

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Lincoln County
56

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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

- 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 Assessor Actions

Commercial Real Property

- 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 Assessor Actions

Agricultural Land

- 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 Assessor Actions

2006 County Abstract of Assessment for Real Property Compared with the 2005 Certificate of Taxes Levied (CTL) Report

Statistical Reports Section

R&O Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Preliminary Statistical Reports

- Residential Real Property, Qualified
- Commercial Real Property, Qualified
- Agricultural Unimproved, Qualified

Assessment Survey Section

County Reports Section

- 2006 County Abstract of Assessment for Real Property, Form 45
- 2006 County Agricultural Land Detail
- County Assessor's Three Year Plan of Assessment

Special Valuation Section

Purpose Statements Section

Glossary

Technical Specification Section

- Commission Summary Calculations
- Correlation Table Calculations
- Statistical Reports Query
- Statistical Reports Calculations
- Map Source
- Valuation History Charts

Certification

Map Section

Valuation History Chart Section

2006 Commission Summary

56 Lincoln

Residential Real Property - Current

Number of Sales	1517	COD	7.35
Total Sales Price	137055428	PRD	100.76
Total Adj. Sales Price	137158152	COV	16.53
Total Assessed Value	132628305	STD	16.10
Avg. Adj. Sales Price	90414.08	Avg. Abs. Dev.	7.20
Avg. Assessed Value	87428.02	Min	11.58
Median	97.99	Max	302.68
Wgt. Mean	96.70	95% Median C.I.	97.76 to 98.20
Mean	97.43	95% Wgt. Mean C.I.	96.02 to 97.37
		95% Mean C.I.	96.62 to 98.24
% of Value of the Class of all Real Property Value in the County			52.05
% of Records Sold in the Study Period			10.3
% of Value Sold in the Study Period			11.81
Average Assessed Value of the Base			76,223

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	1517	97.99	7.35	100.76
2005	1579	94.34	11.08	102.87
2004	1577	94.69	14.87	104.61
2003	1,379	97	14.8	103.96
2002	1,345	99	16.19	105.36
2001	1,532	94	16.7	105.72

2006 Commission Summary

56 Lincoln

Commercial Real Property - Current

Number of Sales	153	COD	11.70
Total Sales Price	26483110	PRD	99.42
Total Adj. Sales Price	26167279	COV	25.03
Total Assessed Value	26328084	STD	25.04
Avg. Adj. Sales Price	171027.97	Avg. Abs. Dev.	11.43
Avg. Assessed Value	172078.98	Min	45.80
Median	97.76	Max	304.74
Wgt. Mean	100.61	95% Median C.I.	96.79 to 99.09
Mean	100.04	95% Wgt. Mean C.I.	94.59 to 106.64
		95% Mean C.I.	96.07 to 104.00
% of Value of the Class of all Real Property Value in the County			14.7
% of Records Sold in the Study Period			10.2
% of Value Sold in the Study Period			8.3
Average Assessed Value of the Base			211,490

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	153	97.76	11.70	99.42
2005	139	97.44	10.26	98.81
2004	124	97.60	9.45	100.89
2003	137	98	11.57	99.7
2002	134	96	25.88	110.09
2001	133	97	21.94	110.72

2006 Opinions of the Property Tax Administrator for Lincoln County

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

Residential Real Property

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

2006 Opinions of the Property Tax Administrator for Lincoln County

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.



Catherine D. Lang
Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Lincoln County**

Residential Real Property

I. Correlation

Lincoln: RESIDENTIAL: The six tables along with the reported assessment actions demonstrate a level of value within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The qualitative statistics are indicative of uniform and proportionate assessments in the residential property class. The Reports and Opinion statistics along with each of these analyses demonstrate that the county has achieved an acceptable level of value, which is best represented by the median measure of central tendency and that the county has met the standards for uniform and proportionate assessments.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	1880	1532	81.49
2002	1854	1345	72.55
2003	1956	1379	70.5
2004	2073	1577	76.07
2005	2062	1579	76.58
2006	2091	1517	72.55

Lincoln: RESIDENTIAL: A review of the table above indicates that the county has historically utilized a significant proportion of the available sales for the development of the qualified statistics. This along with the knowledge of the sales review performed by the assessor and appraisal staff indicates that the measurements of the residential properties were done fairly, using all available sales. It further indicates that the county has not excessively trimmed the sample. Seventy four sales or 3.54% of the total sales file represents sales that were substantially improved since the sale and were not included in the percent used.

**2006 Correlation Section
for Lincoln County**

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.

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	91	2.15	92.96	94
2002	90	7.43	96.69	99
2003	96	1.35	97.3	97
2004	90.76	5.1	95.39	94.69
2005	90.47	4.33	94.39	94.34
2006	91.17	13.4	103.39	97.99

**2006 Correlation Section
for Lincoln County**

Lincoln: RESIDENTIAL: There is approximately 5% difference between the Trended Preliminary Ratio and the R&O Median. The numbers are dissimilar and do not tend to support each other; however the county revalued residential properties for 2006 and the R&O median ratio is believed to be the best indication of the level of value for the residential class of property.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	% Change in Assessed Value (excl. growth)
3.42	2001 2.15
10.15	2002 7.43
2.2	2003 1.35
4.55	2004 5.1
4.55	2005 4.33
12.64	2006 13.4

Lincoln: RESIDENTIAL: After review of the percent change report, it appears that Lincoln County has

2006 Correlation Section for Lincoln County

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

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

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

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

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

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

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

**2006 Correlation Section
for Lincoln County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.99	96.70	97.43

Lincoln: RESIDENTIAL: The measures of central tendency are very similar and within the acceptable range for the level of value. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and the comprehensive efforts of the county in the revaluation of the residential property class for 2006.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

**2006 Correlation Section
for Lincoln County**

	COD	PRD
R&O Statistics	7.35	100.76
Difference	0	0

Lincoln: RESIDENTIAL: Both measures of qualitative statistics are within their acceptable parameter and indicate that the county has attained uniform and proportionate assessment within the residential property class for assessment year 2006.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	1517	1517	0
Median	91.17	97.99	6.82
Wgt. Mean	87.73	96.70	8.97
Mean	89.93	97.43	7.5
COD	13.50	7.35	-6.15
PRD	102.50	100.76	-1.74
Min Sales Ratio	0.67	11.58	10.91
Max Sales Ratio	302.68	302.68	0

Lincoln: RESIDENTIAL: The above table indicates the actions, as reported by the county, to be a reflection of the revaluation of the residential property class for assessment year 2006.

**2006 Correlation Section
for Lincoln County**

Commerical Real Property

I. Correlation

Lincoln: COMMERCIAL: Of the three measures of central tendency, the median and mean are both within the range, and the weighted mean is just slightly above. For direct equalization purposes, it is believed that the median best represents the level of value for 2006. The coefficient of dispersion and the price-related differential are well within their suggested parameters, these quality statistics represent uniformity and proportionality of property assessment in the commercial class of property for 2006.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	197	133	67.51
2002	192	134	69.79
2003	219	137	62.56
2004	217	124	57.14
2005	253	139	54.94
2006	263	153	58.17

Lincoln: COMMERCIAL: A brief review of the table above indicates that the county has historically utilized a reasonable proportion of the available sales for the development of the qualified statistics. With knowledge of the thorough sales review performed by the appraisal staff, it is believed that the measurements of the commercial properties were made fairly.

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

**2006 Correlation Section
for Lincoln 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.

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	97	0.06	97.06	97
2002	96	1.79	97.72	96
2003	92	6.13	97.64	98
2004	97.06	7.32	104.16	97.60
2005	97.20	2.27	99.41	97.44
2006	97.08	1.36	98.4	97.76

Lincoln: COMMERCIAL: After a review of the Trended Preliminary Ratio and the Reports and Opinion Median Ratio, it is apparent that the two statistics are very similar and support a level of value within the acceptable range.

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

**2006 Correlation Section
for Lincoln County**

Change in Assessed Value

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.05	2001	0.06
2.37	2002	1.79
12.05	2003	6.13
28.99	2004	7.32
-5.8	2005	2.27
2.6	2006	1.36

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

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

There are three measures of central tendency calculated by the Department: median ratio, weighted

**2006 Correlation Section
for Lincoln County**

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.

	Median	Wgt. Mean	Mean
R&O Statistics	97.76	100.61	100.04

Lincoln: COMMERCIAL: The measures of central tendency, median and mean, are within the

**2006 Correlation Section
for Lincoln County**

acceptable level of value; whereas the weighted mean is just slightly above. Indication is that the county has met the acceptable level of value and for direct equalization purposes; the median will be used to express the level of value for the commercial property class for assessment year 2006.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	11.70	99.42
Difference	0	0

Lincoln: COMMERCIAL: A cursory review of the coefficient of dispersion and price-related differential indicates that the two are well within their suggested parameter. These qualitative statistics represent uniform and proportionate assessment within the commercial class of property for assessment year 2006.

**2006 Correlation Section
for Lincoln County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	153	153	0
Median	97.08	97.76	0.68
Wgt. Mean	98.19	100.61	2.42
Mean	96.75	100.04	3.29
COD	15.55	11.70	-3.85
PRD	98.53	99.42	0.89
Min Sales Ratio	14.19	45.80	31.61
Max Sales Ratio	299.55	304.74	5.19

Lincoln: COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the 2006 assessment actions reported by Lincoln County for the commercial property class. The rural commercial property, as stated in Part II “Assessment Actions Report” of the 2006 Assessor’s Survey, was the chief area where valuations were reviewed and updated for assessment year 2006.

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

56 Lincoln

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	938,395,760	1,087,093,945	148,698,185	15.85	23,778,280	13.31
2. Recreational	30,428,510	36,047,200	5,618,690	18.47	726,565	16.08
3. Ag-Homesite Land, Ag-Res Dwellings	71,890,690	84,312,730	12,422,040	17.28	*-----	17.28
4. Total Residential (sum lines 1-3)	1,040,714,960	1,207,453,875	166,738,915	16.02	24,504,845	13.67
5. Commercial	297,890,550	315,408,480	17,517,930	5.88	13,434,620	1.37
6. Industrial	1,826,575	1,826,575	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	25,129,400	26,376,265	1,246,865	4.96	5,067,800	-15.21
8. Minerals	19,360	34,250	14,890	76.91	0	76.91
9. Total Commercial (sum lines 5-8)	324,865,885	343,645,570	18,779,685	5.78	14,966,620	1.17
10. Total Non-Agland Real Property	1,365,580,845	1,551,099,445	185,518,600	13.59	43,007,265	10.44
11. Irrigated	239,297,050	256,773,130	17,476,080	7.3		
12. Dryland	49,602,640	49,200,420	-402,220	-0.81		
13. Grassland	288,445,715	285,585,245	-2,860,470	-0.99		
14. Wasteland	366,535	363,195	-3,340	-0.91		
15. Other Agland	15,219,540	14,881,400	-338,140	-2.22		
16. Total Agricultural Land	592,931,480	606,803,390	13,871,910	2.34		
17. Total Value of All Real Property (Locally Assessed)	1,958,512,325	2,157,902,835	199,390,510	10.18	43,007,265	7.98

*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:	1517	MEDIAN:	98	COV:	16.53	95% Median C.I.:	97.76 to 98.20
TOTAL Sales Price:	137,055,428	WGT. MEAN:	97	STD:	16.10	95% Wgt. Mean C.I.:	96.02 to 97.37
TOTAL Adj.Sales Price:	137,158,152	MEAN:	97	AVG.ABS.DEV:	7.20	95% Mean C.I.:	96.62 to 98.24
TOTAL Assessed Value:	132,628,305						
AVG. Adj. Sales Price:	90,414	COD:	7.35	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	87,428	PRD:	100.76	MIN Sales Ratio:	11.58		

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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	196	98.50	98.35	97.88	7.21	100.48	45.00	160.00	97.44 to 98.98	85,526	83,713
10/01/03 TO 12/31/03	149	98.26	96.23	95.96	6.16	100.28	44.93	126.95	97.35 to 98.96	84,642	81,223
01/01/04 TO 03/31/04	151	98.43	98.96	98.77	5.25	100.19	57.14	179.65	97.78 to 99.11	90,354	89,247
04/01/04 TO 06/30/04	225	98.36	96.83	97.12	6.23	99.70	33.49	140.00	97.67 to 98.83	86,995	84,488
07/01/04 TO 09/30/04	218	97.61	96.96	96.81	8.95	100.15	11.58	302.68	96.59 to 98.23	89,959	87,089
10/01/04 TO 12/31/04	172	97.51	98.01	96.86	8.78	101.19	18.98	203.90	96.35 to 98.52	101,307	98,123
01/01/05 TO 03/31/05	166	98.00	96.93	95.95	9.32	101.02	32.61	188.80	97.48 to 98.71	84,811	81,377
04/01/05 TO 06/30/05	240	97.34	97.38	94.92	6.64	102.59	15.01	264.81	96.77 to 97.97	97,712	92,752
<u>Study Years</u>											
07/01/03 TO 06/30/04	721	98.38	97.57	97.45	6.28	100.12	33.49	179.65	98.03 to 98.67	86,813	84,599
07/01/04 TO 06/30/05	796	97.70	97.31	96.07	8.29	101.29	11.58	302.68	97.30 to 97.98	93,675	89,989
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	766	98.04	97.55	97.29	7.39	100.27	11.58	302.68	97.72 to 98.37	91,714	89,228
<u>ALL</u>											
	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRADY	23	97.73	96.37	98.48	8.45	97.85	39.33	125.80	93.33 to 101.49	24,352	23,982
HERSHEY	35	99.26	97.80	98.93	8.59	98.85	47.56	148.57	97.99 to 100.34	67,084	66,367
MAXWELL	15	98.19	96.06	98.00	4.00	98.02	72.50	102.67	95.62 to 99.45	40,503	39,692
NORTH PLATTE	981	97.97	98.24	97.97	4.98	100.27	15.01	201.06	97.76 to 98.23	90,123	88,292
RURAL RES	392	97.19	95.67	93.54	13.19	102.28	11.58	302.68	96.29 to 98.27	103,260	96,586
SUTHERLAND	52	98.85	97.90	98.90	6.25	98.98	45.00	146.40	98.20 to 99.54	80,743	79,856
WALLACE	10	95.25	91.93	95.92	6.43	95.84	63.63	101.79	85.27 to 99.55	43,340	41,572
WELLFLEET	9	97.07	93.41	93.63	15.86	99.77	56.00	123.75	74.38 to 119.50	13,483	12,623
<u>ALL</u>											
	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

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	1125	98.08	98.04	98.02	5.34	100.02	15.01	201.06	97.84 to 98.27	85,937	84,236
2	51	98.19	94.41	96.10	8.99	98.25	32.94	131.75	96.17 to 98.96	130,861	125,755
3	341	97.12	95.85	93.03	13.81	103.04	11.58	302.68	96.00 to 98.39	99,132	92,223
<u>ALL</u>											
	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	137,158,152	MEAN:	97	AVG.ABS.DEV:	7.20	95% Mean C.I.:	96.62 to 98.24
TOTAL Assessed Value:	132,628,305						
AVG. Adj. Sales Price:	90,414	COD:	7.35	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	87,428	PRD:	100.76	MIN Sales Ratio:	11.58		

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

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1244	98.02	98.08	97.17	4.93	100.93	15.01	201.06	97.80 to 98.21	100,559	97,718
2	237	96.02	94.12	86.85	20.60	108.37	11.58	302.68	92.29 to 98.46	28,727	24,950
3	36	99.47	96.85	98.09	5.30	98.73	39.52	109.29	98.52 to 100.49	145,925	143,144
ALL	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1494	97.98	97.47	96.87	7.35	100.62	11.58	302.68	97.76 to 98.19	90,089	87,272
06	23	98.78	94.65	87.44	7.30	108.25	36.34	107.59	94.34 to 99.94	111,508	97,501
07											
ALL	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

