12.00	480.00	86.50 to 100.57	15,431	12,898
20	10	101.98	99.41	100.79	12.38	98.63	65.19	137.32	79.50 to 113.96	19,847	20,005
30	216	93.42	99.10	81.68	25.73	121.33	41.96	304.80	88.66 to 96.22	52,049	42,513
40	13	93.22	88.24	82.10	14.01	107.48	57.81	110.93	65.76 to 101.13	91,014	74,722
50	4	90.94	88.72	87.04	15.59	101.93	67.25	105.76	N/A	66,875	58,211
<u>ALL</u>	<u>326</u>	<u>94.19</u>	<u>98.39</u>	<u>82.25</u>	<u>26.96</u>	<u>119.61</u>	<u>12.00</u>	<u>480.00</u>	<u>90.34 to 96.15</u>	<u>43,474</u>	<u>35,759</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>94</b>	COV:	45.30	95% Median C.I.:	83.98 to 101.00
TOTAL Sales Price:	1,211,555	WGT. MEAN:	103	STD:	44.97	95% Wgt. Mean C.I.:	85.80 to 121.11
TOTAL Adj.Sales Price:	1,056,555	MEAN:	99	AVG.ABS.DEV:	30.52	95% Mean C.I.:	85.99 to 112.57
TOTAL Assessed Value:	1,093,015						
AVG. Adj. Sales Price:	24,012	COD:	32.31	MAX Sales Ratio:	243.75		
AVG. Assessed Value:	24,841	PRD:	95.97	MIN Sales Ratio:	18.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	84.90	83.99	83.47	8.29	100.62	72.98	94.10	N/A	59,000	49,250
10/01/02 TO 12/31/02	3	100.00	87.90	89.88	12.34	97.80	63.33	100.36	N/A	35,333	31,756
01/01/03 TO 03/31/03	3	94.79	92.28	90.80	4.95	101.62	83.98	98.07	N/A	17,833	16,193
04/01/03 TO 06/30/03	3	112.57	150.38	114.78	44.10	131.01	94.81	243.75	N/A	24,333	27,930
07/01/03 TO 09/30/03	3	70.25	73.42	91.48	21.35	80.26	52.50	97.50	N/A	8,000	7,318
10/01/03 TO 12/31/03	5	89.54	87.98	95.40	37.53	92.22	18.00	166.20	N/A	12,600	12,020
01/01/04 TO 03/31/04	2	90.64	90.64	92.73	3.46	97.74	87.50	93.78	N/A	24,000	22,255
04/01/04 TO 06/30/04	7	106.07	105.34	109.67	14.90	96.05	72.00	129.00	72.00 to 129.00	11,071	12,142
07/01/04 TO 09/30/04	6	62.00	67.25	77.55	43.68	86.72	32.00	104.84	32.00 to 104.84	15,675	12,155
10/01/04 TO 12/31/04	6	157.99	150.40	141.06	22.15	106.62	40.92	200.78	40.92 to 200.78	46,083	65,005
01/01/05 TO 03/31/05	1	77.78	77.78	77.78			77.78	77.78	N/A	9,000	7,000
04/01/05 TO 06/30/05	2	81.10	81.10	65.64	23.30	123.56	62.20	100.00	N/A	27,500	18,050
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	94.80	103.64	91.67	22.46	113.05	63.33	243.75	83.98 to 100.36	34,125	31,282
07/01/03 TO 06/30/04	17	92.97	92.87	99.56	24.37	93.28	18.00	166.20	72.00 to 118.57	12,500	12,444
07/01/04 TO 06/30/05	15	100.00	103.06	116.46	46.20	88.49	32.00	200.78	49.00 to 157.06	28,970	33,737
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	93.88	99.15	100.43	32.51	98.72	18.00	243.75	70.25 to 112.57	15,250	15,316
01/01/04 TO 12/31/04	21	103.14	105.93	119.44	35.34	88.69	32.00	200.78	75.00 to 129.00	23,621	28,212
<u>ALL</u>	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMFIELD	5	103.14	131.66	118.11	32.86	111.47	94.79	243.75	N/A	17,611	20,801
BLOOMFIELD V	1	87.33	87.33	87.33			87.33	87.33	N/A	1,500	1,310
CREIGHTON	13	123.42	129.89	138.16	30.55	94.02	49.00	200.78	97.50 to 166.20	29,730	41,075
CROFTON	6	73.07	79.72	84.37	14.87	94.50	63.33	104.84	63.33 to 104.84	22,333	18,841
NIOBRARA	3	87.50	90.80	85.50	5.75	106.20	84.90	100.00	N/A	53,333	45,600
RURAL	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
VERDEL	1	18.00	18.00	18.00			18.00	18.00	N/A	5,000	900
VERDIGRE	6	80.88	76.77	83.56	15.67	91.87	39.50	94.81	39.50 to 94.81	20,333	16,990
VERDIGRE V	2	42.25	42.25	41.11	24.26	102.77	32.00	52.50	N/A	2,250	925
WAUSA	5	94.10	95.85	80.43	15.90	119.18	62.20	129.00	N/A	17,800	14,316
WAUSA V	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000	1,000
<u>ALL</u>	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>94</b>	COV:	45.30	95% Median C.I.:	83.98 to 101.00
TOTAL Sales Price:	1,211,555	WGT. MEAN:	103	STD:	44.97	95% Wgt. Mean C.I.:	85.80 to 121.11
TOTAL Adj.Sales Price:	1,056,555	MEAN:	99	AVG.ABS.DEV:	30.52	95% Mean C.I.:	85.99 to 112.57
TOTAL Assessed Value:	1,093,015						
AVG. Adj. Sales Price:	24,012	COD:	32.31	MAX Sales Ratio:	243.75		
AVG. Assessed Value:	24,841	PRD:	95.97	MIN Sales Ratio:	18.00		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	94.80	101.25	107.58	31.88	94.11	18.00	243.75	87.33 to 101.00	23,584	25,372
2	2	57.96	57.96	41.44	29.40	139.87	40.92	75.00	N/A	33,000	13,675
<u>ALL</u>											
	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**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	37	97.50	104.81	104.01	32.05	100.77	18.00	243.75	89.54 to 104.84	28,123	29,251
2	7	73.17	70.04	66.91	21.01	104.68	32.00	100.00	32.00 to 100.00	2,285	1,529
<u>ALL</u>											
	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0049											
08-0036	1	18.00	18.00	18.00			18.00	18.00	N/A	5,000	900
54-0013	13	123.42	129.89	138.16	30.55	94.02	49.00	200.78	97.50 to 166.20	29,730	41,075
54-0096	6	73.07	79.72	84.37	14.87	94.50	63.33	104.84	63.33 to 104.84	22,333	18,841
54-0501	3	87.50	90.80	85.50	5.75	106.20	84.90	100.00	N/A	53,333	45,600
54-0505											
54-0576	6	97.05	96.55	80.64	13.86	119.72	62.20	129.00	62.20 to 129.00	15,000	12,096
54-0583	8	76.39	68.14	82.05	24.07	83.05	32.00	94.81	32.00 to 94.81	15,812	12,973
54-0586	7	98.07	112.37	85.35	35.31	131.65	40.92	243.75	40.92 to 243.75	22,079	18,845
70-0005											
70-0542											
NonValid School											
<u>ALL</u>											
	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>94</b>	COV:	45.30	95% Median C.I.:	83.98 to 101.00
TOTAL Sales Price:	1,211,555	WGT. MEAN:	103	STD:	44.97	95% Wgt. Mean C.I.:	85.80 to 121.11
TOTAL Adj.Sales Price:	1,056,555	MEAN:	99	AVG.ABS.DEV:	30.52	95% Mean C.I.:	85.99 to 112.57
TOTAL Assessed Value:	1,093,015						
AVG. Adj. Sales Price:	24,012	COD:	32.31	MAX Sales Ratio:	243.75		
AVG. Assessed Value:	24,841	PRD:	95.97	MIN Sales Ratio:	18.00		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	14	74.08	79.87	85.77	30.20	93.12	32.00	158.92	52.50 to 100.00	16,428	14,090
Prior TO 1860											
1860 TO 1899	1	72.98	72.98	72.98			72.98	72.98	N/A	25,000	18,245
1900 TO 1919	21	97.50	106.60	105.35	30.62	101.19	18.00	243.75	89.54 to 112.57	17,216	18,138
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	104.84	104.84	104.84			104.84	104.84	N/A	31,000	32,500
1970 TO 1979	3	87.50	96.99	90.16	12.83	107.57	84.90	118.57	N/A	61,000	55,000
1980 TO 1989	3	157.06	167.26	169.25	10.24	98.82	148.23	196.48	N/A	53,666	90,833
1990 TO 1994	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
1995 TO 1999											
2000 TO Present											
ALL	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**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	6	72.63	69.51	63.15	24.69	110.08	32.00	100.00	32.00 to 100.00	1,666	1,052
5000 TO 9999	10	96.08	101.68	105.75	32.86	96.15	18.00	243.75	73.17 to 123.42	6,650	7,032
Total \$											
1 TO 9999	16	87.42	89.62	100.18	33.02	89.45	18.00	243.75	70.25 to 100.00	4,781	4,790
10000 TO 29999	17	97.50	105.15	105.63	30.20	99.54	39.50	200.78	72.98 to 129.00	19,473	20,570
30000 TO 59999	7	94.81	103.46	106.37	28.75	97.27	62.20	157.06	62.20 to 157.06	43,000	45,737
60000 TO 99999	3	100.36	112.59	110.31	51.67	102.07	40.92	196.48	N/A	67,000	73,908
100000 TO 149999	1	84.90	84.90	84.90			84.90	84.90	N/A	147,000	124,800
ALL	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>94</b>	COV:	45.30	95% Median C.I.:	83.98 to 101.00
TOTAL Sales Price:	1,211,555	WGT. MEAN:	103	STD:	44.97	95% Wgt. Mean C.I.:	85.80 to 121.11
TOTAL Adj.Sales Price:	1,056,555	MEAN:	99	AVG.ABS.DEV:	30.52	95% Mean C.I.:	85.99 to 112.57
TOTAL Assessed Value:	1,093,015						
AVG. Adj. Sales Price:	24,012	COD:	32.31	MAX Sales Ratio:	243.75		
AVG. Assessed Value:	24,841	PRD:	95.97	MIN Sales Ratio:	18.00		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	73.17	66.93	62.73	27.89	106.69	18.00	100.00	32.00 to 94.10	2,888	1,812
5000 TO 9999	8	92.78	87.41	79.93	19.63	109.35	39.50	123.42	39.50 to 123.42	8,437	6,744
Total \$											
1 TO 9999	17	77.78	76.57	75.15	27.15	101.88	18.00	123.42	52.50 to 100.00	5,500	4,133
10000 TO 29999	15	94.79	103.05	83.96	32.74	122.74	40.92	243.75	72.98 to 112.57	22,037	18,502
30000 TO 59999	7	104.84	119.13	109.28	31.00	109.02	62.20	200.78	62.20 to 200.78	35,642	38,949
60000 TO 99999	3	148.23	135.22	130.24	12.75	103.82	100.36	157.06	N/A	58,333	75,971
100000 TO 149999	2	140.69	140.69	117.62	39.66	119.61	84.90	196.48	N/A	104,000	122,327
ALL	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	74.08	81.19	81.69	31.99	99.39	32.00	158.92	52.50 to 100.00	13,000	10,619
10	21	98.07	114.48	124.42	37.99	92.01	18.00	243.75	89.54 to 148.23	25,502	31,730
20	9	97.50	91.94	82.01	16.69	112.11	40.92	118.57	72.98 to 112.57	37,666	30,890
ALL	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	73.17	78.22	81.91	31.72	95.49	32.00	158.92	49.00 to 100.00	10,909	8,935
326	1	118.57	118.57	118.57			118.57	118.57	N/A	28,000	33,200
340	1	100.36	100.36	100.36			100.36	100.36	N/A	75,000	75,270
344	7	103.14	111.02	132.96	26.19	83.50	72.00	196.48	72.00 to 196.48	23,079	30,687
353	7	94.79	107.80	99.59	36.07	108.24	39.50	243.75	39.50 to 243.75	15,857	15,792
384	1	98.07	98.07	98.07			98.07	98.07	N/A	7,500	7,355
406	6	117.99	119.18	146.94	37.54	81.11	18.00	200.78	18.00 to 200.78	11,083	16,285
442	3	89.54	89.40	87.12	3.30	102.62	84.90	93.78	N/A	70,666	61,565
470	1	87.50	87.50	87.50			87.50	87.50	N/A	8,000	7,000
528	1	40.92	40.92	40.92			40.92	40.92	N/A	65,000	26,600
539	1	94.81	94.81	94.81			94.81	94.81	N/A	50,000	47,405
558	2	152.65	152.65	152.65	2.89	100.00	148.23	157.06	N/A	50,000	76,322
851	2	73.66	73.66	72.07	14.01	102.20	63.33	83.98	N/A	26,000	18,737
ALL	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841

**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:	44	<b>MEDIAN:</b>	<b>94</b>	COV:	45.30	95% Median C.I.:	83.98 to 101.00
TOTAL Sales Price:	1,211,555	WGT. MEAN:	103	STD:	44.97	95% Wgt. Mean C.I.:	85.80 to 121.11
TOTAL Adj.Sales Price:	1,056,555	MEAN:	99	AVG.ABS.DEV:	30.52	95% Mean C.I.:	85.99 to 112.57
TOTAL Assessed Value:	1,093,015						
AVG. Adj. Sales Price:	24,012	COD:	32.31	MAX Sales Ratio:	243.75		
AVG. Assessed Value:	24,841	PRD:	95.97	MIN Sales Ratio:	18.00		