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:	132,628,305						
AVG. Adj. Sales Price:	90,414	COD:	7.35	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	87,428	PRD:	100.76	MIN Sales Ratio:	11.58		

(!: AVTot=0)

(!: Derived)

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
21-0153											
24-0020											
24-0100											
32-0046	11	97.07	94.27	96.64	13.50	97.54	56.00	123.75	74.38 to 119.50	44,259	42,774
32-0095											
32-0125	2	163.61	163.61	73.87	61.85	221.49	62.41	264.81	N/A	23,850	17,617
51-0006	5	98.59	91.08	95.06	8.13	95.81	77.18	99.77	N/A	70,240	66,768
56-0001	1042	97.92	97.87	97.22	5.54	100.67	15.01	240.66	97.70 to 98.15	92,810	90,228
56-0005	77	95.04	99.28	93.53	15.14	106.15	41.28	302.68	93.39 to 96.81	84,290	78,834
56-0006	37	98.20	97.60	97.89	7.34	99.71	39.33	125.80	94.98 to 100.49	67,901	66,466
56-0007	36	93.04	84.07	83.53	16.92	100.64	11.58	118.80	76.30 to 98.19	61,394	51,282
56-0008	8	91.47	86.98	90.56	25.16	96.05	50.72	135.78	50.72 to 135.78	124,856	113,068
56-0037	63	99.07	95.16	95.97	10.47	99.16	40.54	148.57	97.18 to 99.86	81,553	78,265
56-0044	148	99.86	99.01	98.17	8.07	100.85	39.52	140.79	98.55 to 100.00	99,386	97,565
56-0055	66	98.95	98.26	97.87	7.23	100.39	45.00	146.40	98.23 to 99.71	87,183	85,330
56-0082	4	88.14	85.10	86.88	10.92	97.96	67.83	96.28	N/A	152,125	132,160
56-0565	12	94.03	89.36	95.41	8.69	93.66	60.00	101.79	85.27 to 96.88	43,008	41,032
57-0501	6	84.19	79.97	74.65	28.00	107.13	33.49	110.50	33.49 to 110.50	104,366	77,909
60-0090											
68-0020											
NonValid School											
ALL	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	87,428	PRD:	100.76	MIN Sales Ratio:	11.58		

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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	262	96.28	94.19	87.96	19.75	107.09	11.58	302.68	94.12 to 98.24	33,988	29,895
Prior TO 1860	1	98.54	98.54	98.54			98.54	98.54	N/A	57,000	56,170
1860 TO 1899	7	95.95	98.80	99.36	9.11	99.44	77.75	131.95	77.75 to 131.95	60,300	59,913
1900 TO 1919	131	98.12	99.07	97.59	5.59	101.52	40.54	163.26	97.55 to 98.94	59,198	57,770
1920 TO 1939	192	98.19	98.07	97.14	5.59	100.96	18.98	201.06	97.65 to 98.82	61,914	60,143
1940 TO 1949	125	97.99	99.07	97.34	5.54	101.78	59.26	166.05	96.97 to 98.69	66,731	64,953
1950 TO 1959	168	98.73	98.63	97.54	4.22	101.11	58.36	179.65	98.11 to 99.25	87,358	85,210
1960 TO 1969	132	98.35	96.95	97.39	4.62	99.55	39.52	120.36	97.43 to 98.87	105,028	102,283
1970 TO 1979	261	97.80	97.66	96.61	4.23	101.08	44.93	145.60	97.31 to 98.08	120,373	116,292
1980 TO 1989	51	97.95	96.97	97.26	3.51	99.70	64.56	111.84	96.51 to 98.80	141,285	137,417
1990 TO 1994	35	97.25	97.76	97.52	3.37	100.25	79.73	109.26	96.59 to 99.69	169,500	165,288
1995 TO 1999	65	97.81	97.49	97.08	3.97	100.43	76.15	116.38	96.20 to 99.38	163,418	158,640
2000 TO Present	87	98.16	98.67	98.37	5.36	100.30	70.31	135.78	96.58 to 99.52	184,742	181,739
ALL	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

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	12	93.33	105.17	109.07	30.29	96.43	60.00	264.81	72.50 to 119.50	2,320	2,531
5000 TO 9999	38	99.85	107.78	105.23	28.46	102.42	39.33	302.68	95.89 to 108.81	7,406	7,793
Total \$											
1 TO 9999	50	97.83	107.16	105.58	29.27	101.49	39.33	302.68	93.33 to 102.70	6,185	6,530
10000 TO 29999	236	98.59	97.14	96.87	15.21	100.28	21.59	203.90	97.36 to 99.45	19,545	18,933
30000 TO 59999	252	98.81	97.98	98.32	7.18	99.65	11.58	171.22	97.99 to 99.46	44,699	43,949
60000 TO 99999	441	98.12	97.67	97.68	3.94	100.00	33.49	179.65	97.78 to 98.45	78,739	76,909
100000 TO 149999	298	97.45	96.33	96.21	4.30	100.12	48.56	135.78	96.96 to 97.91	122,803	118,149
150000 TO 249999	201	97.24	96.03	96.13	4.75	99.90	15.01	120.36	96.72 to 97.87	186,361	179,152
250000 TO 499999	39	98.21	96.03	95.32	6.14	100.75	36.34	115.41	97.19 to 99.52	312,659	298,024
ALL	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

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:	1517	MEDIAN:	98	COV:	16.53	95% Median C.I.:	97.76 to 98.20
TOTAL Sales Price:	137,055,428	WGT. MEAN:	97	STD:	16.10	95% Wgt. Mean C.I.:	96.02 to 97.37
TOTAL Adj.Sales Price:	137,158,152	MEAN:	97	AVG.ABS.DEV:	7.20	95% Mean C.I.:	96.62 to 98.24
TOTAL Assessed Value:	132,628,305						
AVG. Adj. Sales Price:	90,414	COD:	7.35	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	87,428	PRD:	100.76	MIN Sales Ratio:	11.58		

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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	18	75.72	75.18	51.45	30.78	146.12	11.58	123.75	56.00 to 93.33	5,369	2,762
5000 TO 9999	51	90.00	84.71	68.49	31.03	123.69	18.98	264.81	66.80 to 97.69	11,217	7,682
Total \$ _____											
1 TO 9999	69	85.27	82.23	66.03	31.76	124.53	11.58	264.81	66.67 to 96.29	9,691	6,399
10000 TO 29999	233	98.53	98.06	90.70	13.88	108.12	15.01	302.68	97.40 to 99.21	21,786	19,759
30000 TO 59999	255	98.83	100.35	97.75	7.61	102.66	32.61	203.90	98.24 to 99.46	46,930	45,874
60000 TO 99999	444	98.11	97.58	96.81	4.12	100.79	48.56	148.73	97.76 to 98.45	80,907	78,330
100000 TO 149999	304	97.47	97.31	96.35	4.10	101.00	36.34	179.65	97.01 to 97.92	126,936	122,306
150000 TO 249999	177	97.83	97.64	97.10	3.78	100.55	44.93	135.78	97.17 to 98.62	192,411	186,839
250000 TO 499999	35	99.35	100.05	99.79	3.47	100.26	89.20	115.41	98.14 to 100.26	310,781	310,123
ALL _____											
	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	252	96.01	93.64	85.44	20.59	109.59	11.58	302.68	93.00 to 98.16	29,831	25,488
10	62	98.75	100.42	98.16	10.64	102.31	39.52	163.26	96.94 to 100.20	27,006	26,508
15	28	98.42	97.87	96.60	4.21	101.32	76.15	108.68	96.48 to 100.58	78,466	75,795
20	272	98.88	98.60	96.56	6.60	102.11	39.33	201.06	98.34 to 99.27	62,838	60,676
25	112	97.77	97.97	97.54	3.87	100.43	75.00	148.73	97.14 to 98.83	76,234	74,361
30	474	98.13	97.93	96.89	4.16	101.06	18.98	179.65	97.70 to 98.55	99,982	96,877
35	177	96.97	97.28	97.07	2.81	100.21	58.36	135.78	96.40 to 97.66	127,066	123,347
40	101	97.96	98.48	98.51	3.34	99.98	88.93	120.36	97.18 to 98.62	197,906	194,949
45	28	98.67	98.78	98.52	3.81	100.27	84.09	109.26	97.19 to 100.54	234,873	231,392
50	11	99.82	99.96	99.84	2.44	100.12	94.31	107.41	96.35 to 102.67	335,593	335,042
ALL _____											
	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20	90,414	87,428

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:	1517	MEDIAN:	98	COV:	16.53	95% Median C.I.:	97.76 to 98.20
TOTAL Sales Price:	137,055,428	WGT. MEAN:	97	STD:	16.10	95% Wgt. Mean C.I.:	96.02 to 97.37
TOTAL Adj.Sales Price:	137,158,152	MEAN:	97	AVG.ABS.DEV:	7.20	95% Mean C.I.:	96.62 to 98.24
TOTAL Assessed Value:	132,628,305						
AVG. Adj. Sales Price:	90,414	COD:	7.35	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	87,428	PRD:	100.76	MIN Sales Ratio:	11.58		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	243	96.27	94.26	85.70	20.51	109.99	11.58	302.68	93.33 to 98.39		30,288	25,957
101	945	98.11	98.20	97.08	5.12	101.15	18.98	201.06	97.81 to 98.38		94,567	91,810
102	82	97.85	98.69	98.15	3.53	100.56	76.30	134.49	96.95 to 98.18		139,240	136,658
103	45	98.60	98.78	98.72	2.40	100.06	92.21	107.47	97.63 to 99.67		139,440	137,651
104	124	98.26	97.84	97.62	4.35	100.23	40.54	148.73	97.41 to 98.99		118,455	115,634
106	12	83.59	80.54	81.42	18.41	98.92	52.10	101.19	59.26 to 99.50		22,533	18,347
111	32	97.35	97.53	97.48	3.33	100.05	85.24	110.97	94.67 to 99.07		139,225	135,713
301	23	99.46	98.49	98.75	2.81	99.73	79.77	104.15	97.78 to 100.63		98,234	97,010
302	2	98.90	98.90	98.90	0.01	100.00	98.89	98.91	N/A		66,250	65,522
304	7	95.75	97.77	96.58	2.80	101.23	94.71	107.02	94.71 to 107.02		87,500	84,508
305	1	97.55	97.55	97.55			97.55	97.55	N/A		41,900	40,875
307	1	94.31	94.31	94.31			94.31	94.31	N/A		278,929	263,060
<u>ALL</u>												
	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20		90,414	87,428

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	255	96.17	93.71	85.85	20.36	109.16	11.58	302.68	93.13 to 98.16		30,353	26,057
10	43	98.77	102.38	99.22	11.51	103.18	40.54	163.26	96.51 to 100.20		33,334	33,074
20	112	99.12	100.12	99.43	6.60	100.70	39.33	166.05	98.23 to 99.74		40,535	40,304
25	45	98.88	101.98	99.94	7.50	102.04	77.75	201.06	96.94 to 99.54		73,248	73,203
30	548	98.09	97.49	96.84	4.69	100.67	39.52	146.97	97.70 to 98.45		108,478	105,050
35	134	97.75	97.71	97.82	4.23	99.90	18.98	148.73	97.13 to 98.47		106,747	104,415
40	278	97.95	98.23	97.73	3.30	100.51	66.96	148.57	97.55 to 98.38		121,944	119,175
50	97	97.38	96.83	96.53	3.46	100.31	73.84	108.91	96.61 to 98.34		119,541	115,397
55	1	96.17	96.17	96.17			96.17	96.17	N/A		274,500	263,980
60	4	96.03	96.37	96.47	2.65	99.90	93.61	99.80	N/A		156,875	151,332
<u>ALL</u>												
	1517	97.99	97.43	96.70	7.35	100.76	11.58	302.68	97.76 to 98.20		90,414	87,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	153	MEDIAN:	98	COV:	25.03	95% Median C.I.:	96.79 to 99.09
TOTAL Sales Price:	26,483,110	WGT. MEAN:	101	STD:	25.04	95% Wgt. Mean C.I.:	94.59 to 106.64
TOTAL Adj.Sales Price:	26,167,279	MEAN:	100	AVG.ABS.DEV:	11.43	95% Mean C.I.:	96.07 to 104.00
TOTAL Assessed Value:	26,328,084						
AVG. Adj. Sales Price:	171,027	COD:	11.70	MAX Sales Ratio:	304.74		
AVG. Assessed Value:	172,078	PRD:	99.42	MIN Sales Ratio:	45.80		

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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	8	95.58	95.92	95.67	2.65	100.26	92.01	103.11	92.01 to 103.11	144,085	137,849
10/01/02 TO 12/31/02	6	108.82	150.22	139.83	45.67	107.43	96.11	304.74	96.11 to 304.74	123,500	172,688
01/01/03 TO 03/31/03	10	103.08	111.09	106.59	15.12	104.22	86.94	143.85	90.59 to 140.53	293,666	313,021
04/01/03 TO 06/30/03	7	99.14	108.61	97.55	13.69	111.34	93.90	176.61	93.90 to 176.61	97,742	95,348
07/01/03 TO 09/30/03	23	97.52	96.42	97.16	8.35	99.24	45.80	125.80	96.40 to 100.49	158,663	154,153
10/01/03 TO 12/31/03	10	95.38	103.80	99.76	13.88	104.04	85.85	189.76	90.95 to 99.60	184,600	184,161
01/01/04 TO 03/31/04	14	94.46	95.06	105.66	12.30	89.97	60.33	145.26	84.36 to 102.85	207,428	219,176
04/01/04 TO 06/30/04	17	100.50	101.60	112.34	8.22	90.43	75.93	152.13	93.86 to 106.55	229,514	257,842
07/01/04 TO 09/30/04	18	98.51	97.10	96.84	6.28	100.27	76.00	116.99	91.75 to 102.57	130,746	126,610
10/01/04 TO 12/31/04	8	97.24	96.91	98.16	5.34	98.73	87.75	108.84	87.75 to 108.84	158,525	155,611
01/01/05 TO 03/31/05	16	96.98	93.66	92.70	9.37	101.04	63.52	117.68	86.58 to 100.15	131,631	122,027
04/01/05 TO 06/30/05	16	97.09	89.38	79.13	12.82	112.96	54.08	119.10	73.45 to 99.91	164,000	129,767
<u>Study Years</u>											
07/01/02 TO 06/30/03	31	99.14	114.19	107.65	19.75	106.07	86.94	304.74	96.11 to 103.70	177,888	191,502
07/01/03 TO 06/30/04	64	98.08	98.65	104.37	10.17	94.52	45.80	189.76	96.36 to 99.60	192,203	200,608
07/01/04 TO 06/30/05	58	97.38	94.00	90.43	8.83	103.94	54.08	119.10	95.26 to 99.07	143,995	130,217
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	50	98.44	102.54	100.75	11.90	101.77	45.80	189.76	97.05 to 100.49	182,322	183,695
01/01/04 TO 12/31/04	57	98.26	97.91	105.26	8.42	93.02	60.33	152.13	94.13 to 100.50	182,936	192,555
<u>ALL</u>											
	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRADY	2	96.22	96.22	94.32	4.94	102.02	91.47	100.97	N/A	29,200	27,540
HERSHEY	2	137.26	137.26	142.88	28.67	96.07	97.90	176.61	N/A	12,250	17,502
MAXWELL	3	100.50	99.41	104.31	5.10	95.30	91.17	106.55	N/A	17,666	18,428
NORTH PLATTE	117	98.26	100.30	100.96	12.77	99.34	45.80	304.74	96.79 to 99.43	196,010	197,891
RURAL	24	96.51	96.39	97.82	6.85	98.54	76.00	139.07	92.01 to 99.10	124,512	121,795
SUTHERLAND	3	97.72	98.36	96.89	2.50	101.52	95.01	102.34	N/A	26,266	25,450
WALLACE	1	96.40	96.40	96.40			96.40	96.40	N/A	30,000	28,920
WELLFLEET	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
<u>ALL</u>											
	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	153	MEDIAN:	98	COV:	25.03	95% Median C.I.:	96.79 to 99.09
TOTAL Sales Price:	26,483,110	WGT. MEAN:	101	STD:	25.04	95% Wgt. Mean C.I.:	94.59 to 106.64
TOTAL Adj.Sales Price:	26,167,279	MEAN:	100	AVG.ABS.DEV:	11.43	95% Mean C.I.:	96.07 to 104.00
TOTAL Assessed Value:	26,328,084						
AVG. Adj. Sales Price:	171,027	COD:	11.70	MAX Sales Ratio:	304.74		
AVG. Assessed Value:	172,078	PRD:	99.42	MIN Sales Ratio:	45.80		

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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	127	97.96	100.57	100.97	12.56	99.61	45.80	304.74	96.79 to 99.43	181,409	183,170
2	11	95.47	95.88	97.92	2.98	97.92	90.58	101.71	92.01 to 99.76	215,318	210,837
3	15	97.55	98.53	98.21	10.25	100.33	76.00	139.07	90.95 to 102.29	50,653	49,748
ALL	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

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	113	97.72	101.27	99.47	12.13	101.81	54.08	304.74	96.79 to 99.33	183,292	182,321
2	39	97.96	97.13	106.76	10.09	90.98	45.80	152.13	93.99 to 100.34	132,184	141,119
3	1	74.02	74.02	74.02			74.02	74.02	N/A	300,000	222,070
ALL	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

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:	153	MEDIAN:	98	COV:	25.03	95% Median C.I.:	96.79 to 99.09
TOTAL Sales Price:	26,483,110	WGT. MEAN:	101	STD:	25.04	95% Wgt. Mean C.I.:	94.59 to 106.64
TOTAL Adj.Sales Price:	26,167,279	MEAN:	100	AVG.ABS.DEV:	11.43	95% Mean C.I.:	96.07 to 104.00
TOTAL Assessed Value:	26,328,084						
AVG. Adj. Sales Price:	171,027	COD:	11.70	MAX Sales Ratio:	304.74		
AVG. Assessed Value:	172,078	PRD:	99.42	MIN Sales Ratio:	45.80		

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

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
21-0153											
24-0020											
24-0100											
32-0046	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
32-0095											
32-0125											
51-0006	1	100.49	100.49	100.49			100.49	100.49	N/A	75,000	75,365
56-0001	127	97.76	99.93	100.69	12.11	99.24	45.80	304.74	96.64 to 99.14	197,040	198,399
56-0005											
56-0006	1	91.47	91.47	91.47			91.47	91.47	N/A	40,900	37,410
56-0007	3	100.50	99.41	104.31	5.10	95.30	91.17	106.55	N/A	17,666	18,428
56-0008	1	102.29	102.29	102.29			102.29	102.29	N/A	80,000	81,835
56-0037	4	98.50	117.79	102.32	20.37	115.12	97.55	176.61	N/A	76,125	77,888
56-0044	10	96.57	98.23	96.82	10.30	101.46	76.00	139.07	87.75 to 106.00	47,480	45,968
56-0055	3	97.72	98.36	96.89	2.50	101.52	95.01	102.34	N/A	26,266	25,450
56-0082											
56-0565	2	86.40	86.40	93.54	11.57	92.36	76.40	96.40	N/A	17,500	16,370
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

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:	153	MEDIAN:	98	COV:	25.03	95% Median C.I.:	96.79 to 99.09
TOTAL Sales Price:	26,483,110	WGT. MEAN:	101	STD:	25.04	95% Wgt. Mean C.I.:	94.59 to 106.64
TOTAL Adj.Sales Price:	26,167,279	MEAN:	100	AVG.ABS.DEV:	11.43	95% Mean C.I.:	96.07 to 104.00
TOTAL Assessed Value:	26,328,084						
AVG. Adj. Sales Price:	171,027	COD:	11.70	MAX Sales Ratio:	304.74		
AVG. Assessed Value:	172,078	PRD:	99.42	MIN Sales Ratio:	45.80		

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

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	50	98.28	97.42	105.41	8.88	92.42	45.80	152.13	95.15 to 100.49	121,419	127,985
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	12	98.49	105.09	100.50	14.92	104.57	75.93	183.98	93.44 to 110.23	81,483	81,889
1920 TO 1939	13	97.90	96.36	95.22	3.88	101.19	85.85	103.43	91.55 to 100.50	90,861	86,520
1940 TO 1949	14	99.75	112.18	110.05	18.15	101.94	87.06	304.74	91.45 to 102.18	123,007	135,364
1950 TO 1959	10	96.71	100.82	91.21	13.55	110.54	60.33	176.61	91.75 to 101.14	163,500	149,125
1960 TO 1969	9	97.49	96.64	90.46	17.06	106.83	54.08	140.53	65.09 to 117.68	184,722	167,090
1970 TO 1979	27	98.60	101.58	100.45	14.16	101.13	64.37	189.76	92.86 to 100.36	380,599	382,313
1980 TO 1989	8	94.45	91.38	95.10	8.03	96.08	68.74	103.11	68.74 to 103.11	83,112	79,042
1990 TO 1994	1	99.10	99.10	99.10			99.10	99.10	N/A	220,000	218,020
1995 TO 1999	1	91.00	91.00	91.00			91.00	91.00	N/A	235,000	213,845
2000 TO Present	8	97.95	101.05	101.51	12.19	99.55	76.40	139.07	76.40 to 139.07	190,200	193,063
ALL	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

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	2	96.04	96.04	93.78	5.07	102.41	91.17	100.91	N/A	2,050	1,922
5000 TO 9999	1	76.40	76.40	76.40			76.40	76.40	N/A	5,000	3,820
Total \$											
1 TO 9999	3	91.17	89.49	84.23	8.96	106.25	76.40	100.91	N/A	3,033	2,555
10000 TO 29999	19	100.97	100.27	96.80	14.29	103.59	45.80	176.61	87.48 to 103.70	19,049	18,439
30000 TO 59999	25	98.29	99.43	99.05	9.12	100.38	73.45	140.53	93.99 to 99.91	46,200	45,761
60000 TO 99999	32	99.96	102.48	101.96	7.70	100.52	75.93	183.98	97.43 to 100.85	77,931	79,458
100000 TO 149999	23	97.96	110.56	109.48	19.81	100.98	76.06	304.74	92.75 to 101.15	119,673	131,023
150000 TO 249999	30	95.35	92.42	92.30	8.30	100.13	54.08	111.02	93.32 to 97.52	194,541	179,556
250000 TO 499999	11	97.05	91.94	92.53	7.45	99.37	60.33	101.14	74.02 to 99.83	344,425	318,687
500000 +	10	98.92	103.99	106.22	17.33	97.91	64.37	152.13	86.58 to 145.26	977,000	1,037,758
ALL	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

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:	153	MEDIAN:	98	COV:	25.03	95% Median C.I.:	96.79 to 99.09
TOTAL Sales Price:	26,483,110	WGT. MEAN:	101	STD:	25.04	95% Wgt. Mean C.I.:	94.59 to 106.64
TOTAL Adj.Sales Price:	26,167,279	MEAN:	100	AVG.ABS.DEV:	11.43	95% Mean C.I.:	96.07 to 104.00
TOTAL Assessed Value:	26,328,084						
AVG. Adj. Sales Price:	171,027	COD:	11.70	MAX Sales Ratio:	304.74		
AVG. Assessed Value:	172,078	PRD:	99.42	MIN Sales Ratio:	45.80		

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	91.17	89.49	84.23	8.96	106.25	76.40	100.91	N/A	3,033	2,555
Total \$ _____											
1 TO 9999	3	91.17	89.49	84.23	8.96	106.25	76.40	100.91	N/A	3,033	2,555
10000 TO 29999	19	100.50	98.72	94.79	13.27	104.15	45.80	176.61	87.48 to 103.23	19,312	18,306
30000 TO 59999	25	97.55	97.83	96.55	8.06	101.32	73.45	139.07	92.46 to 99.14	46,600	44,993
60000 TO 99999	35	99.50	100.57	99.50	6.86	101.07	75.93	140.53	97.27 to 100.49	81,209	80,806
100000 TO 149999	23	96.64	97.88	93.13	14.74	105.10	54.08	183.98	92.75 to 101.15	131,152	122,146
150000 TO 249999	28	95.38	97.24	94.79	10.65	102.59	60.33	189.76	93.32 to 98.81	202,812	192,242
250000 TO 499999	12	97.24	111.69	96.51	22.54	115.72	64.37	304.74	94.02 to 99.83	380,306	367,040
500000 +	8	101.03	110.18	110.53	15.99	99.68	86.58	152.13	86.58 to 152.13	1,065,625	1,177,862
ALL											
	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	54	98.28	98.69	105.15	10.52	93.86	45.80	189.76	95.15 to 100.41	131,629	138,407
10	33	97.00	93.87	90.89	7.76	103.28	60.33	110.23	92.75 to 98.92	154,849	140,740
15	1	108.84	108.84	108.84			108.84	108.84	N/A	200,000	217,670
20	56	99.08	105.74	103.69	15.91	101.98	54.08	304.74	97.05 to 100.36	198,363	205,675
25	3	96.16	94.88	96.04	2.25	98.80	91.00	97.49	N/A	499,560	479,755
30	6	93.61	93.96	90.60	4.58	103.70	86.58	100.15	86.58 to 100.15	190,366	172,481
ALL											
	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	153	MEDIAN:	98	COV:	25.03	95% Median C.I.:	96.79 to 99.09
TOTAL Sales Price:	26,483,110	WGT. MEAN:	101	STD:	25.04	95% Wgt. Mean C.I.:	94.59 to 106.64
TOTAL Adj.Sales Price:	26,167,279	MEAN:	100	AVG.ABS.DEV:	11.43	95% Mean C.I.:	96.07 to 104.00
TOTAL Assessed Value:	26,328,084						
AVG. Adj. Sales Price:	171,027	COD:	11.70	MAX Sales Ratio:	304.74		
AVG. Assessed Value:	172,078	PRD:	99.42	MIN Sales Ratio:	45.80		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	38	97.74	96.78	106.97	10.39	90.47	45.80	152.13	93.99 to 100.25	132,502	141,738
248	1	139.07	139.07	139.07			139.07	139.07	N/A	34,900	48,535
300	3	97.05	164.51	137.74	73.16	119.44	91.75	304.74	N/A	182,666	251,608
304	2	98.46	98.46	97.78	0.98	100.69	97.49	99.43	N/A	457,500	447,357
305	1	93.44	93.44	93.44			93.44	93.44	N/A	175,000	163,525
311	1	100.50	100.50	100.50			100.50	100.50	N/A	12,000	12,060
313	1	101.14	101.14	101.14			101.14	101.14	N/A	250,000	252,840
319	1	106.24	106.24	106.24			106.24	106.24	N/A	2,200,000	2,337,280
325	6	99.45	105.43	105.27	9.39	100.14	90.59	143.85	90.59 to 143.85	113,000	118,958
326	1	119.10	119.10	119.10			119.10	119.10	N/A	10,000	11,910
336	1	97.43	97.43	97.43			97.43	97.43	N/A	81,000	78,915
341	3	100.41	110.65	99.85	16.44	110.81	91.00	140.53	N/A	122,333	122,150
343	5	97.08	105.28	112.58	12.75	93.52	89.67	145.26	N/A	556,540	626,549
344	10	96.61	93.43	92.57	4.99	100.93	65.09	100.85	92.86 to 97.96	171,200	158,484
349	1	69.82	69.82	69.82			69.82	69.82	N/A	240,000	167,570
350	4	93.97	93.34	89.95	4.55	103.78	86.58	98.84	N/A	265,000	238,360
351	1	102.85	102.85	102.85			102.85	102.85	N/A	75,000	77,135
352	15	98.92	97.59	97.93	3.81	99.65	87.06	106.61	92.85 to 100.49	117,460	115,030
353	27	99.91	100.44	100.84	10.47	99.60	68.74	183.98	93.86 to 102.47	129,425	130,512
380	1	74.02	74.02	74.02			74.02	74.02	N/A	300,000	222,070
381	2	97.49	97.49	97.08	2.07	100.42	95.47	99.50	N/A	103,987	100,950
384	1	110.23	110.23	110.23			110.23	110.23	N/A	86,000	94,795
386	1	54.08	54.08	54.08			54.08	54.08	N/A	237,500	128,430
389	4	97.76	96.66	97.06	3.37	99.59	90.97	100.15	N/A	60,800	59,010
391	1	76.40	76.40	76.40			76.40	76.40	N/A	5,000	3,820
406	6	96.87	93.84	88.64	6.25	105.86	76.06	104.00	76.06 to 104.00	59,066	52,358
408	1	100.97	100.97	100.97			100.97	100.97	N/A	17,500	17,670
410	2	118.47	118.47	65.86	49.08	179.87	60.33	176.61	N/A	147,000	96,817
418	1	97.76	97.76	97.76			97.76	97.76	N/A	177,000	173,030
419	2	103.83	103.83	105.09	6.05	98.80	97.55	110.11	N/A	75,020	78,835
421	1	97.72	97.72	97.72			97.72	97.72	N/A	20,000	19,545
437	1	99.09	99.09	99.09			99.09	99.09	N/A	35,000	34,680
442	1	91.47	91.47	91.47			91.47	91.47	N/A	40,900	37,410
853	6	95.09	107.09	89.89	24.96	119.13	64.37	189.76	64.37 to 189.76	427,780	384,551
ALL	153	97.76	100.04	100.61	11.70	99.42	45.80	304.74	96.79 to 99.09	171,027	172,078

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:	153	MEDIAN:	98	COV:	25.03	95% Median C.I.:	96.79 to 99.09
TOTAL Sales Price:	26,483,110	WGT. MEAN:	101	STD:	25.04	95% Wgt. Mean C.I.:	94.59 to 106.64
TOTAL Adj.Sales Price:	26,167,279	MEAN:	100	AVG.ABS.DEV:	11.43	95% Mean C.I.:	96.07 to 104.00
TOTAL Assessed Value:	26,328,084						
AVG. Adj. Sales Price:	171,027	COD:	11.70	MAX Sales Ratio:	304.74		
AVG. Assessed Value:	172,078	PRD:	99.42	MIN Sales Ratio:	45.80		

(!: 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	8	99.91	101.79	98.52	6.63	103.32	91.45	125.80	91.45 to 125.80	121,187	119,394
03	143	97.72	99.98	100.72	12.04	99.27	45.80	304.74	96.68 to 98.92	175,103	176,358
04	2	97.15	97.15	97.22	5.29	99.93	92.01	102.29	N/A	79,000	76,802
<u>ALL</u>	<u>153</u>	<u>97.76</u>	<u>100.04</u>	<u>100.61</u>	<u>11.70</u>	<u>99.42</u>	<u>45.80</u>	<u>304.74</u>	<u>96.79 to 99.09</u>	<u>171,027</u>	<u>172,078</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	1517	MEDIAN:	91	COV:	21.49	95% Median C.I.:	90.26 to 91.96
TOTAL Sales Price:	136,979,428	WGT. MEAN:	88	STD:	19.32	95% Wgt. Mean C.I.:	86.82 to 88.65
TOTAL Adj.Sales Price:	137,179,866	MEAN:	90	AVG.ABS.DEV:	12.31	95% Mean C.I.:	88.96 to 90.90
TOTAL Assessed Value:	120,352,320						
AVG. Adj. Sales Price:	90,428	COD:	13.50	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	79,335	PRD:	102.50	MIN Sales Ratio:	0.67		