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

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	44	94.45	99.28	103.45	32.31	95.97	18.00	243.75	83.98 to 101.00	24,012	24,841
04											
<u>ALL</u>	<u>44</u>	<u>94.45</u>	<u>99.28</u>	<u>103.45</u>	<u>32.31</u>	<u>95.97</u>	<u>18.00</u>	<u>243.75</u>	<u>83.98 to 101.00</u>	<u>24,012</u>	<u>24,841</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:	128	<b>MEDIAN:</b>	<b>69</b>	COV:	25.40	95% Median C.I.:	65.47 to 74.67	(!: Derived)
(AgLand) TOTAL Sales Price:	16,324,181	WGT. MEAN:	68	STD:	18.02	95% Wgt. Mean C.I.:	64.56 to 71.65	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,226,181	MEAN:	71	AVG.ABS.DEV:	14.06	95% Mean C.I.:	67.84 to 74.08	
(AgLand) TOTAL Assessed Value:	11,050,520							
AVG. Adj. Sales Price:	126,767	COD:	20.47	MAX Sales Ratio:	141.50			
AVG. Assessed Value:	86,332	PRD:	104.20	MIN Sales Ratio:	40.44			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	55.86	55.86	55.86			55.86	55.86	N/A	65,250	36,450
10/01/02 TO 12/31/02	8	82.39	85.87	84.54	18.05	101.58	59.53	141.50	59.53 to 141.50	120,038	101,476
01/01/03 TO 03/31/03	15	73.64	76.81	73.19	17.37	104.94	47.33	120.51	65.26 to 81.41	141,297	103,416
04/01/03 TO 06/30/03	17	82.31	81.11	81.15	16.61	99.95	49.22	113.72	67.50 to 95.11	95,438	77,447
07/01/03 TO 09/30/03	4	87.55	88.04	86.67	13.43	101.57	71.00	106.06	N/A	80,486	69,760
10/01/03 TO 12/31/03	7	67.61	71.20	73.67	22.41	96.64	46.74	95.09	46.74 to 95.09	129,261	95,228
01/01/04 TO 03/31/04	12	67.97	67.38	66.95	13.19	100.64	45.56	85.95	60.46 to 77.39	127,837	85,585
04/01/04 TO 06/30/04	13	62.65	67.37	66.15	19.73	101.84	40.44	105.26	54.85 to 88.69	105,100	69,527
07/01/04 TO 09/30/04	8	71.13	66.57	68.12	15.25	97.73	50.99	78.68	50.99 to 78.68	117,427	79,991
10/01/04 TO 12/31/04	15	64.80	66.27	65.43	20.34	101.28	40.50	94.35	55.18 to 77.14	90,561	59,258
01/01/05 TO 03/31/05	17	57.18	62.42	55.92	20.48	111.63	43.16	97.28	52.47 to 75.49	198,546	111,028
04/01/05 TO 06/30/05	11	58.62	62.41	62.80	17.00	99.37	41.57	93.67	47.49 to 86.47	150,766	94,688
<u>Study Years</u>											
07/01/02 TO 06/30/03	41	76.37	79.85	77.95	18.87	102.44	47.33	141.50	69.66 to 83.74	116,280	90,637
07/01/03 TO 06/30/04	36	67.61	70.41	69.70	19.21	101.03	40.44	106.06	62.65 to 77.39	114,642	79,903
07/01/04 TO 06/30/05	51	61.02	64.20	60.80	19.84	105.59	40.50	97.28	57.18 to 70.01	143,755	87,409
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	43	76.37	78.64	76.75	18.70	102.46	46.74	120.51	69.66 to 83.43	115,551	88,686
01/01/04 TO 12/31/04	48	66.06	66.90	66.56	17.82	100.51	40.44	105.26	60.68 to 75.61	108,295	72,077
<u>ALL</u>											
	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	11,050,520							
AVG. Adj. Sales Price:	126,767	COD:	20.47	MAX Sales Ratio:	141.50			
AVG. Assessed Value:	86,332	PRD:	104.20	MIN Sales Ratio:	40.44			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
207	1	46.91	46.91	46.91			46.91	46.91	N/A	201,000	94,280	
209	2	43.62	43.62	44.99	7.15	96.96	40.50	46.74	N/A	62,316	28,035	
215	2	95.26	95.26	80.44	26.51	118.42	70.01	120.51	N/A	112,453	90,462	
217	3	82.31	88.01	72.94	18.51	120.67	68.01	113.72	N/A	131,211	95,701	
415	5	75.61	75.56	76.69	15.45	98.53	52.74	102.73	N/A	148,584	113,947	
417	2	45.57	45.57	46.08	4.67	98.90	43.44	47.70	N/A	118,019	54,380	
419	3	68.74	72.32	69.60	9.03	103.92	64.80	83.43	N/A	37,666	26,215	
421	3	75.90	70.87	66.29	7.71	106.91	59.58	77.14	N/A	194,600	129,005	
423	1	55.18	55.18	55.18			55.18	55.18	N/A	65,800	36,310	
425	2	86.44	86.44	90.63	21.77	95.38	67.62	105.26	N/A	110,220	99,895	
427	2	62.38	62.38	59.85	8.35	104.24	57.18	67.59	N/A	134,500	80,495	
459	3	74.67	75.68	74.70	7.83	101.32	67.42	84.95	N/A	214,066	159,900	
461	2	59.14	59.14	59.76	3.18	98.96	57.26	61.02	N/A	76,150	45,510	
463	4	67.18	67.59	62.88	22.13	107.50	47.33	88.69	N/A	103,025	64,781	
465	7	74.88	73.63	72.44	13.41	101.64	47.49	101.25	47.49 to 101.25	165,008	119,536	
467	7	65.26	68.07	66.49	10.77	102.38	59.53	95.11	59.53 to 95.11	83,910	55,790	
469	7	54.17	54.77	56.74	10.40	96.54	45.56	73.64	45.56 to 73.64	99,938	56,703	
471	9	60.68	64.21	67.22	16.14	95.52	41.57	85.95	55.86 to 81.04	129,556	87,088	
669	4	63.68	69.43	79.59	30.34	87.23	49.22	101.13	N/A	99,675	79,331	
671	16	64.32	70.21	69.19	17.55	101.47	52.52	93.67	58.62 to 90.54	100,543	69,568	
673	2	81.96	81.96	81.36	3.41	100.73	79.17	84.75	N/A	38,100	31,000	
675	5	75.82	68.97	68.70	13.40	100.39	40.44	81.41	N/A	122,550	84,194	
677	5	68.35	80.77	71.70	29.11	112.66	53.49	141.50	N/A	172,470	123,656	
679	5	86.47	79.08	61.08	16.57	129.46	43.16	97.28	N/A	208,406	127,304	
681	1	65.47	65.47	65.47			65.47	65.47	N/A	206,900	135,465	
723	4	72.77	74.49	75.07	4.92	99.23	70.82	81.61	N/A	150,336	112,856	
725	2	55.26	55.26	51.08	19.99	108.18	44.21	66.30	N/A	312,000	159,367	
729	3	85.77	78.34	60.27	15.33	130.00	54.91	94.35	N/A	45,666	27,521	
731	6	78.89	77.56	66.67	26.46	116.34	44.20	106.06	44.20 to 106.06	189,024	126,025	
733	5	78.68	82.20	80.36	5.55	102.28	77.39	93.33	N/A	62,000	49,825	
735	5	75.79	75.91	78.97	18.43	96.13	52.47	95.09	N/A	124,456	98,277	
ALL												
	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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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	72.77	72.45	62.33	16.88	116.23	43.16	97.28	65.47 to 86.47	206,189	128,512
2	12	67.61	73.17	71.37	18.15	102.52	54.91	105.26	57.26 to 85.77	118,411	84,505
3	101	68.74	71.30	69.50	20.49	102.59	40.44	141.50	64.54 to 75.79	118,864	82,613
4	3	46.74	44.72	46.17	4.57	96.85	40.50	46.91	N/A	108,544	50,116
____ALL____	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

**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	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332
____ALL____	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0049	2	64.13	64.13	67.63	18.18	94.83	52.47	75.79	N/A	67,140	45,405
08-0036	1	113.72	113.72	113.72			113.72	113.72	N/A	8,200	9,325
54-0013	23	77.85	77.88	71.47	17.00	108.97	44.20	106.06	68.68 to 86.77	129,724	92,719
54-0096	6	62.38	60.12	60.96	15.78	98.62	46.74	74.67	46.74 to 74.67	154,051	93,903
54-0501	16	67.33	67.59	65.57	16.91	103.08	43.44	120.51	55.18 to 75.90	138,953	91,113
54-0505											
54-0576	7	70.82	67.71	63.23	10.32	107.08	44.21	81.61	44.21 to 81.61	204,606	129,375
54-0583	52	66.38	68.78	69.89	20.03	98.41	40.44	102.73	60.46 to 75.61	103,470	72,320
54-0586	21	70.98	74.15	67.85	24.40	109.28	40.50	141.50	58.12 to 86.47	149,511	101,443
70-0005											
70-0542											
NonValid School											
____ALL____	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	67.24	68.60	74.52	31.92	92.05	45.56	94.35	N/A	8,125	6,055
10.01 TO 30.00	3	71.00	82.20	74.71	24.33	110.02	61.89	113.72	N/A	16,714	12,488
30.01 TO 50.00	7	67.50	64.37	61.50	24.91	104.66	40.50	97.28	40.50 to 97.28	28,795	17,708
50.01 TO 100.00	24	59.24	65.28	61.29	23.26	106.51	40.44	93.54	52.52 to 79.17	55,512	34,025
100.01 TO 180.00	54	67.65	72.11	68.14	19.56	105.82	44.20	141.50	64.32 to 75.79	123,978	84,481
180.01 TO 330.00	22	73.85	72.21	66.13	17.59	109.20	43.16	105.26	57.95 to 82.31	189,458	125,284
330.01 TO 650.00	13	75.61	76.23	73.17	15.87	104.19	54.17	102.73	62.65 to 91.71	247,442	181,053
650.01 +	1	71.00	71.00	71.00			71.00	71.00	N/A	530,000	376,315
<u>ALL</u>											
	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	79.17	75.30	72.38	16.82	104.03	41.57	97.28	61.02 to 93.67	90,405	65,438
DRY-N/A	22	64.32	67.66	63.40	18.62	106.72	43.16	105.26	59.65 to 75.79	140,922	89,342
GRASS	44	70.32	70.16	71.10	20.51	98.68	40.44	120.51	59.53 to 76.23	107,140	76,173
GRASS-N/A	39	69.15	72.31	69.72	18.55	103.71	47.33	106.06	67.50 to 77.85	125,343	87,391
IRRGTD-N/A	10	64.52	70.87	62.79	27.84	112.86	44.20	141.50	44.21 to 95.09	234,801	147,438
<u>ALL</u>											
	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	70.41	72.17	70.04	16.57	103.04	41.57	97.28	62.66 to 81.61	101,970	71,419
DRY-N/A	15	64.32	68.27	62.06	23.32	110.00	43.16	105.26	52.74 to 84.95	149,077	92,523
GRASS	57	68.74	69.40	69.73	20.29	99.52	40.44	120.51	59.58 to 75.90	111,910	78,038
GRASS-N/A	26	75.25	75.05	71.71	16.81	104.66	47.33	106.06	67.61 to 83.43	123,989	88,910
IRRGTD	7	64.54	75.95	66.81	31.60	113.68	44.20	141.50	44.20 to 141.50	202,701	135,431
IRRGTD-N/A	3	58.12	59.00	56.65	17.47	104.14	44.21	74.67	N/A	309,700	175,453
<u>ALL</u>											
	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

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**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	34	68.72	71.30	69.59	19.20	102.47	41.57	105.26	61.11 to 79.17	108,059	75,193
DRY-N/A	1	43.16	43.16	43.16			43.16	43.16	N/A	601,550	259,655
GRASS	82	69.41	70.98	70.35	19.65	100.89	40.44	120.51	66.66 to 75.90	116,763	82,141
GRASS-N/A	1	86.77	86.77	86.77			86.77	86.77	N/A	28,000	24,295
IRRGTD	10	64.52	70.87	62.79	27.84	112.86	44.20	141.50	44.21 to 95.09	234,801	147,438
ALL	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