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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	196	95.00	93.60	91.80	10.83	101.97	31.86	193.32	93.63 to 96.44	85,526	78,510
10/01/03 TO 12/31/03	149	94.77	92.96	91.24	9.53	101.88	32.34	162.50	92.87 to 95.93	84,642	77,230
01/01/04 TO 03/31/04	151	92.88	91.81	91.06	9.17	100.82	56.36	143.75	91.05 to 93.62	90,354	82,280
04/01/04 TO 06/30/04	225	91.04	89.82	88.96	11.45	100.96	33.49	148.20	88.73 to 93.00	86,995	77,393
07/01/04 TO 09/30/04	218	93.49	91.96	90.95	12.53	101.11	11.58	302.68	91.93 to 94.61	89,959	81,820
10/01/04 TO 12/31/04	172	87.66	89.22	87.24	14.16	102.27	18.98	197.31	85.76 to 90.09	101,307	88,380
01/01/05 TO 03/31/05	166	85.74	86.69	84.51	18.04	102.58	32.55	175.20	84.14 to 88.39	84,811	71,676
04/01/05 TO 06/30/05	240	83.80	84.85	79.59	17.55	106.61	0.67	240.66	81.11 to 85.70	97,803	77,843
<u>Study Years</u>											
07/01/03 TO 06/30/04	721	93.41	91.91	90.64	10.50	101.41	31.86	193.32	92.67 to 93.99	86,813	78,687
07/01/04 TO 06/30/05	796	87.99	88.13	85.29	16.02	103.32	0.67	302.68	86.85 to 89.08	93,702	79,923
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	766	91.83	90.69	89.50	12.05	101.33	11.58	302.68	90.61 to 92.74	91,714	82,083
<u>ALL</u>											
	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRADY	23	93.33	96.77	96.33	13.06	100.46	39.33	163.88	90.57 to 102.36	24,352	23,458
HERSHEY	35	93.48	94.97	94.13	13.78	100.90	47.56	162.50	91.40 to 100.10	67,084	63,143
MAXWELL	15	97.50	95.45	97.37	8.69	98.03	72.50	116.90	89.85 to 103.19	40,503	39,436
NORTH PLATTE	981	91.53	90.75	88.66	12.16	102.37	0.67	214.25	90.49 to 92.58	90,145	79,918
RURAL RES	392	87.34	86.44	84.37	17.16	102.46	9.92	302.68	84.73 to 89.59	103,260	87,118
SUTHERLAND	52	95.91	94.45	94.37	9.48	100.08	45.00	146.40	93.96 to 98.87	80,743	76,200
WALLACE	10	89.88	88.89	93.48	11.62	95.08	63.90	108.00	72.38 to 100.69	43,340	40,515
WELLFLEET	9	85.63	80.57	76.40	23.25	105.46	42.00	119.50	45.00 to 97.97	13,483	10,301
<u>ALL</u>											
	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

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	1125	92.35	91.14	89.14	12.15	102.24	0.67	214.25	91.28 to 92.95	85,957	76,623
2	50	91.75	88.00	88.38	13.07	99.58	32.94	131.75	84.47 to 94.73	131,378	116,106
3	342	86.42	86.22	83.59	17.74	103.14	9.92	302.68	83.86 to 89.20	99,149	82,880
<u>ALL</u>											
	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

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:	1517	MEDIAN:	91	COV:	21.49	95% Median C.I.:	90.26 to 91.96
TOTAL Sales Price:	136,979,428	WGT. MEAN:	88	STD:	19.32	95% Wgt. Mean C.I.:	86.82 to 88.65
TOTAL Adj.Sales Price:	137,179,866	MEAN:	90	AVG.ABS.DEV:	12.31	95% Mean C.I.:	88.96 to 90.90
TOTAL Assessed Value:	120,352,320						
AVG. Adj. Sales Price:	90,428	COD:	13.50	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	79,335	PRD:	102.50	MIN Sales Ratio:	0.67		

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

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1245	91.80	90.92	88.47	11.64	102.77	0.67	214.25	90.88 to 92.63	100,507	88,919
2	236	85.82	85.10	74.90	23.90	113.61	4.38	302.68	81.64 to 89.60	28,792	21,565
3	36	88.53	87.12	86.76	12.58	100.42	41.04	118.35	81.13 to 94.98	145,925	126,602
ALL	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1494	91.22	90.06	87.94	13.46	102.41	0.67	302.68	90.38 to 92.12	90,103	79,238
06	23	81.38	81.18	76.81	14.96	105.69	41.90	106.02	74.56 to 92.16	111,508	85,649
07											
ALL	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Assessed Value:	120,352,320						
AVG. Adj. Sales Price:	90,428	COD:	13.50	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	79,335	PRD:	102.50	MIN Sales Ratio:	0.67		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
21-0153											
24-0020											
24-0100											
32-0046	11	85.63	81.32	82.19	19.69	98.94	42.00	119.50	45.00 to 97.97	44,259	36,375
32-0095											
32-0125	2	79.35	79.35	64.33	21.35	123.36	62.41	96.30	N/A	23,850	15,342
51-0006	5	90.57	89.77	89.55	5.15	100.24	77.18	98.66	N/A	70,240	62,903
56-0001	1042	91.31	90.36	87.78	12.63	102.94	0.67	240.66	90.38 to 92.46	92,831	81,486
56-0005	77	85.94	90.13	83.25	19.09	108.27	9.92	302.68	82.20 to 90.44	84,290	70,171
56-0006	37	94.83	95.24	90.58	12.15	105.15	39.33	163.88	90.91 to 99.10	67,901	61,506
56-0007	36	84.47	81.85	79.29	20.21	103.22	11.58	118.80	73.33 to 95.96	61,394	48,681
56-0008	8	76.92	82.87	85.51	31.25	96.91	50.72	135.78	50.72 to 135.78	124,856	106,763
56-0037	63	92.70	92.34	90.23	15.41	102.34	47.56	162.50	89.57 to 98.01	81,553	73,585
56-0044	148	88.93	86.99	88.57	13.21	98.21	32.55	137.75	83.86 to 90.31	99,386	88,029
56-0055	66	95.91	94.59	92.95	10.19	101.77	45.00	146.40	93.96 to 98.89	87,183	81,034
56-0082	4	75.47	75.03	80.69	17.37	92.99	56.00	93.17	N/A	152,125	122,743
56-0565	12	89.88	86.82	93.36	12.74	93.00	60.00	108.00	72.38 to 99.68	43,008	40,152
57-0501	6	62.40	68.69	68.23	32.85	100.67	33.49	99.63	33.49 to 99.63	104,366	71,206
60-0090											
68-0020											
NonValid School											
ALL	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

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:	1517	MEDIAN:	91	COV:	21.49	95% Median C.I.:	90.26 to 91.96
TOTAL Sales Price:	136,979,428	WGT. MEAN:	88	STD:	19.32	95% Wgt. Mean C.I.:	86.82 to 88.65
TOTAL Adj.Sales Price:	137,179,866	MEAN:	90	AVG.ABS.DEV:	12.31	95% Mean C.I.:	88.96 to 90.90
TOTAL Assessed Value:	120,352,320						
AVG. Adj. Sales Price:	90,428	COD:	13.50	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	79,335	PRD:	102.50	MIN Sales Ratio:	0.67		

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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	262	87.92	85.69	77.46	22.68	110.64	0.67	302.68	83.69 to 89.76	33,988	26,325
Prior TO 1860	1	118.70	118.70	118.70			118.70	118.70	N/A	57,000	67,660
1860 TO 1899	7	94.01	93.62	91.47	12.60	102.36	69.61	121.95	69.61 to 121.95	60,300	55,155
1900 TO 1919	131	94.51	94.50	90.64	12.73	104.26	48.35	214.25	92.82 to 95.92	59,198	53,655
1920 TO 1939	192	93.14	92.46	89.41	14.52	103.41	18.98	193.32	91.37 to 94.85	62,027	55,459
1940 TO 1949	125	90.50	90.07	86.21	14.49	104.48	50.21	162.50	87.06 to 94.24	66,731	57,529
1950 TO 1959	168	91.13	90.79	89.74	10.41	101.17	56.52	144.04	88.67 to 93.63	87,358	78,394
1960 TO 1969	132	92.68	90.27	89.69	9.48	100.66	41.04	117.00	89.52 to 93.84	105,028	94,196
1970 TO 1979	261	89.57	89.39	86.88	11.10	102.88	32.34	197.31	87.35 to 90.76	120,373	104,584
1980 TO 1989	51	87.61	87.50	86.94	9.40	100.64	61.47	103.19	84.31 to 93.00	141,285	122,835
1990 TO 1994	35	90.44	89.77	89.16	6.64	100.69	72.27	101.91	87.03 to 93.83	169,500	151,118
1995 TO 1999	65	91.77	89.19	88.25	8.72	101.07	60.07	106.19	87.98 to 93.96	163,418	144,214
2000 TO Present	87	91.48	90.86	89.00	9.62	102.09	28.14	135.78	88.93 to 93.95	184,742	164,417
ALL	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

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	12	93.17	85.30	84.94	16.09	100.42	45.00	119.50	72.38 to 97.97	2,320	1,971
5000 TO 9999	38	98.70	109.63	107.32	31.68	102.16	39.33	302.68	90.91 to 112.50	7,406	7,948
Total \$											
1 TO 9999	50	97.29	103.79	105.30	28.54	98.57	39.33	302.68	90.91 to 100.83	6,185	6,513
10000 TO 29999	236	91.57	93.52	92.74	21.62	100.84	4.38	214.25	88.87 to 95.46	19,545	18,126
30000 TO 59999	252	94.82	92.68	92.67	13.32	100.01	11.58	171.22	93.31 to 96.27	44,699	41,424
60000 TO 99999	441	90.39	88.59	88.61	10.61	99.98	31.86	132.44	88.44 to 92.12	78,788	69,815
100000 TO 149999	298	88.99	87.56	87.40	9.69	100.18	48.56	135.78	86.39 to 90.53	122,803	107,332
150000 TO 249999	201	90.09	86.34	86.44	10.95	99.89	0.67	106.90	88.10 to 92.62	186,361	161,093
250000 TO 499999	39	88.05	84.32	83.29	11.62	101.24	32.34	102.47	82.32 to 91.77	312,659	260,415
ALL	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

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:	1517	MEDIAN:	91	COV:	21.49	95% Median C.I.:	90.26 to 91.96
TOTAL Sales Price:	136,979,428	WGT. MEAN:	88	STD:	19.32	95% Wgt. Mean C.I.:	86.82 to 88.65
TOTAL Adj.Sales Price:	137,179,866	MEAN:	90	AVG.ABS.DEV:	12.31	95% Mean C.I.:	88.96 to 90.90
TOTAL Assessed Value:	120,352,320						
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AVG. Assessed Value:	79,335	PRD:	102.50	MIN Sales Ratio:	0.67		

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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	23	72.38	65.42	19.57	36.02	334.25	0.67	119.50	49.55 to 93.00	13,532	2,648
5000 TO 9999	46	87.31	80.32	66.47	29.04	120.84	18.98	160.00	63.16 to 97.50	11,633	7,732
Total \$											
1 TO 9999	69	81.64	75.35	49.22	32.14	153.09	0.67	160.00	62.22 to 93.00	12,266	6,037
10000 TO 29999	246	89.60	91.59	80.51	21.22	113.76	8.18	302.68	87.00 to 92.29	23,599	18,999
30000 TO 59999	319	92.28	91.75	86.92	15.80	105.56	32.61	181.42	89.07 to 93.99	52,717	45,823
60000 TO 99999	452	90.97	89.99	88.02	10.00	102.24	28.14	140.00	89.45 to 92.56	88,926	78,273
100000 TO 149999	263	90.50	88.96	87.39	9.09	101.80	32.34	132.44	88.44 to 91.83	137,727	120,357
150000 TO 249999	147	93.52	91.61	90.57	6.92	101.15	41.90	135.78	91.77 to 94.50	205,090	185,753
250000 TO 499999	21	93.17	89.62	88.23	8.46	101.57	61.47	102.47	84.90 to 96.80	340,269	300,235
ALL											
	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	252	85.58	84.89	73.79	23.84	115.03	0.67	302.68	81.69 to 89.07	29,831	22,013
10	62	97.50	102.14	96.68	18.63	105.64	41.04	197.31	93.56 to 101.21	27,006	26,110
15	28	91.18	91.97	89.58	10.46	102.66	58.16	145.06	87.93 to 98.17	78,466	70,293
20	272	93.00	91.85	87.61	14.67	104.85	39.33	214.25	90.31 to 94.80	62,838	55,049
25	112	89.45	89.58	88.27	10.45	101.49	46.76	144.04	87.00 to 92.10	76,427	67,461
30	474	91.79	89.74	87.64	10.94	102.40	18.98	181.42	89.52 to 92.82	99,982	87,622
35	177	90.61	89.78	89.06	8.42	100.81	56.52	135.78	88.44 to 92.35	127,066	113,163
40	101	92.62	90.75	90.17	7.48	100.64	28.14	115.39	90.48 to 94.45	197,906	178,453
45	28	93.57	90.67	89.50	7.57	101.31	65.07	106.90	84.98 to 95.27	234,873	210,203
50	11	90.24	88.34	87.12	10.05	101.39	61.47	102.47	78.98 to 100.37	335,593	292,383
ALL											
	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96	90,428	79,335

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: Derived)

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TOTAL Adj.Sales Price:	137,179,866	MEAN:	90	AVG.ABS.DEV:	12.31	95% Mean C.I.:	88.96 to 90.90
TOTAL Assessed Value:	120,352,320						
AVG. Adj. Sales Price:	90,428	COD:	13.50	MAX Sales Ratio:	302.68		
AVG. Assessed Value:	79,335	PRD:	102.50	MIN Sales Ratio:	0.67		

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	243	85.70	85.14	73.79	24.12	115.38	0.67	302.68	82.20 to 89.10		30,288	22,351
101	945	91.96	91.38	88.76	11.98	102.95	18.98	214.25	90.95 to 92.82		94,590	83,956
102	82	92.49	89.64	88.98	9.39	100.74	60.40	121.95	89.17 to 94.63		139,240	123,895
103	45	90.24	89.23	89.20	7.29	100.03	67.16	101.58	86.62 to 93.63		139,440	124,380
104	124	93.12	91.05	87.93	10.94	103.55	48.35	134.91	89.45 to 94.54		118,455	104,153
106	12	81.40	82.56	82.47	17.67	100.10	51.10	113.09	67.00 to 100.83		22,533	18,583
111	32	83.68	85.10	84.94	6.56	100.19	63.72	110.70	80.78 to 87.61		139,225	118,259
301	23	86.29	86.06	86.26	11.03	99.77	61.84	101.08	79.92 to 96.84		98,234	84,737
302	2	107.97	107.97	108.03	0.95	99.95	106.94	109.00	N/A		66,250	71,570
304	7	95.75	90.40	87.17	11.41	103.70	58.80	109.51	58.80 to 109.51		87,500	76,275
305	1	98.51	98.51	98.51			98.51	98.51	N/A		41,900	41,275
307	1	84.57	84.57	84.57			84.57	84.57	N/A		278,929	235,895
<u>ALL</u>												
	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96		90,428	79,335

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	255	85.63	84.94	74.17	23.67	114.52	0.67	302.68	82.20 to 89.07		30,353	22,513
10	43	94.25	99.78	92.36	20.49	108.03	48.35	197.31	91.46 to 97.50		33,334	30,787
20	112	98.77	100.84	93.82	16.97	107.48	39.33	214.25	95.98 to 100.90		40,535	38,030
25	45	91.71	92.74	90.40	13.54	102.58	61.23	173.06	86.50 to 95.95		73,248	66,218
30	548	91.31	89.86	88.71	10.30	101.30	28.14	148.20	89.87 to 92.78		108,518	96,269
35	134	90.00	88.49	87.82	10.54	100.76	18.98	134.91	86.61 to 92.52		106,747	93,750
40	278	90.39	89.10	87.73	9.78	101.56	52.34	148.57	88.01 to 92.02		121,944	106,976
50	97	91.79	89.47	87.91	10.20	101.77	59.54	117.00	87.19 to 93.85		119,541	105,089
55	1	81.98	81.98	81.98			81.98	81.98	N/A		274,500	225,045
60	4	94.15	92.45	91.15	4.27	101.43	83.87	97.65	N/A		156,875	142,996
<u>ALL</u>												
	1517	91.17	89.93	87.73	13.50	102.50	0.67	302.68	90.26 to 91.96		90,428	79,335

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:	153	MEDIAN:	97	COV:	29.65	95% Median C.I.:	94.13 to 98.84
TOTAL Sales Price:	26,483,110	WGT. MEAN:	98	STD:	28.68	95% Wgt. Mean C.I.:	91.56 to 104.83
TOTAL Adj.Sales Price:	26,167,279	MEAN:	97	AVG.ABS.DEV:	15.09	95% Mean C.I.:	92.20 to 101.29
TOTAL Assessed Value:	25,694,914						
AVG. Adj. Sales Price:	171,027	COD:	15.55	MAX Sales Ratio:	299.55		
AVG. Assessed Value:	167,940	PRD:	98.53	MIN Sales Ratio:	14.19		

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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	8	95.90	96.42	97.39	3.17	99.01	92.01	103.11	92.01 to 103.11	144,085	140,318
10/01/02 TO 12/31/02	6	100.24	102.17	102.37	4.24	99.81	96.11	111.02	96.11 to 111.02	123,500	126,427
01/01/03 TO 03/31/03	10	103.08	109.45	106.40	13.53	102.87	86.94	143.85	90.59 to 140.53	293,666	312,449
04/01/03 TO 06/30/03	7	99.14	97.57	95.97	2.56	101.67	93.90	100.85	93.90 to 100.85	97,742	93,803
07/01/03 TO 09/30/03	23	97.43	102.29	102.81	16.10	99.50	45.80	218.46	93.28 to 100.49	158,663	163,122
10/01/03 TO 12/31/03	10	92.16	90.62	85.93	7.63	105.45	77.27	99.60	79.52 to 99.33	184,600	158,632
01/01/04 TO 03/31/04	14	92.50	93.38	104.25	12.93	89.57	60.33	145.26	84.36 to 100.34	207,428	216,251
04/01/04 TO 06/30/04	17	98.26	95.01	110.35	13.07	86.10	49.46	152.13	89.67 to 101.15	229,514	253,270
07/01/04 TO 09/30/04	18	98.51	96.59	96.61	6.71	99.97	67.60	116.99	91.75 to 102.20	130,746	126,320
10/01/04 TO 12/31/04	8	94.08	88.95	94.83	13.25	93.80	43.95	108.84	43.95 to 108.84	158,525	150,323
01/01/05 TO 03/31/05	16	92.47	86.10	82.03	22.25	104.95	14.19	140.00	76.40 to 102.18	131,631	107,982
04/01/05 TO 06/30/05	16	84.41	101.95	82.22	48.66	124.00	43.75	299.55	57.64 to 126.97	164,000	134,834
<u>Study Years</u>											
07/01/02 TO 06/30/03	31	99.14	102.00	102.68	7.28	99.34	86.94	143.85	96.11 to 101.65	177,888	182,652
07/01/03 TO 06/30/04	64	97.06	96.59	103.01	13.48	93.76	45.80	218.46	92.85 to 99.33	192,203	197,988
07/01/04 TO 06/30/05	58	94.70	94.12	88.14	22.40	106.78	14.19	299.55	90.58 to 99.07	143,995	126,921
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	50	98.25	100.73	100.03	12.51	100.70	45.80	218.46	94.02 to 99.69	182,322	182,385
01/01/04 TO 12/31/04	57	97.00	94.26	103.66	11.18	90.93	43.95	152.13	91.75 to 99.83	182,936	189,639
<u>ALL</u>											
	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRADY	2	96.22	96.22	94.32	4.94	102.02	91.47	100.97	N/A	29,200	27,540
HERSHEY	2	98.63	98.63	98.73	0.74	99.89	97.90	99.36	N/A	12,250	12,095
MAXWELL	3	97.09	96.25	97.53	3.20	98.69	91.17	100.50	N/A	17,666	17,230
NORTH PLATTE	117	97.49	97.37	98.83	15.76	98.53	14.19	299.55	95.55 to 99.14	196,010	193,709
RURAL	24	91.15	89.89	92.80	16.10	96.86	23.65	164.04	83.82 to 95.47	124,512	115,553
SUTHERLAND	3	102.34	112.45	107.62	14.65	104.49	95.01	140.00	N/A	26,266	28,268
WALLACE	1	135.70	135.70	135.70			135.70	135.70	N/A	30,000	40,710
WELFLEET	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
<u>ALL</u>											
	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	26,167,279	MEAN:	97	AVG.ABS.DEV:	15.09	95% Mean C.I.:	92.20 to 101.29
TOTAL Assessed Value:	25,694,914						
AVG. Adj. Sales Price:	171,027	COD:	15.55	MAX Sales Ratio:	299.55		
AVG. Assessed Value:	167,940	PRD:	98.53	MIN Sales Ratio:	14.19		

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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	127	97.76	96.42	98.79	13.74	97.60	14.19	218.46	95.70 to 99.33	181,409	179,222
2	11	93.32	82.31	91.35	14.93	90.10	23.65	101.71	43.95 to 97.44	215,318	196,697
3	15	89.81	110.12	101.34	30.52	108.66	67.60	299.55	83.82 to 106.00	50,653	51,334
ALL	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

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	114	97.06	96.74	95.42	13.92	101.38	23.65	299.55	94.05 to 98.84	182,430	174,082
2	38	96.75	94.97	105.60	19.05	89.93	14.19	218.46	93.23 to 101.15	133,425	140,895
3	1	165.15	165.15	165.15			165.15	165.15	N/A	300,000	495,450
ALL	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

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

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
21-0153											
24-0020											
24-0100											
32-0046	1	100.91	100.91	100.91			100.91	100.91	N/A	1,100	1,110
32-0095											
32-0125											
51-0006	1	100.49	100.49	100.49			100.49	100.49	N/A	75,000	75,365
56-0001	127	97.08	96.21	98.29	15.85	97.89	14.19	299.55	94.13 to 98.92	197,040	193,666
56-0005											
56-0006	1	91.47	91.47	91.47			91.47	91.47	N/A	40,900	37,410
56-0007	3	97.09	96.25	97.53	3.20	98.69	91.17	100.50	N/A	17,666	17,230
56-0008	1	102.29	102.29	102.29			102.29	102.29	N/A	80,000	81,835
56-0037	4	98.63	110.14	97.52	21.86	112.94	79.24	164.04	N/A	76,125	74,236
56-0044	10	88.36	90.92	89.62	10.09	101.44	67.60	122.66	83.09 to 106.00	47,480	42,553
56-0055	3	102.34	112.45	107.62	14.65	104.49	95.01	140.00	N/A	26,266	28,268
56-0082											
56-0565	2	106.05	106.05	127.23	27.96	83.35	76.40	135.70	N/A	17,500	22,265
57-0501											
60-0090											
68-0020											
NonValid School											
ALL	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

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)
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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	50	95.35	93.48	102.75	17.53	90.98	14.19	218.46	92.85 to 99.69	121,419	124,762
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	12	97.79	112.09	93.62	28.93	119.72	56.81	299.55	87.69 to 102.47	81,483	76,287
1920 TO 1939	13	97.00	93.88	89.94	6.25	104.38	66.64	103.43	90.58 to 100.50	90,861	81,720
1940 TO 1949	14	99.00	97.47	96.89	3.47	100.60	87.06	102.57	91.45 to 100.97	123,007	119,184
1950 TO 1959	10	96.71	97.32	91.06	9.93	106.87	60.33	140.00	91.75 to 101.14	163,500	148,889
1960 TO 1969	9	95.47	90.35	86.73	22.53	104.17	54.08	140.53	57.64 to 117.68	184,722	160,205
1970 TO 1979	27	98.84	99.12	100.18	16.93	98.94	43.95	165.15	86.90 to 106.24	380,599	381,284
1980 TO 1989	8	94.45	99.69	101.10	16.83	98.60	68.74	164.04	68.74 to 164.04	83,112	84,029
1990 TO 1994	1	79.24	79.24	79.24			79.24	79.24	N/A	220,000	174,330
1995 TO 1999	1	91.00	91.00	91.00			91.00	91.00	N/A	235,000	213,845
2000 TO Present	8	92.52	95.96	100.20	12.13	95.77	76.40	122.66	76.40 to 122.66	190,200	190,572
ALL	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	96.04	96.04	93.78	5.07	102.41	91.17	100.91	N/A	2,050	1,922
5000 TO 9999	1	76.40	76.40	76.40			76.40	76.40	N/A	5,000	3,820
Total \$											
1 TO 9999	3	91.17	89.49	84.23	8.96	106.25	76.40	100.91	N/A	3,033	2,555
10000 TO 29999	19	100.97	107.93	101.13	21.70	106.72	45.80	299.55	87.48 to 103.70	19,049	19,265
30000 TO 59999	25	95.01	95.11	93.80	14.80	101.40	49.46	140.53	88.97 to 99.91	46,200	43,335
60000 TO 99999	32	98.66	98.41	98.10	11.46	100.32	43.95	164.04	93.28 to 100.85	77,931	76,450
100000 TO 149999	23	96.11	91.91	92.00	12.57	99.91	23.65	143.85	87.69 to 99.43	119,673	110,099
150000 TO 249999	30	93.65	90.68	90.09	17.66	100.66	14.19	218.46	89.67 to 95.70	194,541	175,263
250000 TO 499999	11	98.92	100.05	99.53	11.97	100.52	60.33	165.15	86.90 to 101.14	344,425	342,816
500000 +	10	98.92	102.13	104.71	19.22	97.53	64.22	152.13	77.27 to 145.26	977,000	1,023,025
ALL	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

PA&T 2006 Preliminary Statistics

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	3	91.17	89.49	84.23	8.96	106.25	76.40	100.91	N/A	3,033	2,555
Total \$ _____											
1 TO 9999	3	91.17	89.49	84.23	8.96	106.25	76.40	100.91	N/A	3,033	2,555
10000 TO 29999	23	97.90	92.57	61.96	30.41	149.40	14.19	299.55	68.74 to 102.34	32,449	20,106
30000 TO 59999	25	93.99	94.50	90.59	12.44	104.33	43.95	135.70	89.81 to 99.14	48,200	43,662
60000 TO 99999	35	98.26	98.15	93.30	12.18	105.20	43.75	164.04	93.28 to 100.49	86,569	80,765
100000 TO 149999	24	97.03	95.04	91.61	12.24	103.74	54.08	143.85	91.45 to 101.15	134,312	123,038
150000 TO 249999	22	93.88	93.00	92.05	7.92	101.03	60.33	111.02	91.00 to 97.76	204,647	188,380
250000 TO 499999	13	98.92	109.00	100.13	19.49	108.86	64.22	218.46	94.02 to 101.14	378,937	379,422
500000 +	8	101.03	107.87	108.82	18.28	99.13	77.27	152.13	77.27 to 152.13	1,065,625	1,159,582
ALL _____											
	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	54	94.64	92.74	99.34	17.48	93.35	14.19	218.46	92.01 to 99.60	131,629	130,759
10	33	95.70	94.54	89.65	14.64	105.46	56.81	164.04	91.47 to 100.50	154,849	138,827
15	1	108.84	108.84	108.84			108.84	108.84	N/A	200,000	217,670
20	56	98.94	102.53	102.46	15.62	100.07	43.95	299.55	96.68 to 99.91	198,363	203,249
25	3	97.49	96.23	97.35	3.15	98.84	91.00	100.20	N/A	499,560	486,340
30	6	89.60	89.22	87.02	5.34	102.53	82.47	98.84	82.47 to 98.84	190,366	165,656
ALL _____											
	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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OCCUPANCY CODE

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	38	95.35	92.70	104.19	21.24	88.98	14.19	218.46	91.17 to 100.34	132,502	138,054
248	1	122.66	122.66	122.66			122.66	122.66	N/A	34,900	42,810
300	3	97.05	95.87	96.41	2.43	99.44	91.75	98.82	N/A	182,666	176,103
304	2	98.46	98.46	97.78	0.98	100.69	97.49	99.43	N/A	457,500	447,357
305	1	93.44	93.44	93.44			93.44	93.44	N/A	175,000	163,525
311	1	100.50	100.50	100.50			100.50	100.50	N/A	12,000	12,060
313	1	101.14	101.14	101.14			101.14	101.14	N/A	250,000	252,840
319	1	106.24	106.24	106.24			106.24	106.24	N/A	2,200,000	2,337,280
325	6	99.45	105.43	105.27	9.39	100.14	90.59	143.85	90.59 to 143.85	113,000	118,958
326	1	299.55	299.55	299.55			299.55	299.55	N/A	10,000	29,955
336	1	97.43	97.43	97.43			97.43	97.43	N/A	81,000	78,915
341	3	100.41	110.65	99.85	16.44	110.81	91.00	140.53	N/A	122,333	122,150
343	5	97.08	105.28	112.58	12.75	93.52	89.67	145.26	N/A	556,540	626,549
344	10	96.61	95.74	92.39	8.61	103.62	65.09	126.97	86.90 to 100.85	171,200	158,178
349	1	69.82	69.82	69.82			69.82	69.82	N/A	240,000	167,570
350	4	95.19	102.14	88.54	15.90	115.36	82.47	135.70	N/A	265,000	234,621
351	1	85.22	85.22	85.22			85.22	85.22	N/A	75,000	63,915
352	15	97.00	94.43	94.77	6.64	99.64	57.64	106.61	92.46 to 100.49	117,460	111,321
353	27	99.91	95.46	96.34	9.34	99.08	66.64	117.68	90.58 to 102.34	129,425	124,690
380	1	165.15	165.15	165.15			165.15	165.15	N/A	300,000	495,450
381	2	97.49	97.49	97.08	2.07	100.42	95.47	99.50	N/A	103,987	100,950
384	1	56.81	56.81	56.81			56.81	56.81	N/A	86,000	48,855
386	1	54.08	54.08	54.08			54.08	54.08	N/A	237,500	128,430
389	4	85.42	76.63	75.50	15.34	101.50	43.95	91.71	N/A	60,800	45,901
391	1	76.40	76.40	76.40			76.40	76.40	N/A	5,000	3,820
406	6	89.39	89.84	85.62	7.71	104.92	76.06	104.00	76.06 to 104.00	59,066	50,574
408	1	100.97	100.97	100.97			100.97	100.97	N/A	17,500	17,670
410	2	79.84	79.84	62.18	24.44	128.40	60.33	99.36	N/A	147,000	91,410
418	1	97.76	97.76	97.76			97.76	97.76	N/A	177,000	173,030
419	2	137.07	137.07	131.67	19.67	104.10	110.11	164.04	N/A	75,020	98,782
421	1	140.00	140.00	140.00			140.00	140.00	N/A	20,000	28,000
437	1	99.09	99.09	99.09			99.09	99.09	N/A	35,000	34,680
442	1	91.47	91.47	91.47			91.47	91.47	N/A	40,900	37,410
853	6	86.77	85.39	80.67	13.50	105.84	64.22	100.20	64.22 to 100.20	427,780	345,097
ALL	153	97.08	96.75	98.19	15.55	98.53	14.19	299.55	94.13 to 98.84	171,027	167,940

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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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	8	98.19	100.76	97.81	7.23	103.01	91.45	125.80	91.45 to 125.80	121,187	118,533
03	143	97.08	96.52	98.22	16.15	98.27	14.19	299.55	94.13 to 98.82	175,103	171,979
04	2	97.15	97.15	97.22	5.29	99.93	92.01	102.29	N/A	79,000	76,802
<u>ALL</u>	<u>153</u>	<u>97.08</u>	<u>96.75</u>	<u>98.19</u>	<u>15.55</u>	<u>98.53</u>	<u>14.19</u>	<u>299.55</u>	<u>94.13 to 98.84</u>	<u>171,027</u>	<u>167,940</u>

2006 Assessment Survey for Lincoln County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 4
3. Other full-time employees: 7
4. Other part-time employees: 1 appraiser
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$396,850
 - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$16,900
8. Adopted budget, or granted budget if different from above: \$403,100
 - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: \$150,965
10. Amount of the total budget set aside for education/workshops: \$8,350
11. Appraisal/Reappraisal budget, if not part of the total budget: \$2,500 (Co. Bd set aside in addition to appraisal in #9).
12. Other miscellaneous funds: \$224,385 (inc. wages for all employees, other than appraisal staff which is included in #9, also includes expenses that are not specifically addressed above).
13. Total budget: \$403,100
 - a. Was any of last year's budget not used? Yes, \$13,358.00

B. Residential Appraisal Information

1. Data collection done by: Appraisers

2. **Valuation done by:** Appraiser and Assessor

3. **Date of last appraisal:** ¹ (see endnotes) 2006-All urban, suburban and rural subdivisions were appraised utilizing the steps in a revaluation as described on page 28 of IAAO Mass Appraisal of Real Property. 2005-Agricultural residential was appraised and brought current with other residential properties in the county (the agricultural appraisal included on-site reviews and updating of all residential improvements in the agricultural sector).