**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	48.71	48.71	48.71			48.71	48.71	N/A	3,500	1,705
5000 TO 9999	2	79.64	79.64	80.06	42.79	99.47	45.56	113.72	N/A	8,100	6,485
Total \$											
1 TO 9999	3	48.71	69.33	74.49	46.64	93.07	45.56	113.72	N/A	6,566	4,891
10000 TO 29999	8	77.21	77.55	76.13	12.99	101.86	61.89	94.35	61.89 to 94.35	19,688	14,988
30000 TO 59999	22	77.95	74.12	73.52	22.88	100.82	40.50	120.51	55.86 to 88.69	43,530	32,002
60000 TO 99999	29	74.88	71.70	72.56	19.95	98.81	40.44	141.50	59.53 to 77.14	79,532	57,706
100000 TO 149999	26	65.97	70.64	71.41	18.38	98.93	47.70	105.26	60.46 to 75.90	121,413	86,698
150000 TO 249999	28	68.75	70.83	70.21	15.88	100.87	46.91	102.73	64.54 to 76.65	192,055	134,851
250000 TO 499999	10	61.12	61.07	60.03	16.26	101.73	44.20	81.04	44.21 to 74.67	311,899	187,244
500000 +	2	57.08	57.08	56.20	24.38	101.57	43.16	71.00	N/A	565,775	317,985
ALL	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	47.14	47.14	46.52	3.34	101.33	45.56	48.71	N/A	5,750	2,675
5000 TO 9999	3	94.35	97.95	96.56	9.87	101.44	85.77	113.72	N/A	9,733	9,398
Total \$											
1 TO 9999	5	85.77	77.62	82.42	26.53	94.18	45.56	113.72	N/A	8,140	6,709
10000 TO 29999	17	68.74	68.04	65.77	20.47	103.45	40.50	97.28	52.47 to 84.75	33,441	21,995
30000 TO 59999	23	62.66	66.09	62.47	23.13	105.79	40.44	120.51	55.18 to 78.50	62,582	39,096
60000 TO 99999	37	70.98	70.44	67.30	17.08	104.67	46.91	106.06	61.02 to 76.23	105,040	70,694
100000 TO 149999	30	73.79	76.14	72.22	18.75	105.42	44.20	141.50	66.30 to 81.61	178,558	128,959
150000 TO 249999	14	69.75	72.39	68.99	16.95	104.93	44.21	102.73	59.58 to 81.56	271,625	187,384
250000 TO 499999	2	57.08	57.08	56.20	24.38	101.57	43.16	71.00	N/A	565,775	317,985
ALL											
	128	68.71	70.96	68.10	20.47	104.20	40.44	141.50	65.47 to 74.67	126,767	86,332



**2006 Assessment Survey for Knox County**  
**March 19, 2006**

**I. General Office**

**A. Staffing and Funding Information**

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 4
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$125,686
  - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$20,000
8. Adopted budget, or granted budget if different from above: \$125,686
  - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: County has a separate budget
10. Amount of the total budget set aside for education/workshops: \$2,500
11. Appraisal/Reappraisal budget, if not part of the total budget: \$70,125
12. Other miscellaneous funds: \$0
13. The General Budget is \$125,686, Reappraisal Budget is \$70,125, for a total operating budget of \$195,811.
  - a. Was any of last year's budget not used? Yes, General turned back \$6,529 and Reappraisal turned back \$1,083.

**B. Residential Appraisal Information**

- 1. Data collection done by: Staff
- 2. Valuation done by: Staff
- 3. Date of last appraisal: <sup>1</sup> 1999-2000 completed a physical review, checked for any difference between the property record card and the site. 2003, new lot values, 2004 new RCN and depreciation study.
- 4. Date of last “update”: <sup>2</sup> Converted to new computer system in 2005
- 5. Pickup work done by: <sup>3</sup> Staff

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	107		96	203

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? June 2004
- 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> 2005
- 9. Number of market areas/neighborhoods for this property class: 12
- 10. How are these defined? By assessor location, indicating villages, towns, lake and rural areas including lake development.

**C. Commercial/Industrial Appraisal Information**

- 1. Data collection done by: Staff
- 2. Valuation done by: Deputy
- 3. Date of last appraisal: <sup>1</sup> 2000, Kent Wallace completed an appraisal and implemented in 2001.
- 4. Date of last “update”: <sup>2</sup> Since the appraisal pickup work and monitoring the sales file has been done.

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>		<b>Total</b>
Commercial	10				10

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2000

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2005, market.

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> Not done

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> Not done

10. Number of market areas/neighborhoods for this property class? 12

11. How are these defined? By assessor location, indicating villages, towns, lake and rural areas including lake development.

**D. Agricultural Appraisal Information**

1. Data collection done by: Staff

2. Valuation done by: Staff

3. Date of last appraisal: <sup>1</sup> 2003, began a review in 2000, stopped began again in 2003-2004

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

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>		<b>Total</b>
Agricultural	52	57	143		252

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> Not done
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> Not done.
8. What is the date of the soil survey currently used? 1930
9. What date was the last countywide land use study completed? 1999
  - a. By what method? Began updating land use study when implementing the GIS program.
  - b. By whom? Clerk
  - c. What proportion is complete / implemented at this time? 75%
10. Number of market areas/neighborhoods for this property class: 4
11. How are these defined? Market activity, location.
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No.

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

1. Administrative software: Terra Scan
2. CAMA software: Terra Scan
3. Cadastral maps or GIS software: GIS Workshop
  - a. Who maintains the Cadastral Maps? Staff
  - b. Who maintains the GIS software and maps? Staff
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? Bazille Mills, Bloomfield, Center, Creighton, Crofton, Niobrara, Santee, Verdel, Verdigre, Wausa and Winnetoon

c. When was zoning implemented? July, 1975

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

1. Appraisal Services: None

2. Other Services: None

**H. Additional comments** or further explanations on any listed item from A through G:  
The county appraisal functions are performed in house by staff.

## **II. Assessment Actions**

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

1. Residential – Appraisal maintenance. The county began a review of the residential lake area which includes 1796 parcels.

Based on a sales comparison approach of the residential properties there will be value changes in the following towns: Crofton, Bloomfield, Verdigre and Verdel. Several of the Lake area properties received valuation changes including: Prairie Ridge, Grandview, Kohles Acres, Walker Valley View, Lakeview terrace, Elkhorn Ridge, Cedar Hills, Hillcrest Deep Water, Autumn Oaks, Hideaway Acres, Lakeview Heights and Devils Nest.

2. Commercial – Appraisal maintenance, percentage changes were applied in Crofton, Niobrara and Verdigre.

3. Agricultural: Market analysis and review the market area boundaries. Ag farm homes and outbuildings were reviewed a few years ago, will be implementing the current cost tables and depreciation to the parcels with homes and outbuildings.

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 54 - Knox**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 10,724	<b>Value</b> 626,098,796	<b>Total Growth</b> 5,406,606 (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	313	844,010	18	52,070	21	220,645	352	1,116,725	
2. Res Improv Land	2,233	6,753,550	57	602,265	248	2,602,575	2,538	9,958,390	
3. Res Improvements	2,299	70,179,520	64	2,882,255	296	11,160,355	2,659	84,222,130	
4. Res Total	2,612	77,777,080	82	3,536,590	317	13,983,575	3,011	95,297,245	1,091,467
% of Total	86.74	81.61	2.72	3.71	10.52	14.67	28.07	15.22	20.18
5. Rec UnImp Land	0	0	0	0	1,164	5,551,005	1,164	5,551,005	
6. Rec Improv Land	0	0	0	0	463	6,427,920	463	6,427,920	
7. Rec Improvements	0	0	0	0	612	36,195,405	612	36,195,405	
8. Rec Total	0	0	0	0	1,776	48,174,330	1,776	48,174,330	1,097,100
% of Total	0.00	0.00	0.00	0.00	***	***	16.56	7.69	20.29
Res+Rec Total	2,612	77,777,080	82	3,536,590	2,093	62,157,905	4,787	143,471,575	2,188,567
% of Total	54.56	54.21	1.71	2.46	43.72	43.32	44.63	22.91	40.47



**County 54 - Knox**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 10,724	<b>Value</b> 626,098,796	<b>Total Growth</b> 5,406,606 (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	70	198,090	6	9,525	1	510	77	208,125	
10. Comm Improv Land	455	2,093,915	24	202,980	13	485,875	492	2,782,770	
11. Comm Improvements	457	16,518,741	25	1,165,485	20	6,593,305	502	24,277,531	
12. Comm Total	527	18,810,746	31	1,377,990	21	7,079,690	579	27,268,426	53,860
% of Total	91.01	68.98	5.35	5.05	3.62	25.96	5.39	4.35	0.99
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	527	18,810,746	31	1,377,990	21	7,079,690	0	0	0
% of Total	91.01	68.98	5.35	5.05	3.62	25.96	5.39	4.35	0.99
17. Taxable Total	3,139	96,587,826	113	4,914,580	2,114	69,237,595	5,366	170,740,001	2,242,427
% of Total	58.49	56.57	2.10	2.07	39.39	36.40	50.03	27.27	41

**County 54 - Knox**

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	11,380	995,355	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	1	11,380	995,355
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>1</b>	<b>11,380</b>	<b>995,355</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	
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	0	0	0
<b>25. Mineral Interest Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	424	79	688	1,191

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	208	9,076,780	3,677	251,776,940	3,885	260,853,720
28. Ag-Improved Land	0	0	123	10,981,010	1,305	132,975,395	1,428	143,956,405
29. Ag-Improvements	0	0	126	4,755,465	1,347	45,793,205	1,473	50,548,670
<b>30. Ag-Total Taxable</b>							<b>5,358</b>	<b>455,358,795</b>

**County 54 - Knox**

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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	96	102.000	247,200	
33. HomeSite Improvements	0		0	99		4,080,495	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	12	15.070	20,605	
36. FarmSite Impr Land	0	0.000	0	116	523.900	384,335	
37. FarmSite Improv	0		0	97		674,970	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			393.310		
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	17	19.000	48,000	17	19.000	48,000	
32. HomeSite Improv Land	995	1,054.000	2,554,320	1,091	1,156.000	2,801,520	
33. HomeSite Improvements	1,079		33,998,940	1,178		38,079,435	3,164,179
<b>34. HomeSite Total</b>				1,195	1,175.000	40,928,955	
35. FarmSite UnImp Land	182	403.180	308,210	194	418.250	328,815	
36. FarmSite Impr Land	1,252	7,014.720	5,115,445	1,368	7,538.620	5,499,780	
37. FarmSite Improv	1,043		11,794,265	1,140		12,469,235	0
<b>38. FarmSite Total</b>				1,334	7,956.870	18,297,830	
39. Road & Ditches		9,791.190			10,184.500		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>2,529</b>	<b>19,316.370</b>	<b>59,226,785</b>	<b>3,164,179</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	880.000	362,850	7	880.000	362,850

**Schedule VIII: Agricultural Records:**

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

**County 54 - Knox**

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**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 1**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	0.000	0	27.880	37,355	23.500	31,490	51.380	68,845
<b>46. 1A</b>	0.000	0	135.000	177,525	1,173.420	1,543,050	1,308.420	1,720,575
<b>47. 2A1</b>	0.000	0	175.150	227,695	875.940	1,138,725	1,051.090	1,366,420
<b>48. 2A</b>	0.000	0	337.870	427,405	4,052.610	5,126,575	4,390.480	5,553,980
<b>49. 3A1</b>	0.000	0	255.640	316,995	2,615.330	3,243,005	2,870.970	3,560,000
<b>50. 3A</b>	0.000	0	507.500	624,225	6,243.230	7,679,190	6,750.730	8,303,415
<b>51. 4A1</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>52. 4A</b>	0.000	0	0.000	0	1,082.150	1,006,410	1,082.150	1,006,410
<b>53. Total</b>	0.000	0	1,439.040	1,811,200	16,066.180	19,768,445	17,505.220	21,579,645
<b>Dryland:</b>								
<b>54. 1D1</b>	0.000	0	41.930	48,220	402.000	462,300	443.930	510,520
<b>55. 1D</b>	0.000	0	149.900	170,885	1,557.920	1,776,020	1,707.820	1,946,905
<b>56. 2D1</b>	0.000	0	676.130	764,030	6,303.620	7,123,095	6,979.750	7,887,125
<b>57. 2D</b>	0.000	0	1,111.040	1,238,810	11,311.960	12,612,885	12,423.000	13,851,695
<b>58. 3D1</b>	0.000	0	912.120	898,445	15,119.580	14,892,880	16,031.700	15,791,325
<b>59. 3D</b>	0.000	0	1,031.310	974,600	9,595.380	9,067,705	10,626.690	10,042,305
<b>60. 4D1</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>61. 4D</b>	0.000	0	56.260	34,600	2,558.460	1,573,475	2,614.720	1,608,075
<b>62. Total</b>	0.000	0	3,978.690	4,129,590	46,848.920	47,508,360	50,827.610	51,637,950
<b>Grass:</b>								
<b>63. 1G1</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>64. 1G</b>	0.000	0	75.060	48,045	599.500	383,680	674.560	431,725
<b>65. 2G1</b>	0.000	0	0.000	0	67.820	40,355	67.820	40,355
<b>66. 2G</b>	0.000	0	809.030	481,385	5,937.360	3,532,805	6,746.390	4,014,190
<b>67. 3G1</b>	0.000	0	0.000	0	139.230	65,440	139.230	65,440
<b>68. 3G</b>	0.000	0	510.310	239,855	7,515.040	3,532,085	8,025.350	3,771,940
<b>69. 4G1</b>	0.000	0	0.000	0	1.000	325	1.000	325
<b>70. 4G</b>	0.000	0	46.250	15,035	1,583.860	514,790	1,630.110	529,825
<b>71. Total</b>	0.000	0	1,440.650	784,320	15,843.810	8,069,480	17,284.460	8,853,800
<b>72. Waste</b>	0.000	0	77.490	3,875	448.790	22,440	526.280	26,315
<b>73. Other</b>	0.000	0	0.000	0	11.000	6,600	11.000	6,600
<b>74. Exempt</b>	0.000		147.490		752.850		900.340	
<b>75. Total</b>	0.000	0	6,935.870	6,728,985	79,218.700	75,375,325	<b>86,154.570</b>	<b>82,104,310</b>

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	46.300	58,800	46.300	58,800
46. 1A	0.000	0	3.000	3,795	438.500	554,710	441.500	558,505
47. 2A1	0.000	0	392.250	496,195	2,586.920	3,272,465	2,979.170	3,768,660
48. 2A	0.000	0	191.030	208,220	4,150.320	4,523,855	4,341.350	4,732,075
49. 3A1	0.000	0	85.540	85,115	2,868.140	2,853,825	2,953.680	2,938,940
50. 3A	0.000	0	116.510	115,345	3,098.550	3,067,580	3,215.060	3,182,925
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	3.340	2,805	372.750	313,110	376.090	315,915
53. Total	0.000	0	791.670	911,475	13,561.480	14,644,345	14,353.150	15,555,820
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	955.610	1,017,740	955.610	1,017,740
55. 1D	0.000	0	109.490	113,325	2,867.090	2,967,440	2,976.580	3,080,765
56. 2D1	0.000	0	1,244.060	1,275,160	9,454.660	9,691,135	10,698.720	10,966,295
57. 2D	0.000	0	697.830	711,780	11,034.660	11,255,355	11,732.490	11,967,135
58. 3D1	0.000	0	72.180	70,380	19,504.080	19,016,640	19,576.260	19,087,020
59. 3D	0.000	0	413.160	359,445	13,921.970	12,112,140	14,335.130	12,471,585
60. 4D1	0.000	0	0.000	0	185.730	109,575	185.730	109,575
61. 4D	0.000	0	191.590	111,120	3,757.190	2,179,180	3,948.780	2,290,300
62. Total	0.000	0	2,728.310	2,641,210	61,680.990	58,349,205	64,409.300	60,990,415
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	7.000	4,830	7.000	4,830
64. 1G	0.000	0	25.300	17,455	890.370	614,370	915.670	631,825
65. 2G1	0.000	0	0.000	0	28.470	17,795	28.470	17,795
66. 2G	0.000	0	781.810	488,655	6,356.500	3,972,995	7,138.310	4,461,650
67. 3G1	0.000	0	0.000	0	107.100	63,730	107.100	63,730
68. 3G	0.000	0	570.490	339,445	16,965.490	10,094,610	17,535.980	10,434,055
69. 4G1	0.000	0	0.000	0	41.000	18,450	41.000	18,450
70. 4G	0.000	0	283.520	127,590	12,701.490	5,715,695	12,985.010	5,843,285
71. Total	0.000	0	1,661.120	973,145	37,097.420	20,502,475	38,758.540	21,475,620
72. Waste	0.000	0	150.880	7,550	1,748.000	87,410	1,898.880	94,960
73. Other	0.000	0	0.000	0	480.400	317,640	480.400	317,640
74. Exempt	0.000		68.840		686.430		755.270	
75. Total	0.000	0	5,331.980	4,533,380	114,568.290	93,901,075	119,900.270	98,434,455

County 54 - Knox

2006 County Abstract of Assessment for Real Property, Form 45

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	100.530	120,635	100.530	120,635
46. 1A	0.000	0	45.450	52,270	188.060	216,275	233.510	268,545
47. 2A1	0.000	0	99.900	109,890	1,505.900	1,656,490	1,605.800	1,766,380
48. 2A	0.000	0	125.100	137,610	2,865.320	3,151,860	2,990.420	3,289,470
49. 3A1	0.000	0	19.250	21,080	1,123.400	1,230,140	1,142.650	1,251,220
50. 3A	0.000	0	8.300	9,090	5,645.280	6,181,645	5,653.580	6,190,735
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	38.250	35,765	10,097.470	9,441,175	10,135.720	9,476,940
53. Total	0.000	0	336.250	365,705	21,525.960	21,998,220	21,862.210	22,363,925
<b>Dryland:</b>								
54. 1D1	0.000	0	257.040	227,480	1,041.430	921,685	1,298.470	1,149,165
55. 1D	0.000	0	388.020	343,420	2,820.010	2,495,720	3,208.030	2,839,140
56. 2D1	0.000	0	1,861.800	1,098,480	4,634.760	2,734,540	6,496.560	3,833,020
57. 2D	0.000	0	1,609.390	885,170	10,188.350	5,603,635	11,797.740	6,488,805
58. 3D1	0.000	0	657.970	345,440	7,124.040	3,740,235	7,782.010	4,085,675
59. 3D	0.000	0	470.480	247,005	23,935.120	12,566,335	24,405.600	12,813,340
60. 4D1	0.000	0	0.000	0	514.630	231,585	514.630	231,585
61. 4D	0.000	0	724.430	322,385	39,135.450	17,415,545	39,859.880	17,737,930
62. Total	0.000	0	5,969.130	3,469,380	89,393.790	45,709,280	95,362.920	49,178,660
<b>Grass:</b>								
63. 1G1	0.000	0	3.130	2,255	9.130	6,570	12.260	8,825
64. 1G	0.000	0	370.610	266,835	2,116.150	1,523,620	2,486.760	1,790,455
65. 2G1	0.000	0	0.000	0	32.930	19,265	32.930	19,265
66. 2G	0.000	0	1,489.390	871,305	9,326.720	5,456,215	10,816.110	6,327,520
67. 3G1	0.000	0	0.000	0	416.490	197,845	416.490	197,845
68. 3G	0.000	0	772.490	366,950	38,759.830	18,411,450	39,532.320	18,778,400
69. 4G1	0.000	0	0.000	0	1,384.380	622,975	1,384.380	622,975
70. 4G	0.000	0	6,101.030	2,745,480	224,928.240	101,218,085	231,029.270	103,963,565
71. Total	0.000	0	8,736.650	4,252,825	276,973.870	127,456,025	285,710.520	131,708,850
72. Waste	0.000	0	887.140	44,375	22,543.980	1,127,360	23,431.120	1,171,735
73. Other	0.000	0	15.000	11,000	1,830.350	142,280	1,845.350	153,280
74. Exempt	0.000		1,720.480		17,748.710		19,469.190	
75. Total	0.000	0	15,944.170	8,143,285	412,267.950	196,433,165	428,212.120	204,576,450

County 54 - Knox

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	3.000	2,580	3.000	2,580
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	37.000	28,305	37.000	28,305
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	138.000	66,930	138.000	66,930
53. Total	0.000	0	0.000	0	178.000	97,815	178.000	97,815
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	90.580	71,110	90.580	71,110
55. 1D	0.000	0	0.000	0	526.080	402,460	526.080	402,460
56. 2D1	0.000	0	0.000	0	2,901.180	2,190,400	2,901.180	2,190,400
57. 2D	0.000	0	0.000	0	602.070	409,405	602.070	409,405
58. 3D1	0.000	0	0.000	0	177.930	119,210	177.930	119,210
59. 3D	0.000	0	0.000	0	1,443.810	880,725	1,443.810	880,725
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	995.120	447,805	995.120	447,805
62. Total	0.000	0	0.000	0	6,736.770	4,521,115	6,736.770	4,521,115
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	322.880	232,470	322.880	232,470
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	903.480	528,550	903.480	528,550
67. 3G1	0.000	0	0.000	0	29.950	14,225	29.950	14,225
68. 3G	0.000	0	0.000	0	1,089.060	517,320	1,089.060	517,320
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	11,193.650	5,037,150	11,193.650	5,037,150
71. Total	0.000	0	0.000	0	13,539.020	6,329,715	13,539.020	6,329,715
72. Waste	0.000	0	0.000	0	1,362.920	68,150	1,362.920	68,150
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		1,236.100		1,236.100	
75. Total	0.000	0	0.000	0	21,816.710	11,016,795	21,816.710	11,016,795

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	2,566.960	3,088,380	51,331.620	56,508,825	53,898.580	59,597,205
<b>77.Dry Land</b>	0.000	0	12,676.130	10,240,180	204,660.470	156,087,960	217,336.600	166,328,140
<b>78.Grass</b>	0.000	0	11,838.420	6,010,290	343,454.120	162,357,695	355,292.540	168,367,985
<b>79.Waste</b>	0.000	0	1,115.510	55,800	26,103.690	1,305,360	27,219.200	1,361,160
<b>80.Other</b>	0.000	0	15.000	11,000	2,321.750	466,520	2,336.750	477,520
<b>81.Exempt</b>	0.000	0	1,936.810	0	20,424.090	0	22,360.900	0
<b>82.Total</b>	0.000	0	28,212.020	19,405,650	627,871.650	376,726,360	<b>656,083.670</b>	<b>396,132,010</b>



## 2006 Agricultural Land Detail

### County 54 - Knox

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	51.380	0.29%	68,845	0.32%	1,339.918
1A	1,308.420	7.47%	1,720,575	7.97%	1,315.002
2A1	1,051.090	6.00%	1,366,420	6.33%	1,300.002
2A	4,390.480	25.08%	5,553,980	25.74%	1,265.005
3A1	2,870.970	16.40%	3,560,000	16.50%	1,239.999
3A	6,750.730	38.56%	8,303,415	38.48%	1,230.002
4A1	0.000	0.00%	0	0.00%	0.000
4A	1,082.150	6.18%	1,006,410	4.66%	930.009
<b>Irrigated Total</b>	<b>17,505.220</b>	<b>100.00%</b>	<b>21,579,645</b>	<b>100.00%</b>	<b>1,232.754</b>

#### Dry:

1D1	443.930	0.87%	510,520	0.99%	1,150.001
1D	1,707.820	3.36%	1,946,905	3.77%	1,139.994
2D1	6,979.750	13.73%	7,887,125	15.27%	1,130.001
2D	12,423.000	24.44%	13,851,695	26.82%	1,115.004
3D1	16,031.700	31.54%	15,791,325	30.58%	985.006
3D	10,626.690	20.91%	10,042,305	19.45%	945.007
4D1	0.000	0.00%	0	0.00%	0.000
4D	2,614.720	5.14%	1,608,075	3.11%	615.008
<b>Dry Total</b>	<b>50,827.610</b>	<b>100.00%</b>	<b>51,637,950</b>	<b>100.00%</b>	<b>1,015.942</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	674.560	3.90%	431,725	4.88%	640.009
2G1	67.820	0.39%	40,355	0.46%	595.030
2G	6,746.390	39.03%	4,014,190	45.34%	595.013
3G1	139.230	0.81%	65,440	0.74%	470.013
3G	8,025.350	46.43%	3,771,940	42.60%	470.003
4G1	1.000	0.01%	325	0.00%	325.000
4G	1,630.110	9.43%	529,825	5.98%	325.024
<b>Grass Total</b>	<b>17,284.460</b>	<b>100.00%</b>	<b>8,853,800</b>	<b>100.00%</b>	<b>512.240</b>

<b>Irrigated Total</b>	<b>17,505.220</b>	<b>20.32%</b>	<b>21,579,645</b>	<b>26.28%</b>	<b>1,232.754</b>
<b>Dry Total</b>	<b>50,827.610</b>	<b>59.00%</b>	<b>51,637,950</b>	<b>62.89%</b>	<b>1,015.942</b>
<b>Grass Total</b>	<b>17,284.460</b>	<b>20.06%</b>	<b>8,853,800</b>	<b>10.78%</b>	<b>512.240</b>
Waste	526.280	0.61%	26,315	0.03%	50.001
Other	11.000	0.01%	6,600	0.01%	600.000
Exempt	900.340	1.05%			
<b>Market Area Total</b>	<b>86,154.570</b>	<b>100.00%</b>	<b>82,104,310</b>	<b>100.00%</b>	<b>952.988</b>

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

<b>Irrigated Total</b>	<b>17,505.220</b>	<b>32.48%</b>	<b>21,579,645</b>	<b>36.21%</b>	
<b>Dry Total</b>	<b>50,827.610</b>	<b>23.39%</b>	<b>51,637,950</b>	<b>31.05%</b>	
<b>Grass Total</b>	<b>17,284.460</b>	<b>4.86%</b>	<b>8,853,800</b>	<b>5.26%</b>	
Waste	526.280	1.93%	26,315	1.93%	
Other	11.000	0.47%	6,600	1.38%	
Exempt	900.340	4.03%			
<b>Market Area Total</b>	<b>86,154.570</b>	<b>13.13%</b>	<b>82,104,310</b>	<b>20.73%</b>	

## 2006 Agricultural Land Detail

### County 54 - Knox

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	46.300	0.32%	58,800	0.38%	1,269.978
1A	441.500	3.08%	558,505	3.59%	1,265.016
2A1	2,979.170	20.76%	3,768,660	24.23%	1,265.003
2A	4,341.350	30.25%	4,732,075	30.42%	1,090.000
3A1	2,953.680	20.58%	2,938,940	18.89%	995.009
3A	3,215.060	22.40%	3,182,925	20.46%	990.004
4A1	0.000	0.00%	0	0.00%	0.000
4A	376.090	2.62%	315,915	2.03%	839.998
<b>Irrigated Total</b>	<b>14,353.150</b>	<b>100.00%</b>	<b>15,555,820</b>	<b>100.00%</b>	<b>1,083.791</b>