4. **Date of last “update”:** ² Same as appraisal for urban, suburban and rural subdivisions; 2005-Agricultural residential

5. **Pickup work done by:** ³ Appraisers

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	267			267

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2005-All urban, suburban and rural subdivisions-June 2001-Agricultural residential

7. **What was the last year the depreciation schedule for this property class developed using market-derived information?** 2006-Urban, suburban and rural subdivisions; 2005-Agricultural residential values were based on 2001 depreciation studies to bring them current with the urban, suburban and rural subdivisions for 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?** ⁴ A complete sales comparison approach has not been used in Lincoln County; however in conversation with the owner of MicroSolve Software the County believes they will have the availability to utilize this approach in the near future.

9. **Number of market areas/neighborhoods for this property class:** Urban 22; rural residential 11; each suburban area; and rural subdivisions are analyzed on their individual market conditions.

10. **How are these defined?** Location and similar property characteristics

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Appraisers

2. **Valuation done by:** Appraiser and assessor

- 3. **Date of last appraisal:** ¹ 1996
- 4. **Date of last “update”:** ² 2004
- 5. **Pickup work done by whom:** ³ Appraisers

Property Type	# of Permits	# of Info. Statements	Other		Total
Commercial	43				43

- 6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 1996
- 7. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** This is on-going utilizing the age-life method.
- 8. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** ⁵ This approach is developed manually and used whenever possible. The CAMA System is of no assistance at this time; which hopefully will improve in the near future.
- 9. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** ⁴ This approach is developed manually in some cases to support the cost approach.
- 10. **Number of market areas/neighborhoods for this property class?** North Platte-3; each of the six villages are defined as their own market area.
- 11. **How are these defined?** Location and similar property characteristics

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Appraisers
- 2. **Valuation done by:** Assessor and appraiser
- 3. **Date of last appraisal:** ¹ 2005-Agricultural buildings
- 4. **Date of last “update”:** ² 2005-Agricultural Buildings; 2006-Agricultural land
- 5. **Pickup work done by whom:** ³ Appraisers

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

6. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** ⁵ Not applicable to agricultural buildings or agricultural land.
7. **When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** ⁴ 2006-Agricultural land is analyzed and values adjusted, (if applicable) to arrive at 74-80 % of market value for agricultural land in each market area. An Excel spreadsheet is developed with sales in the current study period, with similar land classification groups; which assist the assessor in establishing values for the current year.
8. **What is the date of the soil survey currently used?** 1978
9. **What date was the last countywide land use study completed?** On-going study and updating
 - a. **By what method?** Physical inspections during agricultural improvement appraisal and during the pick up work period, FSA maps, well registrations and personal contact.
 - b. **By whom?** Appraiser and assessor
 - c. **What proportion is complete / implemented at this time?** 100% to the best knowledge of the assessor
10. **Number of market areas/neighborhoods for this property class:** 4
11. **How are these defined?** Topography and land classification groups
12. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** There are only a few parcels designated with special value.

E. Computer, Automation Information and GIS

1. **Administrative software:** MIPS Inc
2. **CAMA software:** MIPS Inc
3. **Cadastral maps or GIS software:** 1965 Cadastral maps
 - a. **Who maintains the Cadastral Maps?** Assessor's Office
 - b. **Who maintains the GIS software and maps?** Not applicable as of 1-1-2006 (GIS is in development)

4. Personal Property software: MIPS Inc

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? North Platte, Maxwell, Brady, Sutherland, Wallace and Wellfleet

c. When was zoning implemented? 1975

G. Contracted Services

1. Appraisal Services: None-all appraisal work is done in-house

2. Other Services: GIS-TerraScan (shared with the City of North Platte) MIPS Inc

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

II. Assessment Actions

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

- 1. Residential**-Following IAAO Mass Appraisal of Real Property “Steps in a Revaluation”; the appraisers in Lincoln County completed an appraisal for tax year 2006 in the City of North Platte, all villages, the suburban areas, and residential subdivisions. Appraisals were also completed for rural residential, Lake Maloney and Jeffery Lake. Marshall & Swift Replacement Cost New was updated to June 2005. New depreciation derived from the market in neighborhoods was applied to the new RCN. When new values were established, the lease-hold interest at Lake Maloney and Jeffery Lake were updated. The lease-hold interest values were determined from the market for each class and sub-class and applied accordingly. Annual maintenance was completed in a timely manner for all residential property in the county.
- 2. Commercial**-Rural commercial property was analyzed and land values were adjusted to reflect market conditions. The major area adjusted was along and either side of East 7th, 8th, 9th, 10th and 12th Streets east of Bryan Avenue to Bicentennial Avenue directly east of the city limits of North Platte. Annual maintenance was timely completed for all commercial property in the county.
- 3. Agricultural**-Based on the assessor’s analysis of the agricultural land sales in each of the four market areas, valuations adjustments were made to the irrigated and grass land classification groups. Dry land valuations were not adjusted for 2006 in any of the market areas.

Endnotes:

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

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

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

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

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

County 56 - Lincoln

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 22,317	Value 2,157,902,835	Total Growth 43,007,265 (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	1,304	9,145,850	236	3,248,270	699	11,907,040	2,239	24,301,160	
2. Res Improv Land	9,252	82,003,925	554	9,076,910	1,463	26,711,585	11,269	117,792,420	
3. Res Improvements	9,936	693,686,130	593	56,038,015	1,668	195,276,220	12,197	945,000,365	
4. Res Total	11,240	784,835,905	829	68,363,195	2,367	233,894,845	14,436	1,087,093,945	23,778,280
% of Total	77.86	72.19	5.74	6.28	16.39	21.51	64.68	50.37	55.28
5. Rec UnImp Land	0	0	0	0	10	625,470	10	625,470	
6. Rec Improv Land	0	0	0	0	2	92,655	2	92,655	
7. Rec Improvements	0	0	0	0	289	35,329,075	289	35,329,075	
8. Rec Total	0	0	0	0	299	36,047,200	299	36,047,200	726,565
% of Total	0.00	0.00	0.00	0.00	***	***	1.33	1.67	1.68
Res+Rec Total	11,240	784,835,905	829	68,363,195	2,666	269,942,045	14,735	1,123,141,145	24,504,845
% of Total	76.28	69.87	5.62	6.08	18.09	24.03	66.02	52.04	56.97

County 56 - Lincoln

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 22,317	Value 2,157,902,835	Total Growth 43,007,265 (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	246	14,941,995	37	1,642,125	15	247,735	298	16,831,855	
10. Comm Improv Land	991	55,132,395	51	1,463,810	54	900,175	1,096	57,496,380	
11. Comm Improvements	1,060	225,042,060	54	5,342,590	84	10,695,595	1,198	241,080,245	
12. Comm Total	1,306	295,116,450	91	8,448,525	99	11,843,505	1,496	315,408,480	13,434,620
% of Total	87.29	93.56	6.08	2.67	6.61	3.75	6.70	14.61	31.23
13. Ind UnImp Land	0	0	0	0	2	138,365	2	138,365	
14. Ind Improv Land	2	104,980	0	0	0	0	2	104,980	
15. Ind Improvements	2	1,583,230	0	0	0	0	2	1,583,230	
16. Ind Total	2	1,688,210	0	0	2	138,365	4	1,826,575	0
% of Total	50.00	92.42	0.00	0.00	50.00	7.57	0.01	0.08	0.00
Comm+Ind Total	1,308	296,804,660	91	8,448,525	101	11,981,870	4	1,826,575	0
% of Total	87.20	93.55	6.06	2.66	6.73	3.77	6.72	14.70	31.23
17. Taxable Total	12,548	1,081,640,565	920	76,811,720	2,767	281,923,915	16,235	1,440,376,200	37,939,465
% of Total	77.28	75.09	5.66	4.74	17.04	18.74	72.74	66.74	88

County 56 - Lincoln

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	5	13,890	387,080	0	0	0
19. Commercial	14	6,484,960	54,567,510	0	0	0
20. Industrial	1	1,340,040	946,840	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	5	13,890	387,080
19. Commercial	0	0	0	14	6,484,960	54,567,510
20. Industrial	0	0	0	1	1,340,040	946,840
21. Other	0	0	0	0	0	0
22. Total Sch II				20	7,838,890	55,901,430

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	4	0
24. Mineral Interest-Non-Producing	0	0	0	0	11	34,250
	Records	Total Value	Growth			
23. Mineral Interest-Producing	4	0	0			
24. Mineral Interest-Non-Producing	11	34,250	0			
25. Mineral Interest Total	15	34,250	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	723	142	662	1,527

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	4,589	441,077,815	4,589	441,077,815
28. Ag-Improved Land	0	0	0	0	1,376	172,138,545	1,376	172,138,545
29. Ag-Improvements	0	0	0	0	1,478	104,276,025	1,478	104,276,025
30. Ag-Total Taxable							6,067	717,492,385

County 56 - Lincoln

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
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	37	37.000	133,500	37	37.000	133,500	
32. HomeSite Improv Land	1,049	1,199.560	4,542,190	1,049	1,199.560	4,542,190	
33. HomeSite Improvements	1,086		79,637,040	1,086		79,637,040	3,535,800
34. HomeSite Total				1,123	1,236.560	84,312,730	
35. FarmSite UnImp Land	78	178.000	81,300	78	178.000	81,300	
36. FarmSite Impr Land	1,304	3,267.630	1,655,980	1,304	3,267.630	1,655,980	
37. FarmSite Improv	1,302		24,638,985	1,302		24,638,985	1,532,000
38. FarmSite Total				1,380	3,445.630	26,376,265	
39. Road & Ditches		15,776.460			15,776.460		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,503	20,458.650	110,688,995	5,067,800

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	14	4,008.610	1,452,465	14	4,008.610	1,452,465

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	6	813.340	619,065	6	813.340	619,065
44. Recapture Val			698,825			698,825

County 56 - Lincoln

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	6,181.050	9,735,175	6,181.050	9,735,175
46. 1A	0.000	0	0.000	0	28,209.580	44,430,180	28,209.580	44,430,180
47. 2A1	0.000	0	0.000	0	6,925.240	10,907,270	6,925.240	10,907,270
48. 2A	0.000	0	0.000	0	11,618.520	18,291,410	11,618.520	18,291,410
49. 3A1	0.000	0	0.000	0	8,956.400	12,449,390	8,956.400	12,449,390
50. 3A	0.000	0	0.000	0	13,755.580	15,129,960	13,755.580	15,129,960
51. 4A1	0.000	0	0.000	0	11,871.310	13,049,980	11,871.310	13,049,980
52. 4A	0.000	0	0.000	0	4,432.500	4,430,455	4,432.500	4,430,455
53. Total	0.000	0	0.000	0	91,950.180	128,423,820	91,950.180	128,423,820
Dryland:								
54. 1D1	0.000	0	0.000	0	257.770	141,780	257.770	141,780
55. 1D	0.000	0	0.000	0	9,808.750	5,394,850	9,808.750	5,394,850
56. 2D1	0.000	0	0.000	0	2,946.600	1,620,645	2,946.600	1,620,645
57. 2D	0.000	0	0.000	0	5,230.630	2,746,115	5,230.630	2,746,115
58. 3D1	0.000	0	0.000	0	4,234.430	2,223,090	4,234.430	2,223,090
59. 3D	0.000	0	0.000	0	5,079.060	2,666,555	5,079.060	2,666,555
60. 4D1	0.000	0	0.000	0	6,087.890	3,043,945	6,087.890	3,043,945
61. 4D	0.000	0	0.000	0	1,814.140	907,075	1,814.140	907,075
62. Total	0.000	0	0.000	0	35,459.270	18,744,055	35,459.270	18,744,055
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	136.830	101,940	136.830	101,940
66. 2G	0.000	0	0.000	0	25,196.170	18,771,255	25,196.170	18,771,255
67. 3G1	0.000	0	0.000	0	28,367.600	21,133,910	28,367.600	21,133,910
68. 3G	0.000	0	0.000	0	28,203.450	9,730,210	28,203.450	9,730,210
69. 4G1	0.000	0	0.000	0	4,339.920	1,475,575	4,339.920	1,475,575
70. 4G	0.000	0	0.000	0	5,299.500	1,722,370	5,299.500	1,722,370
71. Total	0.000	0	0.000	0	91,543.470	52,935,260	91,543.470	52,935,260
72. Waste	0.000	0	0.000	0	2,768.650	138,450	2,768.650	138,450
73. Other	0.000	0	0.000	0	23,926.060	14,714,610	23,926.060	14,714,610
74. Exempt	1.000		3,730.300		10,926.880		14,658.180	
75. Total	0.000	0	0.000	0	245,647.630	214,956,195	245,647.630	214,956,195

County 56 - Lincoln

2006 County Abstract of Assessment for Real Property, Form 45

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	160.300	205,985	160.300	205,985
46. 1A	0.000	0	0.000	0	6,693.950	8,597,615	6,693.950	8,597,615
47. 2A1	0.000	0	0.000	0	3,509.880	4,106,560	3,509.880	4,106,560
48. 2A	0.000	0	0.000	0	4,611.500	4,911,260	4,611.500	4,911,260
49. 3A1	0.000	0	0.000	0	2,161.000	2,063,755	2,161.000	2,063,755
50. 3A	0.000	0	0.000	0	2,750.170	2,313,560	2,750.170	2,313,560
51. 4A1	0.000	0	0.000	0	1,930.690	1,617,475	1,930.690	1,617,475
52. 4A	0.000	0	0.000	0	10,031.510	8,024,685	10,031.510	8,024,685
53. Total	0.000	0	0.000	0	31,849.000	31,840,895	31,849.000	31,840,895
Dryland:								
54. 1D1	0.000	0	0.000	0	191.200	76,480	191.200	76,480
55. 1D	0.000	0	0.000	0	5,257.740	2,103,095	5,257.740	2,103,095
56. 2D1	0.000	0	0.000	0	2,019.780	807,915	2,019.780	807,915
57. 2D	0.000	0	0.000	0	2,895.610	1,158,240	2,895.610	1,158,240
58. 3D1	0.000	0	0.000	0	2,355.340	824,370	2,355.340	824,370
59. 3D	0.000	0	0.000	0	1,817.070	635,980	1,817.070	635,980
60. 4D1	0.000	0	0.000	0	1,908.830	668,095	1,908.830	668,095
61. 4D	0.000	0	0.000	0	2,694.500	875,730	2,694.500	875,730
62. Total	0.000	0	0.000	0	19,140.070	7,149,905	19,140.070	7,149,905
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	3,326.140	864,805	3,326.140	864,805
67. 3G1	0.000	0	0.000	0	2,981.620	775,220	2,981.620	775,220
68. 3G	0.000	0	0.000	0	455,705.090	88,862,545	455,705.090	88,862,545
69. 4G1	0.000	0	0.000	0	8,552.700	1,667,780	8,552.700	1,667,780
70. 4G	0.000	0	0.000	0	55,312.080	10,785,850	55,312.080	10,785,850
71. Total	0.000	0	0.000	0	525,877.630	102,956,200	525,877.630	102,956,200
72. Waste	0.000	0	0.000	0	2,082.680	104,135	2,082.680	104,135
73. Other	0.000	0	0.000	0	271.200	166,790	271.200	166,790
74. Exempt	0.000		78.990		979.790		1,058.780	
75. Total	0.000	0	0.000	0	579,220.580	142,217,925	579,220.580	142,217,925