#### Dry:

1D1	955.610	1.48%	1,017,740	1.67%	1,065.016
1D	2,976.580	4.62%	3,080,765	5.05%	1,035.001
2D1	10,698.720	16.61%	10,966,295	17.98%	1,025.010
2D	11,732.490	18.22%	11,967,135	19.62%	1,019.999
3D1	19,576.260	30.39%	19,087,020	31.30%	975.008
3D	14,335.130	22.26%	12,471,585	20.45%	870.001
4D1	185.730	0.29%	109,575	0.18%	589.969
4D	3,948.780	6.13%	2,290,300	3.76%	580.001
<b>Dry Total</b>	<b>64,409.300</b>	<b>100.00%</b>	<b>60,990,415</b>	<b>100.00%</b>	<b>946.919</b>

#### Grass:

1G1	7.000	0.02%	4,830	0.02%	690.000
1G	915.670	2.36%	631,825	2.94%	690.013
2G1	28.470	0.07%	17,795	0.08%	625.043
2G	7,138.310	18.42%	4,461,650	20.78%	625.028
3G1	107.100	0.28%	63,730	0.30%	595.051
3G	17,535.980	45.24%	10,434,055	48.59%	595.008
4G1	41.000	0.11%	18,450	0.09%	450.000
4G	12,985.010	33.50%	5,843,285	27.21%	450.002
<b>Grass Total</b>	<b>38,758.540</b>	<b>100.00%</b>	<b>21,475,620</b>	<b>100.00%</b>	<b>554.087</b>

<b>Irrigated Total</b>	<b>14,353.150</b>	<b>11.97%</b>	<b>15,555,820</b>	<b>15.80%</b>	<b>1,083.791</b>
<b>Dry Total</b>	<b>64,409.300</b>	<b>53.72%</b>	<b>60,990,415</b>	<b>61.96%</b>	<b>946.919</b>
<b>Grass Total</b>	<b>38,758.540</b>	<b>32.33%</b>	<b>21,475,620</b>	<b>21.82%</b>	<b>554.087</b>
Waste	1,898.880	1.58%	94,960	0.10%	50.008
Other	480.400	0.40%	317,640	0.32%	661.199
Exempt	755.270	0.63%			
<b>Market Area Total</b>	<b>119,900.270</b>	<b>100.00%</b>	<b>98,434,455</b>	<b>100.00%</b>	<b>820.969</b>

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

<b>Irrigated Total</b>	<b>14,353.150</b>	<b>26.63%</b>	<b>15,555,820</b>	<b>26.10%</b>	
<b>Dry Total</b>	<b>64,409.300</b>	<b>29.64%</b>	<b>60,990,415</b>	<b>36.67%</b>	
<b>Grass Total</b>	<b>38,758.540</b>	<b>10.91%</b>	<b>21,475,620</b>	<b>12.76%</b>	
Waste	1,898.880	6.98%	94,960	6.98%	
Other	480.400	20.56%	317,640	66.52%	
Exempt	755.270	3.38%			
<b>Market Area Total</b>	<b>119,900.270</b>	<b>18.28%</b>	<b>98,434,455</b>	<b>24.85%</b>	

## 2006 Agricultural Land Detail

### County 54 - Knox

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	100.530	0.46%	120,635	0.54%	1,199.990
1A	233.510	1.07%	268,545	1.20%	1,150.036
2A1	1,605.800	7.35%	1,766,380	7.90%	1,100.000
2A	2,990.420	13.68%	3,289,470	14.71%	1,100.002
3A1	1,142.650	5.23%	1,251,220	5.59%	1,095.015
3A	5,653.580	25.86%	6,190,735	27.68%	1,095.011
4A1	0.000	0.00%	0	0.00%	0.000
4A	10,135.720	46.36%	9,476,940	42.38%	935.004
<b>Irrigated Total</b>	<b>21,862.210</b>	<b>100.00%</b>	<b>22,363,925</b>	<b>100.00%</b>	<b>1,022.948</b>

**Dry:**

1D1	1,298.470	1.36%	1,149,165	2.34%	885.014
1D	3,208.030	3.36%	2,839,140	5.77%	885.010
2D1	6,496.560	6.81%	3,833,020	7.79%	590.007
2D	11,797.740	12.37%	6,488,805	13.19%	550.004
3D1	7,782.010	8.16%	4,085,675	8.31%	525.015
3D	24,405.600	25.59%	12,813,340	26.05%	525.016
4D1	514.630	0.54%	231,585	0.47%	450.002
4D	39,859.880	41.80%	17,737,930	36.07%	445.007
<b>Dry Total</b>	<b>95,362.920</b>	<b>100.00%</b>	<b>49,178,660</b>	<b>100.00%</b>	<b>515.700</b>

**Grass:**

1G1	12.260	0.00%	8,825	0.01%	719.820
1G	2,486.760	0.87%	1,790,455	1.36%	719.995
2G1	32.930	0.01%	19,265	0.01%	585.028
2G	10,816.110	3.79%	6,327,520	4.80%	585.008
3G1	416.490	0.15%	197,845	0.15%	475.029
3G	39,532.320	13.84%	18,778,400	14.26%	475.013
4G1	1,384.380	0.48%	622,975	0.47%	450.002
4G	231,029.270	80.86%	103,963,565	78.93%	450.001
<b>Grass Total</b>	<b>285,710.520</b>	<b>100.00%</b>	<b>131,708,850</b>	<b>100.00%</b>	<b>460.987</b>

<b>Irrigated Total</b>	<b>21,862.210</b>	<b>5.11%</b>	<b>22,363,925</b>	<b>10.93%</b>	<b>1,022.948</b>
<b>Dry Total</b>	<b>95,362.920</b>	<b>22.27%</b>	<b>49,178,660</b>	<b>24.04%</b>	<b>515.700</b>
<b>Grass Total</b>	<b>285,710.520</b>	<b>66.72%</b>	<b>131,708,850</b>	<b>64.38%</b>	<b>460.987</b>
Waste	23,431.120	5.47%	1,171,735	0.57%	50.007
Other	1,845.350	0.43%	153,280	0.07%	83.062
Exempt	19,469.190	4.55%			
<b>Market Area Total</b>	<b>428,212.120</b>	<b>100.00%</b>	<b>204,576,450</b>	<b>100.00%</b>	<b>477.745</b>

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

<b>Irrigated Total</b>	<b>21,862.210</b>	<b>40.56%</b>	<b>22,363,925</b>	<b>37.53%</b>	
<b>Dry Total</b>	<b>95,362.920</b>	<b>43.88%</b>	<b>49,178,660</b>	<b>29.57%</b>	
<b>Grass Total</b>	<b>285,710.520</b>	<b>80.42%</b>	<b>131,708,850</b>	<b>78.23%</b>	
Waste	23,431.120	86.08%	1,171,735	86.08%	
Other	1,845.350	78.97%	153,280	32.10%	
Exempt	19,469.190	87.07%			
<b>Market Area Total</b>	<b>428,212.120</b>	<b>65.27%</b>	<b>204,576,450</b>	<b>51.64%</b>	

## 2006 Agricultural Land Detail

### County 54 - Knox

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	3.000	1.69%	2,580	2.64%	860.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	37.000	20.79%	28,305	28.94%	765.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	138.000	77.53%	66,930	68.43%	485.000
<b>Irrigated Total</b>	<b>178.000</b>	<b>100.00%</b>	<b>97,815</b>	<b>100.00%</b>	<b>549.522</b>

**Dry:**

1D1	90.580	1.34%	71,110	1.57%	785.051
1D	526.080	7.81%	402,460	8.90%	765.016
2D1	2,901.180	43.06%	2,190,400	48.45%	755.003
2D	602.070	8.94%	409,405	9.06%	679.995
3D1	177.930	2.64%	119,210	2.64%	669.982
3D	1,443.810	21.43%	880,725	19.48%	610.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	995.120	14.77%	447,805	9.90%	450.001
<b>Dry Total</b>	<b>6,736.770</b>	<b>100.00%</b>	<b>4,521,115</b>	<b>100.00%</b>	<b>671.110</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	322.880	2.38%	232,470	3.67%	719.988
2G1	0.000	0.00%	0	0.00%	0.000
2G	903.480	6.67%	528,550	8.35%	585.015
3G1	29.950	0.22%	14,225	0.22%	474.958
3G	1,089.060	8.04%	517,320	8.17%	475.015
4G1	0.000	0.00%	0	0.00%	0.000
4G	11,193.650	82.68%	5,037,150	79.58%	450.000
<b>Grass Total</b>	<b>13,539.020</b>	<b>100.00%</b>	<b>6,329,715</b>	<b>100.00%</b>	<b>467.516</b>

<b>Irrigated Total</b>	<b>178.000</b>	<b>0.82%</b>	<b>97,815</b>	<b>0.89%</b>	<b>549.522</b>
<b>Dry Total</b>	<b>6,736.770</b>	<b>30.88%</b>	<b>4,521,115</b>	<b>41.04%</b>	<b>671.110</b>
<b>Grass Total</b>	<b>13,539.020</b>	<b>62.06%</b>	<b>6,329,715</b>	<b>57.46%</b>	<b>467.516</b>
Waste	1,362.920	6.25%	68,150	0.62%	50.002
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,236.100	5.67%			
<b>Market Area Total</b>	<b>21,816.710</b>	<b>100.00%</b>	<b>11,016,795</b>	<b>100.00%</b>	<b>504.970</b>

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

<b>Irrigated Total</b>	<b>178.000</b>	<b>0.33%</b>	<b>97,815</b>	<b>0.16%</b>	
<b>Dry Total</b>	<b>6,736.770</b>	<b>3.10%</b>	<b>4,521,115</b>	<b>2.72%</b>	
<b>Grass Total</b>	<b>13,539.020</b>	<b>3.81%</b>	<b>6,329,715</b>	<b>3.76%</b>	
Waste	1,362.920	5.01%	68,150	5.01%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,236.100	5.53%			
<b>Market Area Total</b>	<b>21,816.710</b>	<b>3.33%</b>	<b>11,016,795</b>	<b>2.78%</b>	

## 2006 Agricultural Land Detail

### County 54 - Knox

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	2,566.960	3,088,380	51,331.620	56,508,825
Dry	0.000	0	12,676.130	10,240,180	204,660.470	156,087,960
Grass	0.000	0	11,838.420	6,010,290	343,454.120	162,357,695
Waste	0.000	0	1,115.510	55,800	26,103.690	1,305,360
Other	0.000	0	15.000	11,000	2,321.750	466,520
Exempt	0.000	0	1,936.810	0	20,424.090	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>28,212.020</b>	<b>19,405,650</b>	<b>627,871.650</b>	<b>376,726,360</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	53,898.580	59,597,205	53,898.580	8.22%	59,597,205	15.04%	1,105.728
Dry	217,336.600	166,328,140	217,336.600	33.13%	166,328,140	41.99%	765.302
Grass	355,292.540	168,367,985	355,292.540	54.15%	168,367,985	42.50%	473.885
Waste	27,219.200	1,361,160	27,219.200	4.15%	1,361,160	0.34%	50.007
Other	2,336.750	477,520	2,336.750	0.36%	477,520	0.12%	204.352
Exempt	22,360.900	0	22,360.900	3.41%	0	0.00%	0.000
<b>Total</b>	<b>656,083.670</b>	<b>396,132,010</b>	<b>656,083.670</b>	<b>100.00%</b>	<b>396,132,010</b>	<b>100.00%</b>	<b>603.782</b>

\* Department of Property Assessment & Taxation Calculates

## 2005 Knox County 3 year Plan of Assessment

### County Description

Residential/Recreational	4779	45%	134,790,070
Commercial	582	5%	26,486,675
Agricultural	<u>5346</u>	50%	<u>417,367,975</u>
Totals	10707		578,644,720

### Budget, Staffing and Training

2005 Budget-\$ 125,686

Appraisal Budget-\$ 70,125

### Staff

1 Assessor

1 Deputy Assessor

4 Full Time Clerks/Appraisers

All staff functions are performed by everyone in the office. This makes all help accessible at all times to any customer. The Assessor does all of the reports.

### Contract Appraiser-none

### Training

As the Assessor, I have attended all workshops, with the exception of the one held this past spring. I had recently had surgery and felt unable to travel such a distance. The Deputy Assessor and the office clerks all attend school on a regular basis-several have been cancelled over the past couple years.

### 2005 R & O Statistics

Property Class	Median	COD	PRD
Residential	96.13%	17.22	110.64
Commercial	97.50%	23.75	104.43
Agricultural	74.89%	18.01	101.36

## 3 Year Appraisal Plan

**2006**

### Residential

There will only be appraisal maintenance for the city residential properties in 2006. Appraisal maintenance includes sales review and pickup work. Sale review includes a physical inspection of the property. We shall talk to either the buyer or the seller. Pickup work includes physical inspection of all building permits and information statements. Changing to TerraScan this past year has kept us continually busy in entering all the information that did not transfer to the new program. This includes home statistics and drawings for each. We have to review each and every file to double check that all of the statistics are now in the new program. This has been way more time consuming than I ever imagined.

For 2006, the county plans to begin a review on the residential lake areas. This will include physical inspections of all properties along the Missouri River and Niobrara River. There are approximately 1796 parcels along the river. This inspection will include verifying all of the information on the property record card along with taking new digital photos. We shall have to do some measuring also because when these homes are being entered, there are a few discrepancies on the square footage and the angles. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market valued derived depreciation. Sales review and pickup will also be completed for residential properties.

For 2006, the rural home updates will be added to the tax roles. The rural home review was completed in 2004, but due to the switch to TerraScan and the priorities, they have not been added yet, however they are being entered currently.

### Commercial

There may only be appraisal maintenance to the commercial properties for 2006. If time allows, the properties will be entered into the new TerraScan program. It may be possible, that in order to comply with the statistical measures required by law, appraisal adjustments will need to be made. This may be through a percentage increase or decrease applied to all properties within a subclass. Knox County generally has a small amount of commercial sales. Within those few sales, most are unique properties, therefore very difficult to make an overall adjustment.

### Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A review of the market area boundaries will also be addressed. As in the past, all sales will again be plotted on a county map showing the market area and the price paid. The market analysis is conducted in house by the Assessor using all information collected and with the help of the state liaison. Sales review and pickup work will also be completed for agricultural properties.

### Other

Personnel will continue with entering land use into the GIS system. I shall possibly order property record cards, gather personal property, file homestead exemptions, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued notices, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

## 2007

### Residential

For 2007, the county plans to finalize the review along the lake. This will include physical inspections of all properties along the river. There are approximately 1796 parcels along the river. The inspection will include verifying all of the information on the property record card along with taking new digital photos. Some parcels may be remeasured to complete any questions the clerks may have when entering the drawings. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for residential properties.

### Commercial

A complete commercial reappraisal is planned to begin the spring of 2007. This reappraisal will be completed by my office help. All properties will be physically inspected to verify the current listing and new digital photos will be taken. The physical inspection will also include interior inspections whenever possible. Therefore, since we will begin only the field



work, there will only be appraisal maintenance for commercial properties for 2007. However, it is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease to all properties within a subclass of the commercial class. Sales review and pickup work will also be completed for the commercial properties.

### Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A review of the market area boundaries will also be addressed. As in the past, all sales will again be plotted on a county map showing the market area and the price paid. The market analysis is conducted in house by the Assessor using all information collected and with the help of the state liaison. Sales review and pickup work will also be completed for agricultural properties. GIS implementation will be a goal.

### Other

Personnel will continue with entering land use into the GIS system. I shall possibly order property record cards, gather personal property, file homestead exemptions, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued notices, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

## **2008**

### Residential

For 2008, the county plans to begin the field work of reviewing the cities. This will include a physical inspection of all homes located within the cities. The physical inspection will include verifying all information located on the property record card along with new digital photos. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation. Sales review and pickup work will also be completed for residential properties.

Commercial

Commercial review and data entry will be completed and added on for 2008 assessment. All market studies shall be used to determine a value for the newly appraised properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. A review of the market area boundaries will also be addressed. As in the past, all sales will again be plotted on a county map showing the market area and the price paid. The market analysis is conducted in house by the Assessor using all information collected and with the help of the state liaison. Sales review and pickup work will also be completed for agricultural properties. If GIS not already implemented, the goal would be to have it switched over to the TerraScan program.

Other

Personnel will continue with entering land use into the GIS system. I shall possibly order property record card, gather personal property, file homestead exemptions, file abstract, implement the 521's, maintain property record cards, review all sales, keep mapping up to date, generate the valuation change notices, prepare omitted and undervalued notices, hear protests, figure growth, prepare centrally assessed values, generate valuations and distribute, certify school values, correct sales file roster, prepare charitable exemptions, combine levies, generate tax roles, tax list corrections, update with FSA records and update CRP records and prepare for TERC.

<u>Class</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Residential	Begin lake Review	Finalize lake Review	Begin City Review
Commercial	Appraisal Maintenance	Begin Commercial Review	Finalize Commercial Review
Agricultural	Market Analysis	Market Analysis Possible GIS Implementation	Market Analysis Possible GIS Implementation

# **Purpose Statements**

## **Commission Summary**

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

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

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

## **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

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

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Discussion of Special Valuation:**

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

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

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

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



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

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

### **Measurement of Special Valuation**

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

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

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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

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

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

	Median	Weighted Mean	Mean
--	--------	---------------	------

R&O Statistics			
----------------	--	--	--

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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



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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

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

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

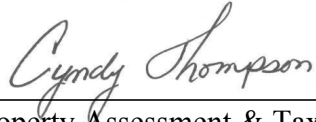
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101 & 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 Knox County County Assessor, by certified mail, return receipt requested, 7058 1160 0001 1212 8915.

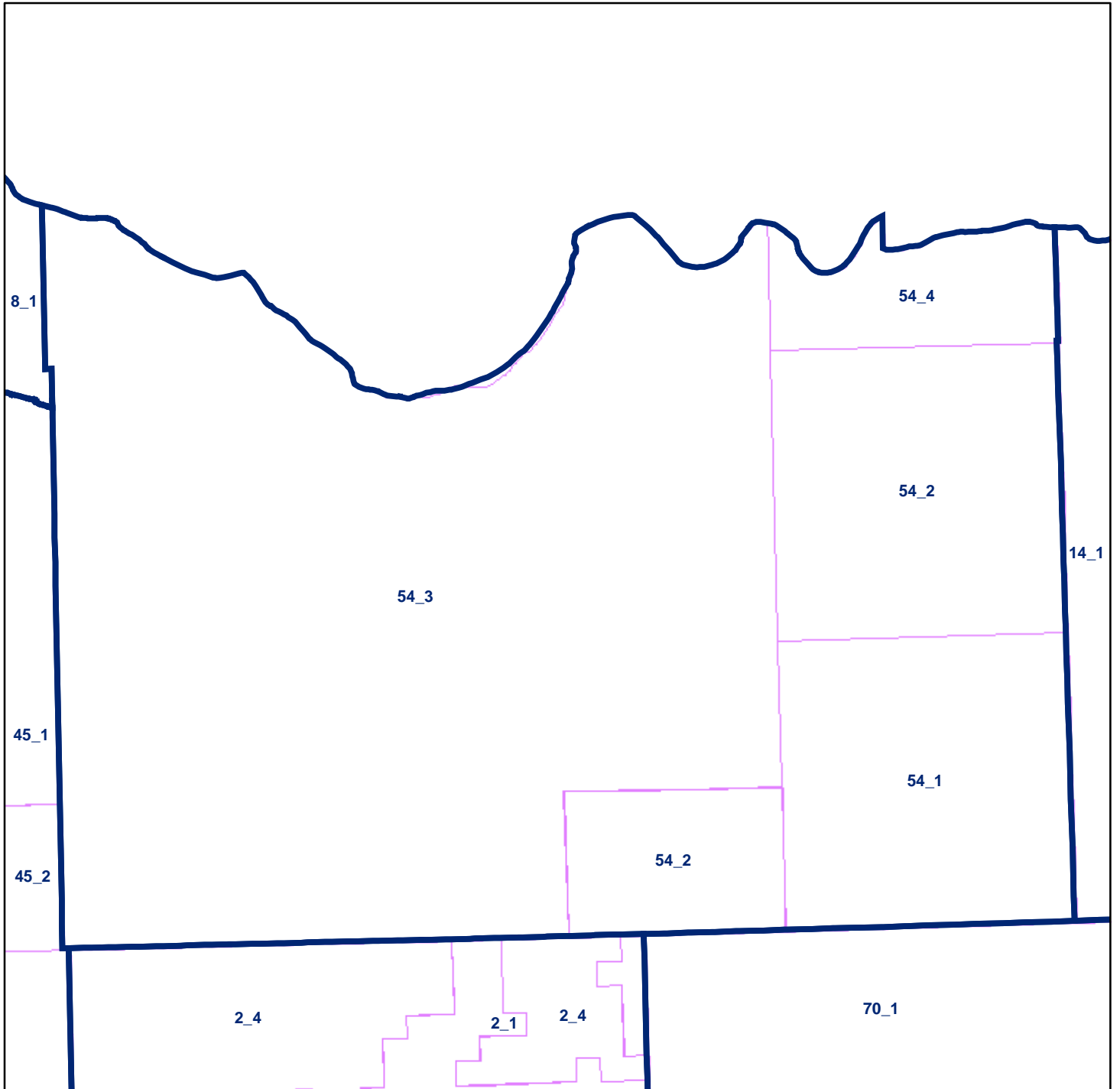
Dated this 10th day of April, 2006.

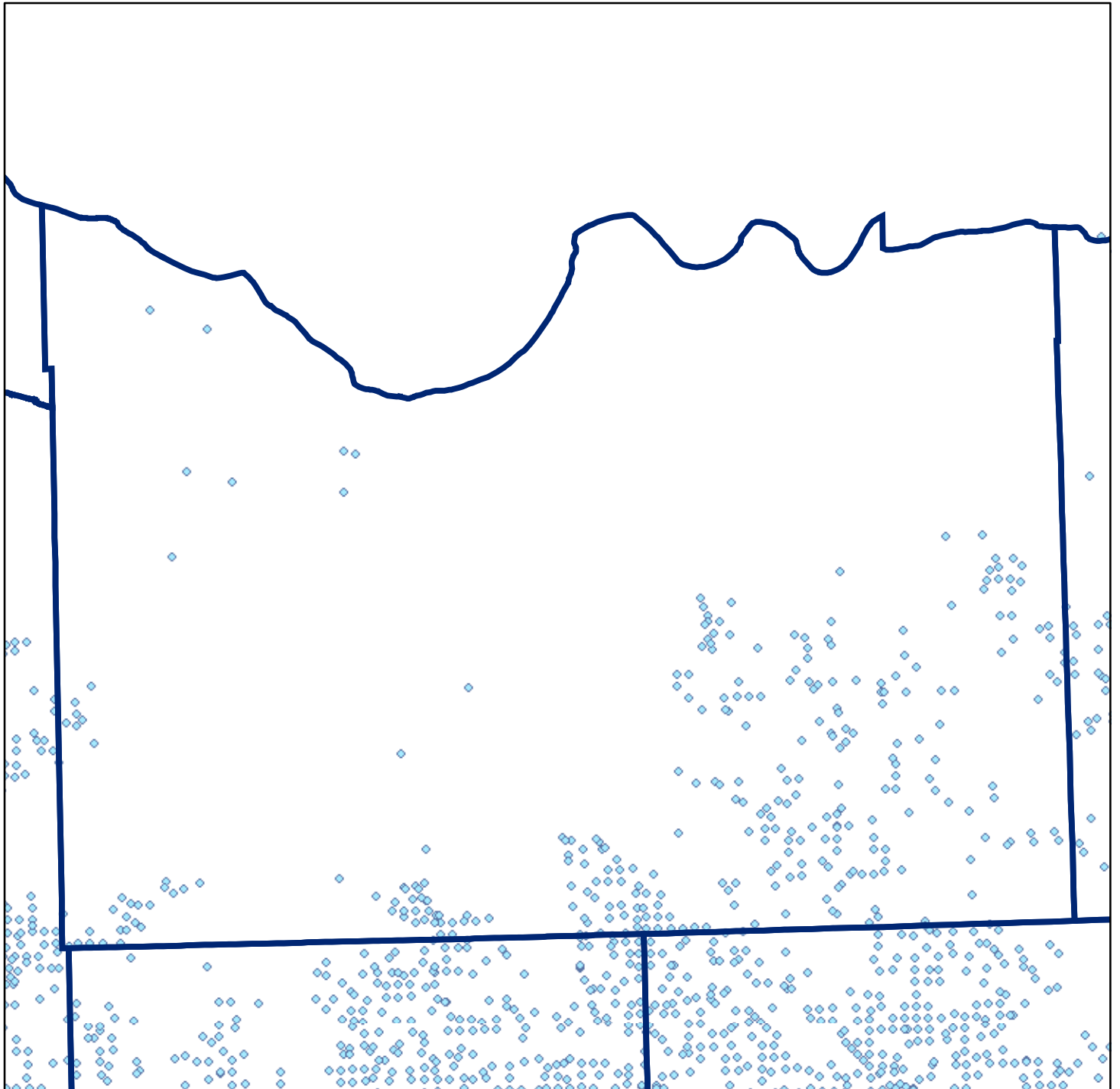
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Property Assessment & Taxation