County 56 - Lincoln

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	5.000	6,800	5.000	6,800
46. 1A	0.000	0	0.000	0	8,504.880	11,529,885	8,504.880	11,529,885
47. 2A1	0.000	0	0.000	0	5,533.850	6,944,985	5,533.850	6,944,985
48. 2A	0.000	0	0.000	0	6,419.450	7,088,005	6,419.450	7,088,005
49. 3A1	0.000	0	0.000	0	4,511.930	4,267,485	4,511.930	4,267,485
50. 3A	0.000	0	0.000	0	9,571.430	7,743,195	9,571.430	7,743,195
51. 4A1	0.000	0	0.000	0	5,982.080	4,841,295	5,982.080	4,841,295
52. 4A	0.000	0	0.000	0	58,738.170	45,163,800	58,738.170	45,163,800
53. Total	0.000	0	0.000	0	99,266.790	87,585,450	99,266.790	87,585,450
Dryland:								
54. 1D1	0.000	0	0.000	0	2.000	1,000	2.000	1,000
55. 1D	0.000	0	0.000	0	8,213.390	4,106,695	8,213.390	4,106,695
56. 2D1	0.000	0	0.000	0	3,283.600	1,559,710	3,283.600	1,559,710
57. 2D	0.000	0	0.000	0	4,621.300	2,195,120	4,621.300	2,195,120
58. 3D1	0.000	0	0.000	0	5,785.870	2,603,650	5,785.870	2,603,650
59. 3D	0.000	0	0.000	0	2,171.360	977,110	2,171.360	977,110
60. 4D1	0.000	0	0.000	0	5,594.880	2,461,760	5,594.880	2,461,760
61. 4D	0.000	0	0.000	0	3,628.590	1,542,165	3,628.590	1,542,165
62. Total	0.000	0	0.000	0	33,300.990	15,447,210	33,300.990	15,447,210
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	633.700	253,480	633.700	253,480
67. 3G1	0.000	0	0.000	0	1,446.200	578,480	1,446.200	578,480
68. 3G	0.000	0	0.000	0	288,240.140	64,854,290	288,240.140	64,854,290
69. 4G1	0.000	0	0.000	0	2,635.440	592,975	2,635.440	592,975
70. 4G	0.000	0	0.000	0	6,796.690	1,461,290	6,796.690	1,461,290
71. Total	0.000	0	0.000	0	299,752.170	67,740,515	299,752.170	67,740,515
72. Waste	0.000	0	0.000	0	1,484.240	74,210	1,484.240	74,210
73. Other	0.000	0	0.000	0	615.730	0	615.730	0
74. Exempt	0.000		0.000		3,384.010		3,384.010	
75. Total	0.000	0	0.000	0	434,419.920	170,847,385	434,419.920	170,847,385

County 56 - Lincoln

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	3,786.610	5,158,560	3,786.610	5,158,560
47. 2A1	0.000	0	0.000	0	641.700	698,425	641.700	698,425
48. 2A	0.000	0	0.000	0	494.000	485,225	494.000	485,225
49. 3A1	0.000	0	0.000	0	1,688.040	1,509,170	1,688.040	1,509,170
50. 3A	0.000	0	0.000	0	49.000	33,565	49.000	33,565
51. 4A1	0.000	0	0.000	0	1,163.400	750,685	1,163.400	750,685
52. 4A	0.000	0	0.000	0	515.500	287,335	515.500	287,335
53. Total	0.000	0	0.000	0	8,338.250	8,922,965	8,338.250	8,922,965
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	10,516.290	4,206,505	10,516.290	4,206,505
56. 2D1	0.000	0	0.000	0	1,384.380	553,755	1,384.380	553,755
57. 2D	0.000	0	0.000	0	683.830	239,340	683.830	239,340
58. 3D1	0.000	0	0.000	0	5,864.040	2,052,415	5,864.040	2,052,415
59. 3D	0.000	0	0.000	0	39.100	13,690	39.100	13,690
60. 4D1	0.000	0	0.000	0	2,119.820	593,545	2,119.820	593,545
61. 4D	0.000	0	0.000	0	714.290	200,000	714.290	200,000
62. Total	0.000	0	0.000	0	21,321.750	7,859,250	21,321.750	7,859,250
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	73.000	36,500	73.000	36,500
67. 3G1	0.000	0	0.000	0	437.600	218,800	437.600	218,800
68. 3G	0.000	0	0.000	0	65,650.420	15,427,870	65,650.420	15,427,870
69. 4G1	0.000	0	0.000	0	107,352.190	25,227,810	107,352.190	25,227,810
70. 4G	0.000	0	0.000	0	102,645.350	21,042,290	102,645.350	21,042,290
71. Total	0.000	0	0.000	0	276,158.560	61,953,270	276,158.560	61,953,270
72. Waste	0.000	0	0.000	0	927.980	46,400	927.980	46,400
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		2,635.530		2,635.530	
75. Total	0.000	0	0.000	0	306,746.540	78,781,885	306,746.540	78,781,885

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	231,404.220	256,773,130	231,404.220	256,773,130
77.Dry Land	0.000	0	0.000	0	109,222.080	49,200,420	109,222.080	49,200,420
78.Grass	0.000	0	0.000	0	1,193,331.830	285,585,245	1,193,331.830	285,585,245
79.Waste	0.000	0	0.000	0	7,263.550	363,195	7,263.550	363,195
80.Other	0.000	0	0.000	0	24,812.990	14,881,400	24,812.990	14,881,400
81.Exempt	1.000	0	3,809.290	0	17,926.210	0	21,736.500	0
82.Total	0.000	0	0.000	0	1,566,034.670	606,803,390	1,566,034.670	606,803,390

2006 Agricultural Land Detail

County 56 - Lincoln

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	6,181.050	6.72%	9,735,175	7.58%	1,575.003
1A	28,209.580	30.68%	44,430,180	34.60%	1,575.003
2A1	6,925.240	7.53%	10,907,270	8.49%	1,575.002
2A	11,618.520	12.64%	18,291,410	14.24%	1,574.332
3A1	8,956.400	9.74%	12,449,390	9.69%	1,389.999
3A	13,755.580	14.96%	15,129,960	11.78%	1,099.914
4A1	11,871.310	12.91%	13,049,980	10.16%	1,099.287
4A	4,432.500	4.82%	4,430,455	3.45%	999.538
Irrigated Total	91,950.180	100.00%	128,423,820	100.00%	1,396.667

Dry:

1D1	257.770	0.73%	141,780	0.76%	550.025
1D	9,808.750	27.66%	5,394,850	28.78%	550.003
2D1	2,946.600	8.31%	1,620,645	8.65%	550.005
2D	5,230.630	14.75%	2,746,115	14.65%	525.006
3D1	4,234.430	11.94%	2,223,090	11.86%	525.003
3D	5,079.060	14.32%	2,666,555	14.23%	525.009
4D1	6,087.890	17.17%	3,043,945	16.24%	500.000
4D	1,814.140	5.12%	907,075	4.84%	500.002
Dry Total	35,459.270	100.00%	18,744,055	100.00%	528.608

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	136.830	0.15%	101,940	0.19%	745.012
2G	25,196.170	27.52%	18,771,255	35.46%	745.004
3G1	28,367.600	30.99%	21,133,910	39.92%	745.001
3G	28,203.450	30.81%	9,730,210	18.38%	345.000
4G1	4,339.920	4.74%	1,475,575	2.79%	340.000
4G	5,299.500	5.79%	1,722,370	3.25%	325.006
Grass Total	91,543.470	100.00%	52,935,260	100.00%	578.252

Irrigated Total	91,950.180	37.43%	128,423,820	59.74%	1,396.667
Dry Total	35,459.270	14.44%	18,744,055	8.72%	528.608
Grass Total	91,543.470	37.27%	52,935,260	24.63%	578.252
Waste	2,768.650	1.13%	138,450	0.06%	50.006
Other	23,926.060	9.74%	14,714,610	6.85%	615.003
Exempt	14,658.180	5.97%			
Market Area Total	245,647.630	100.00%	214,956,195	100.00%	875.059

As Related to the County as a Whole

Irrigated Total	91,950.180	39.74%	128,423,820	50.01%	
Dry Total	35,459.270	32.47%	18,744,055	38.10%	
Grass Total	91,543.470	7.67%	52,935,260	18.54%	
Waste	2,768.650	38.12%	138,450	38.12%	
Other	23,926.060	96.43%	14,714,610	98.88%	
Exempt	14,658.180	67.44%			
Market Area Total	245,647.630	15.69%	214,956,195	35.42%	

2006 Agricultural Land Detail

County 56 - Lincoln

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	160.300	0.50%	205,985	0.65%	1,284.996
1A	6,693.950	21.02%	8,597,615	27.00%	1,284.385
2A1	3,509.880	11.02%	4,106,560	12.90%	1,170.000
2A	4,611.500	14.48%	4,911,260	15.42%	1,065.002
3A1	2,161.000	6.79%	2,063,755	6.48%	955.000
3A	2,750.170	8.64%	2,313,560	7.27%	841.242
4A1	1,930.690	6.06%	1,617,475	5.08%	837.770
4A	10,031.510	31.50%	8,024,685	25.20%	799.947
Irrigated Total	31,849.000	100.00%	31,840,895	100.00%	999.745

Dry:

1D1	191.200	1.00%	76,480	1.07%	400.000
1D	5,257.740	27.47%	2,103,095	29.41%	399.999
2D1	2,019.780	10.55%	807,915	11.30%	400.001
2D	2,895.610	15.13%	1,158,240	16.20%	399.998
3D1	2,355.340	12.31%	824,370	11.53%	350.000
3D	1,817.070	9.49%	635,980	8.89%	350.003
4D1	1,908.830	9.97%	668,095	9.34%	350.002
4D	2,694.500	14.08%	875,730	12.25%	325.006
Dry Total	19,140.070	100.00%	7,149,905	100.00%	373.556

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	3,326.140	0.63%	864,805	0.84%	260.002
3G1	2,981.620	0.57%	775,220	0.75%	259.999
3G	455,705.090	86.66%	88,862,545	86.31%	195.000
4G1	8,552.700	1.63%	1,667,780	1.62%	195.000
4G	55,312.080	10.52%	10,785,850	10.48%	194.999
Grass Total	525,877.630	100.00%	102,956,200	100.00%	195.779

Irrigated Total	31,849.000	5.50%	31,840,895	22.39%	999.745
Dry Total	19,140.070	3.30%	7,149,905	5.03%	373.556
Grass Total	525,877.630	90.79%	102,956,200	72.39%	195.779
Waste	2,082.680	0.36%	104,135	0.07%	50.000
Other	271.200	0.05%	166,790	0.12%	615.007
Exempt	1,058.780	0.18%			
Market Area Total	579,220.580	100.00%	142,217,925	100.00%	245.533

As Related to the County as a Whole

Irrigated Total	31,849.000	13.76%	31,840,895	12.40%	
Dry Total	19,140.070	17.52%	7,149,905	14.53%	
Grass Total	525,877.630	44.07%	102,956,200	36.05%	
Waste	2,082.680	28.67%	104,135	28.67%	
Other	271.200	1.09%	166,790	1.12%	
Exempt	1,058.780	4.87%			
Market Area Total	579,220.580	36.99%	142,217,925	23.44%	

2006 Agricultural Land Detail

County 56 - Lincoln

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5.000	0.01%	6,800	0.01%	1,360.000
1A	8,504.880	8.57%	11,529,885	13.16%	1,355.678
2A1	5,533.850	5.57%	6,944,985	7.93%	1,255.000
2A	6,419.450	6.47%	7,088,005	8.09%	1,104.145
3A1	4,511.930	4.55%	4,267,485	4.87%	945.822
3A	9,571.430	9.64%	7,743,195	8.84%	808.990
4A1	5,982.080	6.03%	4,841,295	5.53%	809.299
4A	58,738.170	59.17%	45,163,800	51.57%	768.900
Irrigated Total	99,266.790	100.00%	87,585,450	100.00%	882.323

Dry:

1D1	2.000	0.01%	1,000	0.01%	500.000
1D	8,213.390	24.66%	4,106,695	26.59%	500.000
2D1	3,283.600	9.86%	1,559,710	10.10%	475.000
2D	4,621.300	13.88%	2,195,120	14.21%	475.000
3D1	5,785.870	17.37%	2,603,650	16.86%	450.001
3D	2,171.360	6.52%	977,110	6.33%	449.999
4D1	5,594.880	16.80%	2,461,760	15.94%	440.002
4D	3,628.590	10.90%	1,542,165	9.98%	425.003
Dry Total	33,300.990	100.00%	15,447,210	100.00%	463.866

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	633.700	0.21%	253,480	0.37%	400.000
3G1	1,446.200	0.48%	578,480	0.85%	400.000
3G	288,240.140	96.16%	64,854,290	95.74%	225.000
4G1	2,635.440	0.88%	592,975	0.88%	225.000
4G	6,796.690	2.27%	1,461,290	2.16%	215.000
Grass Total	299,752.170	100.00%	67,740,515	100.00%	225.988

Irrigated Total	99,266.790	22.85%	87,585,450	51.27%	882.323
Dry Total	33,300.990	7.67%	15,447,210	9.04%	463.866
Grass Total	299,752.170	69.00%	67,740,515	39.65%	225.988
Waste	1,484.240	0.34%	74,210	0.04%	49.998
Other	615.730	0.14%	0	0.00%	0.000
Exempt	3,384.010	0.78%			
Market Area Total	434,419.920	100.00%	170,847,385	100.00%	393.277

As Related to the County as a Whole

Irrigated Total	99,266.790	42.90%	87,585,450	34.11%	
Dry Total	33,300.990	30.49%	15,447,210	31.40%	
Grass Total	299,752.170	25.12%	67,740,515	23.72%	
Waste	1,484.240	20.43%	74,210	20.43%	
Other	615.730	2.48%	0	0.00%	
Exempt	3,384.010	15.57%			
Market Area Total	434,419.920	27.74%	170,847,385	28.16%	

2006 Agricultural Land Detail

County 56 - Lincoln

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,786.610	45.41%	5,158,560	57.81%	1,362.316
2A1	641.700	7.70%	698,425	7.83%	1,088.398
2A	494.000	5.92%	485,225	5.44%	982.236
3A1	1,688.040	20.24%	1,509,170	16.91%	894.036
3A	49.000	0.59%	33,565	0.38%	685.000
4A1	1,163.400	13.95%	750,685	8.41%	645.250
4A	515.500	6.18%	287,335	3.22%	557.390
Irrigated Total	8,338.250	100.00%	8,922,965	100.00%	1,070.124

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	10,516.290	49.32%	4,206,505	53.52%	399.998
2D1	1,384.380	6.49%	553,755	7.05%	400.002
2D	683.830	3.21%	239,340	3.05%	349.999
3D1	5,864.040	27.50%	2,052,415	26.11%	350.000
3D	39.100	0.18%	13,690	0.17%	350.127
4D1	2,119.820	9.94%	593,545	7.55%	279.997
4D	714.290	3.35%	200,000	2.54%	279.998
Dry Total	21,321.750	100.00%	7,859,250	100.00%	368.602