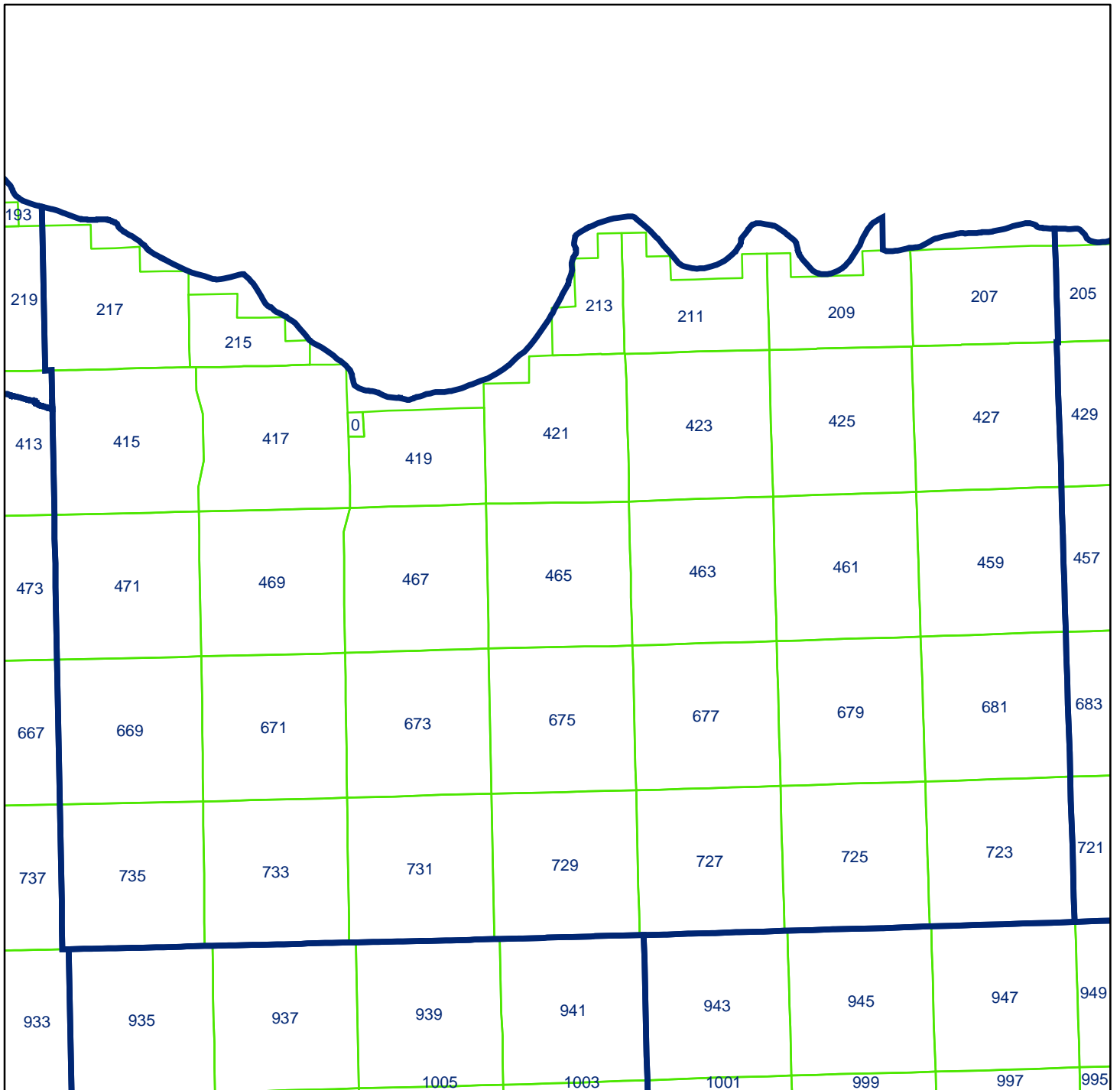




Market Areas

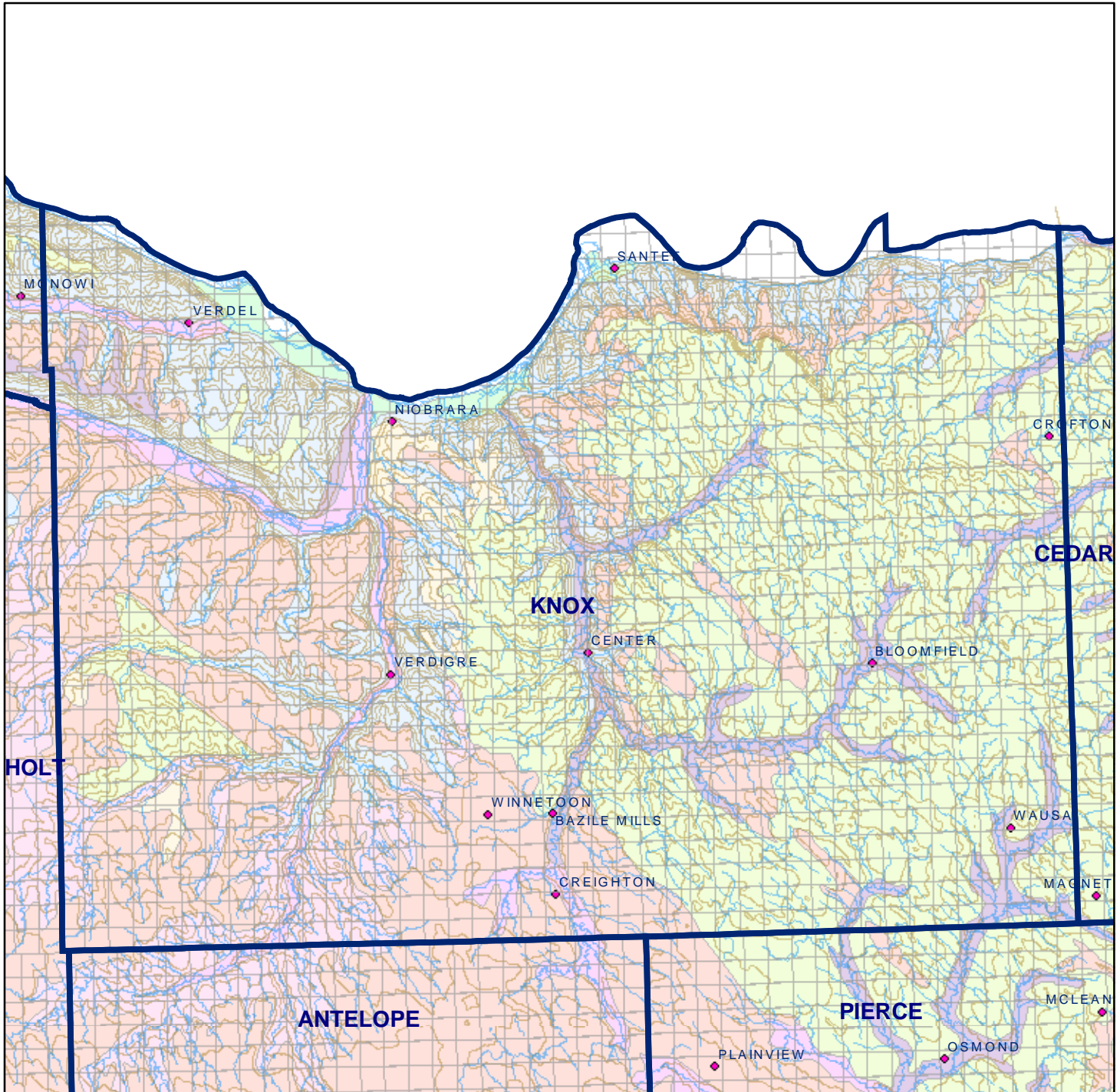


● Registered Wells > 500 GPM



 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

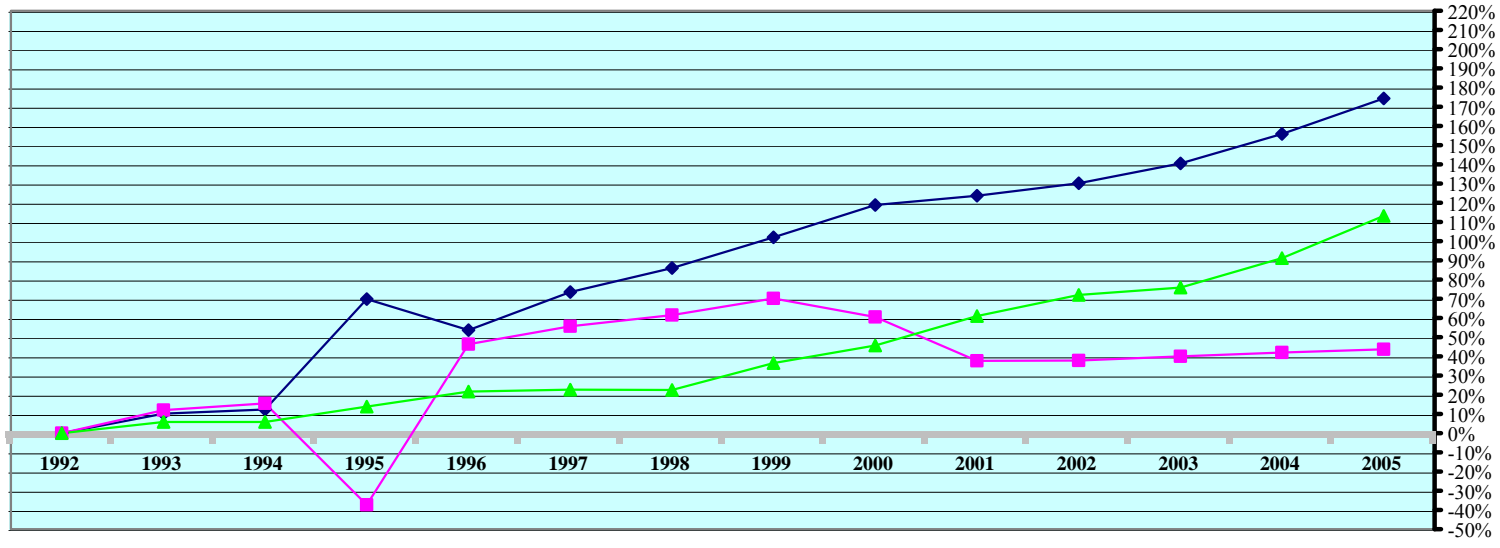
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 54A - page 5

**Knox County**



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	49,276,224	--	--	--	18,434,197	--	--	--	171,091,738	--	--	--
1993	54,297,744	5,021,520	10.19%	10.19%	20,659,721	2,225,524	12.07%	12.07%	181,110,807	10,019,069	5.86%	5.86%
1994	55,355,802	1,058,058	1.95%	12.34%	21,304,372	644,651	3.12%	15.57%	181,151,160	40,353	0.02%	5.88%
1995	83,672,667	28,316,865	51.15%	69.80%	11,538,539	-9,765,833	-45.84%	-37.41%	194,725,725	13,574,565	7.49%	13.81%
1996	75,708,615	-7,964,052	-9.52%	53.64%	26,983,895	15,445,356	133.86%	46.38%	208,024,625	13,298,900	6.83%	21.59%
1997	85,458,432	9,749,817	12.88%	73.43%	28,709,696	1,725,801	6.40%	55.74%	209,780,230	1,755,605	0.84%	22.61%
1998	91,681,035	6,222,603	7.28%	86.06%	29,772,438	1,062,742	3.70%	61.51%	209,522,730	-257,500	-0.12%	22.46%
1999	99,578,989	7,897,954	8.61%	102.08%	31,379,386	1,606,948	5.40%	70.22%	233,427,885	23,905,155	11.41%	36.43%
2000	107,792,399	8,213,410	8.25%	118.75%	29,589,595	-1,789,791	-5.70%	60.51%	249,312,035	15,884,150	6.80%	45.72%
2001	110,235,894	2,443,495	2.27%	123.71%	25,387,346	-4,202,249	-14.20%	37.72%	275,565,305	26,253,270	10.53%	61.06%
2002	113,416,036	3,180,142	2.88%	130.16%	25,397,316	9,970	0.04%	37.77%	294,191,240	18,625,935	6.76%	71.95%
2003	118,530,617	5,114,581	4.51%	140.54%	25,822,372	425,056	1.67%	40.08%	300,732,995	6,541,755	2.22%	75.77%
2004	126,071,830	7,541,213	6.36%	155.85%	26,163,760	341,388	1.32%	41.93%	327,109,300	26,376,305	8.77%	91.19%
2005	135,205,455	9,133,625	7.24%	174.38%	26,487,175	323,415	1.24%	43.68%	364,614,700	37,505,400	11.47%	113.11%

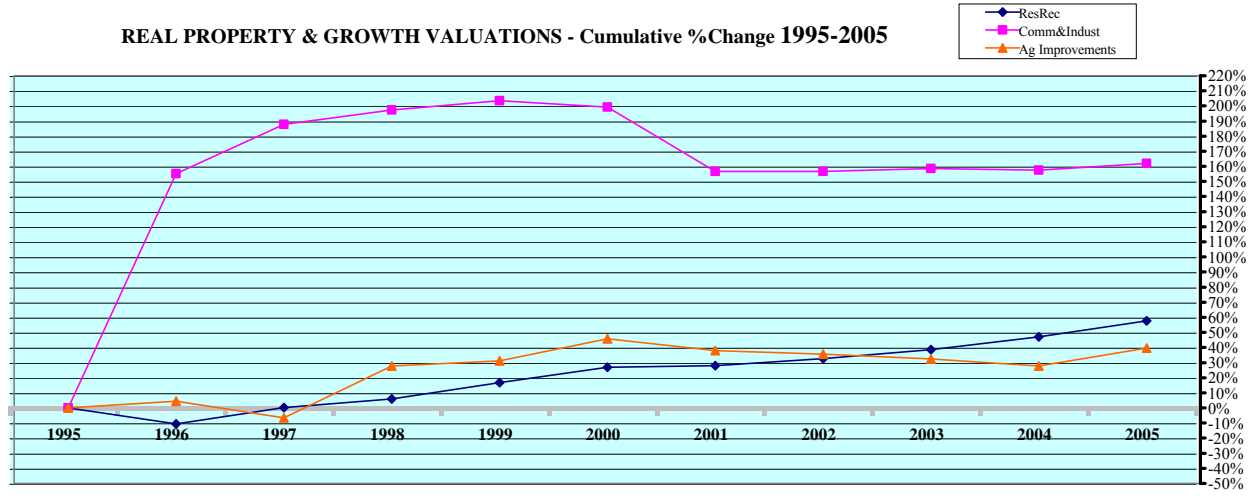
1992-2005 Rate Ann. %chg: Resid & Rec. **8.07%**      Comm & Indust **2.83%**      Agland **5.99%**

Cnty# **54**  
County **KNOX**

FL area **4**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	49,276,224	not avail.	--	--	--	--	18,434,197	not avail.	--	--	--	--
1993	54,297,744	not avail.	--	--	--	--	20,659,721	not avail.	--	--	--	--
1994	55,355,802	not avail.	--	--	--	--	21,304,372	not avail.	--	--	--	--
1995	83,672,667	0	0.00%	83,672,667	--	--	11,538,539	1,648,392	14.29%	9,890,147	--	--
1996	75,708,615	897,475	1.19%	74,811,140	-10.59%	-10.59%	26,983,895	1,751,435	6.49%	25,232,460	118.68%	155.13%
1997	85,458,432	1,607,065	1.88%	83,851,367	10.76%	0.21%	28,709,696	251,760	0.88%	28,457,936	5.46%	187.74%
1998	91,681,035	3,117,540	3.40%	88,563,495	3.63%	5.85%	29,772,438	375,410	1.26%	29,397,028	2.39%	197.24%
1999	99,578,989	1,848,103	1.86%	97,730,886	6.60%	16.80%	31,379,386	1,374,192	4.38%	30,005,194	0.78%	203.38%
2000	107,792,399	1,524,936	1.41%	106,267,463	6.72%	27.00%	29,589,595	0	0.00%	29,589,595	-5.70%	199.18%
2001	110,235,894	3,113,300	2.82%	107,122,594	-0.62%	28.03%	25,387,346	0	0.00%	25,387,346	-14.20%	156.69%
2002	113,416,036	2,389,365	2.11%	111,026,671	0.72%	32.69%	25,397,316	20,100	0.08%	25,377,216	-0.04%	156.59%
2003	118,530,617	2,486,246	2.10%	116,044,371	2.32%	38.69%	25,822,372	257,824	1.00%	25,564,548	0.66%	158.49%
2004	126,071,830	3,030,432	2.40%	123,041,398	3.81%	47.05%	26,163,760	692,162	2.65%	25,471,598	-1.36%	157.55%
2005	135,205,455	3,297,583	2.44%	131,907,872	4.63%	57.65%	26,487,175	590,740	2.23%	25,896,435	-1.02%	161.84%

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

Resid & Rec. **4.66%**

Comm & Indust **10.10%**

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	36,240,195					
1993	not avail	not avail	35,660,314					
1994	not avail	not avail	35,700,891					
1995	20,505,030	17,841,725	38,346,755	522,876	1.36%	37,823,879	--	--
1996	22,222,649	17,616,731	39,839,380	286,450	0.72%	39,552,930	3.15%	4.57%
1997	19,544,090	16,344,665	35,888,755	529,070	1.47%	35,359,685	-11.24%	-6.51%
1998	31,120,168	18,140,370	49,260,538	966,665	1.96%	48,293,873	34.57%	27.68%
1999	31,328,128	18,679,165	50,007,293	420,820	0.84%	49,586,473	0.66%	31.10%
2000	35,628,878	19,931,825	55,560,703	428,440	0.77%	55,132,263	10.25%	45.76%
2001	33,123,090	20,115,080	53,238,170	1,075,250	2.02%	52,162,920	-6.12%	37.91%
2002	33,491,435	18,849,715	52,341,150	1,052,610	2.01%	51,288,540	-3.66%	35.60%
2003	33,071,832	17,608,930	50,680,762	609,752	1.20%	50,071,010	-4.34%	32.38%
2004	32,232,340	17,781,875	50,014,215	1,681,335	3.36%	48,332,880	-4.63%	27.78%
2005	33,842,075	18,992,365	52,834,440	0	0.00%	52,834,440	5.64%	39.69%

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

Ag Imprvmts **3.40%**

(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

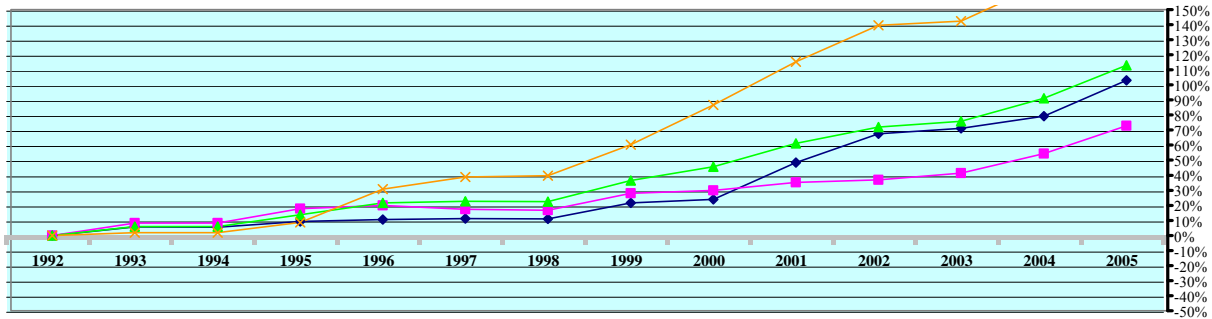
Cnty# **54**  
County **KNOX**

FL area **4**

CHART 2

EXHIBIT **54B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	25,241,803	--	--	--	94,656,992	--	--	--	50,143,989	--	--	--
1993	26,651,242	1,409,439	5.58%	5.58%	102,375,200	7,718,208	8.15%	8.15%	51,034,830	890,841	1.78%	1.78%
1994	26,625,937	-25,305	-0.09%	5.48%	102,432,111	56,911	0.06%	8.21%	51,044,034	9,204	0.02%	1.79%
1995	27,606,570	980,633	3.68%	9.37%	111,584,915	9,152,804	8.94%	17.88%	54,483,685	3,439,651	6.74%	8.65%
1996	27,924,640	318,070	1.15%	10.63%	113,429,050	1,844,135	1.65%	19.83%	65,616,230	11,132,545	20.43%	30.86%
1997	28,058,675	134,035	0.48%	11.16%	111,042,655	-2,386,395	-2.10%	17.31%	69,601,820	3,985,590	6.07%	38.80%
1998	27,992,210	-66,465	-0.24%	10.90%	110,407,595	-635,060	-0.57%	16.64%	69,999,755	397,935	0.57%	39.60%
1999	30,717,645	2,725,435	9.74%	21.69%	121,227,605	10,820,010	9.80%	28.07%	80,361,315	10,361,560	14.80%	60.26%
2000	31,296,795	579,150	1.89%	23.99%	122,883,580	1,655,975	1.37%	29.82%	93,606,945	13,245,630	16.48%	86.68%
2001	37,447,480	6,150,685	19.65%	48.36%	128,090,050	5,206,470	4.24%	35.32%	108,034,235	14,427,290	15.41%	115.45%
2002	42,275,895	4,828,415	12.89%	67.48%	129,708,005	1,617,955	1.26%	37.03%	120,166,425	12,132,190	11.23%	139.64%
2003	43,174,905	899,010	2.13%	71.05%	133,745,085	4,037,080	3.11%	41.29%	121,571,375	1,404,950	1.17%	142.44%
2004	45,225,390	2,050,485	4.75%	79.17%	146,173,200	12,428,115	9.29%	54.42%	134,087,235	12,515,860	10.30%	167.40%
2005	51,249,280	6,023,890	13.32%	103.03%	163,624,845	17,451,645	11.94%	72.86%	148,141,735	14,054,500	10.48%	195.43%

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	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992		--	--	--	1,048,954	--	--	--	171,091,738	--	--	--
1993		--	--	--	1,049,535	581	0.06%	0.06%	181,110,807	10,019,069	5.86%	5.86%
1994		--	--	--	1,049,078	--	0.00%	0.01%	181,151,160	40,353	0.02%	5.88%
1995		--	--	--	1,050,555	1,477	0.14%	0.15%	194,725,725	13,574,565	7.49%	13.81%
1996		--	--	--	1,054,705	4,150	0.40%	0.55%	208,024,625	13,298,900	6.83%	21.59%
1997		--	--	--	1,077,080	22,375	2.12%	2.68%	209,780,230	1,755,605	0.84%	22.61%
1998		--	--	--	1,123,170	46,090	4.28%	7.08%	209,522,730	-257,500	-0.12%	22.46%
1999		--	--	--	1,121,320	-1,850	-0.16%	6.90%	233,427,885	23,905,155	11.41%	36.43%
2000		--	--	--	1,524,715	403,395	35.98%	45.36%	249,312,035	15,884,150	6.80%	45.72%
2001		--	--	--	1,993,540	468,825	30.75%	90.05%	275,565,305	26,253,270	10.53%	61.06%
2002		--	--	--	2,040,915	47,375	2.38%	94.57%	294,191,240	18,625,935	6.76%	71.95%
2003	1,585,805	n/a	n/a	n/a	655,825	n/a	n/a	n/a	300,732,995	6,541,755	2.22%	75.77%
2004	1,535,875	-49,930	-3.15%	-3.15%	87,600	-568,225	-86.64%	-86.64%	327,109,300	26,376,305	8.77%	91.19%
2005	1,511,240	-24,635	-1.60%	-4.70%	87,600	0	0.00%	-86.64%	364,614,700	37,505,400	11.47%	113.11%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 54B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	24,815,510	41,953	592	--	--	93,447,430	250,509	373	--	--	49,428,655	315,597	157	--	--
1993	26,225,830	41,754	628	6.08%	6.08%	101,070,530	250,653	403	8.04%	8.04%	50,339,140	315,927	159	1.27%	1.27%
1994	26,684,446	41,740	639	1.75%	7.94%	102,300,368	250,302	409	1.49%	9.65%	51,003,834	315,865	161	1.26%	2.55%
1995	27,754,968	41,664	666	4.23%	12.50%	111,539,137	249,772	447	9.29%	19.84%	54,575,942	316,080	173	7.45%	10.19%
1996	28,001,769	42,043	666	0.00%	12.50%	113,781,974	249,142	457	2.24%	22.52%	65,500,955	316,203	207	19.65%	31.85%
1997	27,930,705	42,035	664	-0.30%	12.16%	111,460,415	247,966	449	-1.75%	20.38%	69,621,155	317,037	220	6.28%	40.13%
1998	28,057,130	42,339	663	-0.15%	11.99%	110,968,145	246,598	450	0.22%	20.64%	69,670,905	317,142	220	0.00%	40.13%
1999	30,591,310	44,324	690	4.07%	16.55%	123,021,895	243,436	505	12.22%	35.39%	78,921,160	318,082	248	12.73%	57.96%
2000	31,562,115	45,409	695	0.72%	17.40%	123,893,865	238,084	520	2.97%	39.41%	92,541,960	323,336	286	15.32%	82.17%
2001	37,286,985	47,232	789	13.53%	33.28%	129,111,550	236,752	545	4.81%	46.11%	107,356,370	339,784	316	10.49%	101.27%
2002	42,195,215	47,773	883	11.91%	49.16%	130,487,200	234,134	557	2.20%	49.33%	119,387,760	341,929	349	10.44%	122.29%
2003	43,172,985	48,394	892	1.02%	50.68%	134,372,340	232,301	578	3.77%	54.96%	121,180,810	344,430	352	0.86%	124.20%
2004	45,249,315	48,810	927	3.93%	56.60%	148,505,090	233,455	636	10.06%	70.54%	137,771,370	357,293	386	9.54%	145.60%
2005	51,156,940	50,656	1,010	8.94%	70.59%	163,890,185	226,946	722	13.53%	93.61%	147,665,965	346,493	426	10.52%	171.45%

1992-2005 Rate Ann.%chg AvgVal/Acre: 4.19%

5.21%

7.98%

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	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	857,525	34,301	25	--	--	191,600	280	684	--	--	168,740,720	642,640	263	--	--
1993	858,250	34,330	25	0.00%		2,813,175	874	3,218	370.47%		181,306,925	643,538	282	7.22%	7.22%
1994	857,256	34,286	25	0.00%		191,600	280	684	-78.74%		181,037,504	642,472	282	0.00%	7.22%
1995	859,135	34,361	25	0.00%		191,600	280	684	0.00%		194,920,782	642,157	304	7.80%	15.59%
1996	863,948	34,553	25	0.00%		191,600	280	684	0.00%		208,340,246	642,221	324	6.58%	23.19%
1997						1,058,500	34,976	30	--		210,070,775	642,014	327	0.93%	24.33%
1998						1,087,045	35,728	30	0.00%		209,783,225	641,807	327	0.00%	24.33%
1999						1,130,050	35,950	31	3.33%		233,664,415	641,792	364	11.31%	38.40%
2000						1,534,700	35,199	44	41.94%		249,532,640	642,028	389	6.87%	47.91%
2001						2,012,630	35,100	57	29.55%		275,767,535	658,868	419	7.71%	59.32%
2002						1,987,090	34,582	57	0.00%		294,057,265	658,418	447	6.68%	69.96%
2003	1,597,330	31,947	50	n/a	n/a	514,305	613	839	n/a	n/a	300,837,770	657,686	457	2.24%	73.76%
2004	1,706,085	34,123	50	0.00%	n/a	450,760	2,350	192	-77.14%	n/a	333,682,620	676,031	494	8.01%	87.68%
2005	1,524,185	30,481	50	0.01%	n/a	468,870	1,627	288	50.27%	n/a	364,706,145	656,203	556	12.60%	111.32%

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

5.92%

54  
**KNOX**

FL area 4

(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