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	73.000	0.03%	36,500	0.06%	500.000
3G1	437.600	0.16%	218,800	0.35%	500.000
3G	65,650.420	23.77%	15,427,870	24.90%	235.000
4G1	107,352.190	38.87%	25,227,810	40.72%	235.000
4G	102,645.350	37.17%	21,042,290	33.96%	204.999
Grass Total	276,158.560	100.00%	61,953,270	100.00%	224.339

Irrigated Total	8,338.250	2.72%	8,922,965	11.33%	1,070.124
Dry Total	21,321.750	6.95%	7,859,250	9.98%	368.602
Grass Total	276,158.560	90.03%	61,953,270	78.64%	224.339
Waste	927.980	0.30%	46,400	0.06%	50.001
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2,635.530	0.86%			
Market Area Total	306,746.540	100.00%	78,781,885	100.00%	256.830

As Related to the County as a Whole

Irrigated Total	8,338.250	3.60%	8,922,965	3.48%	
Dry Total	21,321.750	19.52%	7,859,250	15.97%	
Grass Total	276,158.560	23.14%	61,953,270	21.69%	
Waste	927.980	12.78%	46,400	12.78%	
Other	0.000	0.00%	0	0.00%	
Exempt	2,635.530	12.12%			
Market Area Total	306,746.540	19.59%	78,781,885	12.98%	

2006 Agricultural Land Detail

County 56 - Lincoln

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	231,404.220	256,773,130
Dry	0.000	0	0.000	0	109,222.080	49,200,420
Grass	0.000	0	0.000	0	1,193,331.830	285,585,245
Waste	0.000	0	0.000	0	7,263.550	363,195
Other	0.000	0	0.000	0	24,812.990	14,881,400
Exempt	1.000	0	3,809.290	0	17,926.210	0
Total	0.000	0	0.000	0	1,566,034.670	606,803,390

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	231,404.220	256,773,130	231,404.220	14.78%	256,773,130	42.32%	1,109.630
Dry	109,222.080	49,200,420	109,222.080	6.97%	49,200,420	8.11%	450.462
Grass	1,193,331.830	285,585,245	1,193,331.830	76.20%	285,585,245	47.06%	239.317
Waste	7,263.550	363,195	7,263.550	0.46%	363,195	0.06%	50.002
Other	24,812.990	14,881,400	24,812.990	1.58%	14,881,400	2.45%	599.742
Exempt	21,736.500	0	21,736.500	1.39%	0	0.00%	0.000
Total	1,566,034.670	606,803,390	1,566,034.670	100.00%	606,803,390	100.00%	387.477

* Department of Property Assessment & Taxation Calculates

THREE-YEAR PLAN OF ASSESSMENT UPDATE FOR LINCOLN COUNTY 2005

Neb. Laws 2005 LB 263 Section 9, passed with the emergency clause, and signed by the governor on March 9, 2005 repealed provisions relating to the assessor's five-year plan of assessment in Neb. Rev. Stat 77-1311(8). New language in LB 263 instituted a 3-year plan of assessment.

For purposes of this report, Lincoln County uses the following definitions of assessments from "Property Appraisal and Assessment Administration"

1. Assessment review: the reexamination of assessments by a governmental agency that has the authority to alter individual assessments on its own motion.
2. Reappraisal: the mass appraisal of all property within an assessment jurisdiction accomplished within or at the beginning of a reappraisal cycle (revaluation or reassessment).
3. Updates: annual adjustments applied to properties between reappraisals.

2006 Residential

The County Appraisal staff will be doing a reappraisal of the city of North Platte and suburban areas containing 9,059 parcels beginning in mid-July. Monitoring the sales of the villages will be used to determine the necessity for reappraisal in any or all of these areas. This reappraisal will include re-costing to June 2005 and new depreciation tables developed from the sales of each subclass. With the legislative unfunded mandate for new property record cards by 2007, this will have to begin as soon as possible if we have any hope at all of getting it done.

2007

A reappraisal of any villages that were not done for 2006 because of time issues will be done this year. As always, residential sales for the past twenty-four months ending June 30, 2006 will be closely watched for changes in statistics that warrant some type of action. Work on new property records will continue and a reappraisal of commercial and industrial property will begin. There are a total of 1,400 urban and suburban parcels in this subclass.

2008

Sales in all neighborhoods of North Platte will be studied to keep up with the market. Some areas may need to be fine tuned if the market shows a decline below the recommended levels.

2006 Commercial

We have seen considerable growth in North Platte along and on either side of Hwy 83 south to I-80 and beyond to State Farm Road. There are also considerable multi-family buildings on the west side of the city. We will keep up with new construction as well as study sales for land value and improved property adjustments. Training of the appraisal staff will continue in preparation for a commercial reappraisal of Lincoln County to begin for tax year 2007.

2007

The goals are to re-cost and revalue the 1,080 commercial and industrial improvements county-wide. This will be done in-house with the appraisers adequately trained in commercial property assessment by Senior Appraiser Bill Thornburgh.

2008

Fine tuning of the reappraisal of 2007 commercial reappraisal will continue as well as sales studies of this subclass and residential properties done in 2006. This will allow the appraisers to turn their attention to rural residential.

2006 Rural Residential

Over the past several years there has been an ever-increasing desire “to live in the country” and it doesn’t seem to matter how long of a commute to work is required each day. Pick-up work is completed by the required deadline with considerable driving involved in a county this size.

2007

A reappraisal of the 1,840 parcels will be in order for this subclass as well as commercial property if time permits. This will put all residential property on the same costing within two years. If a study of North Platte and suburban areas show no change is necessary it will remain as a constant value. Values will be updated as needed.

2008

Time is a deciding factor for this year. If the reappraisal for the County is not completed, it will be a priority as soon as possible in the summer following valuation protests.

2006 Improved Agricultural Sites

The reappraisal of the remainder of the agricultural sites was completed for ranges twenty-nine through thirty-four and south of Interstate 80. This was an extremely time-consuming task in light of the fact it had been years since the last reappraisal, so improvements need inventoried, re-measured and photographed. The 1,492 parcels are scattered over the 2,500+ square miles of Lincoln County.

2007 & 2008

Pick up work will be, as in years past, completed in a timely manner. Sales of improved agricultural sites will be reviewed but only sales of unimproved land are used to set agricultural land values.

With the reappraisal of residential property for 2006 an assessment cycle will be created. Residential in 2006, Rural Residential and Commercial in 2007, and Agricultural Improvement Sites in 2008. This should have most properties reassessed at least every three years, if the market shows the necessity.

Unimproved Agricultural Land

The sales for the appropriate previous 36 months are studied **annually** by Market Area. Four Market Areas were created along the natural geographical and topographical boundaries. Area one along the Platte River has excellent farm ground and sub-irrigated hay meadows. Area two is mostly sand hills pasture except for some pivot irrigated farm ground along the Logan County line in the northeast corner that extends south along our east border with Custer County. Area three is also sand hills but most of the land has been converted to pivot irrigated farms. Area four is cedar tree and brush covered canyons. There is more-level tillable farm ground along the Dawson County border in the southeast corner. Since these areas have such diverse terrain and use, each area is studied separately for use, sale price and soil type to determine the appropriate values.

2005 R & O Statistics

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>MEAN</u>	<u>COD</u>	<u>PRD</u>
Residential	94.34	94.30	11.08	102.87
Commercial/Industrial	97.44	96.81	10.26	98.81
Unimproved Ag	76.00	78.94	23.72	103.44

Training

The assessor and deputy have completed the 60 hours of continuing education mandated by the Department for 2002-2006. These hours are obtained at department classes and workshops. IAAO classes have become prohibitive in cost for multiple students. One staff member passed the Certification Test in August of 2004 and attended the 2004 and 2005 Spring/Fall Workshops to start on her hours. Three new appraiser assistants plan to attend IAAO Course 300 in August. These classes are very costly and almost prohibit any other staff members from attending classes.

Budget

Assessor's purposed budget for 2005-2006	\$398,100
Salaries	\$359,975
Computers and Programs	\$15,650
Reappraisal is included in this budget	

Staff

1 Assessor	6 Clerks
1 Deputy	1 Senior Appraiser
1 Computer Analyst	3 Appraiser Assistants

Staff Responsibilities

The following is a calendar for the Assessor's Office with the amount of forms to be filed timely to comply with state statute.

Permissive Exemptions – These are hand typed and sent to the owner of the property by November 15th as a courtesy. This also ensures that the legal description of the property is correct. 195 Form 451 (451A) tax exemption applications and affidavit of continuing exempt use filed by December 31st of the year previous to that tax year.

Homestead Exemption Application – 1,291 applications filed by June 30th along with an income statement from applicant's tax records.

Personal Property Returns – 2,225 returns filed by May 1st using the applicant's depreciation worksheet from tax records.

Form 45 County Abstract of Assessment of Real Property – Real Estate values must be completed by March 20th. This requires the entire staff to accumulate values on all classes of real estate.

Notice of Valuation Change – 10,409 forms sent to owners whose value had changed from the previous year.

Property Valuation Protest – Protests are filed during the month of June. The entire staff is either involved with helping taxpayers review their property record cards for accuracy, to the appraisal staff physically inspecting and reviewing property per owner's requests.

County Board of Equalization – takes the assessor and appraisal staff away from other duties for several days ending July 25th to attend hearings which is required by statute.

Form 45 County Abstract of Assessment for Personal Property – All personal property values are accumulated after May 1st to meet the June 15th deadline on this report. This requires a lot of extra time spent making phone calls or written requests for necessary documents needed for this assessment.

Centralized Assessments – Data for 25 Centralized Assessment companies located in Lincoln County is received in the office on August 10th from the Department of Property Assessment and Taxation. There are two railroad companies, fifteen telephone companies, three gasoline and five natural gas pipelines within the county. These require balancing of values and data entered on Personal Property Returns for billing.

Value Certifications – All local property and the centrally assessed property values are accumulated for each of forty-two political subdivisions and ten school districts by August 20th and mailed out.

School District Taxable Value Report – These are sent out to the twenty-one school districts, the Property Tax Administrator and the Department of Education office by August 25th.

Annual Inventory of County Property – This is reviewed and filed with the County Clerk by August 25th.

Average Residential Value – calculated to determine the amount of relief from taxes for Homestead Exemption Applications and a report sent to the Department of Revenue.

Three-Year Plan and Annual Update – Required by state statute 77-1311, the three-year plan is submitted to both the County Board of Equalization by July 31st and the Department of Property Assessment and Taxation by October 1st.

Agricultural Land Trust Report – A list of all trusts in the County owning agricultural land is required to be sent to the Secretary of State. Lincoln County has 195 such trusts.

Tax List Books – These are prepared and delivered to the county treasurer's office by November 22nd. Lincoln County has well over 20,000 parcels compiled into eleven real property books and two personal property books.

Government Owned Property List – Beginning in 2004 and every 4th year thereafter, the assessor shall report to the Board of Commissioners and the Department of Property Assessment and Taxation by December 1st, all taxable and exempt properties owned by the state or governmental subdivisions.

Certificate of Taxes Levied – This is sent to the Property Tax Administrator by December 1st. It is a report of taxes levied and allowed exemptions for the tax year by school district and political subdivision.

Throughout the year, the assessor's office continuously updates ownership and address changes from all 521 Real Estate Transfer Statements forwarded from the Register of Deeds office. We process 125 to 150 transfers a month or more. Splits including new subdivisions and a combination of lots as required from transfer statements or surveys are complete as soon as possible after receipt. The phone rings constantly with requests from real estate agents, insurance companies, mortgage companies, appraisers, bankers and taxpayers for various kinds of information from our records and maps.

CONCLUSION

As the reader can see from the volume of work that goes through this office in a calendar year, the staff of the Lincoln County Assessor's off has no time on their hands. They have, for many years, worked diligently to assess all property in the county in an equal and proportionate manner along with giving information and assistance to the taxpayers. However, funding was allowed for some of the technical and human enhancements necessary to do the job adequately. The Lincoln County Board of Commissioners agreed to allow the addition of a Chief Appraiser with forty years experience who is assisting and training three appraisers, one of whom as passed the Appraiser's Exam. All of them are planning on attending IAAO classes as they are scheduled. This increase in personnel and education has decreased the number of protests as well as enabled us to do reappraisals in-house without the need of outside contract appraisals that can be extremely costly; thus, tax-saving for the taxpayers.

Mary Ann Long
Lincoln County Assessor

July 19, 2005

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Lincoln County

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

Agricultural Land

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

Special Valuation of Agricultural Land

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

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Lincoln County is 80% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Lincoln County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Lincoln County

Recommendations

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

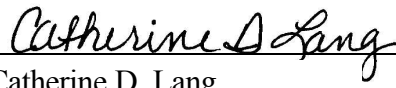
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION For
Lincoln County**

I. Agricultural Land Value Correlation

In Lincoln County, there are one hundred twenty-seven qualified unimproved agricultural sales that are valued as having non-influenced values. The measure of central tendency rounded (median 76%, weighted mean 76% mean 79%) are similar and offer support for each other. The measures of dispersion will indicate the coefficient of dispersion (18.37%) to be within the prescribed parameter and the price-related differential (103.63%) to be scarcely above the prescribed parameter. Overall the measures of central tendency along with the knowledge of the assessment practices of the assessor and appraisal staff are a sound indicator that the levels of value and quality of assessment have been met. Through consistent and efficient use of the market areas and analyses, the results have created equalization and uniformity within Lincoln County.

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4882

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(!: Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	40.66	40.66	19.16	87.39	212.15	5.13	76.19	N/A	405,000	77,615
10/01/02 TO 12/31/02	8	82.52	85.45	79.56	17.59	107.41	65.12	110.85	65.12 to 110.85	232,815	185,233
01/01/03 TO 03/31/03	15	78.77	79.82	77.87	13.66	102.50	48.16	105.39	70.94 to 90.19	195,416	152,173
04/01/03 TO 06/30/03	15	78.00	81.58	80.14	9.73	101.80	64.80	108.28	75.32 to 86.31	197,958	158,641
07/01/03 TO 09/30/03	4	86.08	85.82	87.17	7.20	98.45	78.00	93.11	N/A	182,567	159,145
10/01/03 TO 12/31/03	13	74.21	80.65	77.52	17.82	104.04	60.36	149.00	64.04 to 95.26	156,127	121,024
01/01/04 TO 03/31/04	16	78.18	84.08	83.76	24.60	100.39	36.73	146.15	70.91 to 104.67	199,458	167,069
04/01/04 TO 06/30/04	15	72.73	75.06	74.39	15.47	100.90	47.43	102.27	67.10 to 85.73	179,421	133,469
07/01/04 TO 09/30/04	4	85.84	87.31	80.33	31.05	108.69	53.85	123.72	N/A	189,095	151,905
10/01/04 TO 12/31/04	17	71.05	76.42	77.10	19.07	99.12	49.92	130.41	63.21 to 97.62	150,535	116,063
01/01/05 TO 03/31/05	7	72.68	75.79	76.92	15.32	98.53	58.63	103.89	58.63 to 103.89	247,233	190,170
04/01/05 TO 06/30/05	11	67.26	71.56	71.99	18.07	99.41	52.72	99.29	56.87 to 96.10	347,400	250,076
<u>Study Years</u>											
07/01/02 TO 06/30/03	40	78.19	79.65	73.48	14.95	108.40	5.13	110.85	76.09 to 81.32	214,328	157,483
07/01/03 TO 06/30/04	48	75.26	80.48	79.66	19.27	101.02	36.73	149.00	72.05 to 81.53	180,053	143,438
07/01/04 TO 06/30/05	39	72.00	76.05	75.14	19.77	101.22	49.92	130.41	65.37 to 76.24	227,372	170,839
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	47	78.00	81.12	79.35	13.57	102.23	48.16	149.00	75.32 to 80.83	184,266	146,215
01/01/04 TO 12/31/04	52	73.66	79.22	78.88	21.49	100.43	36.73	146.15	70.91 to 81.35	176,887	139,535
<u>ALL</u>											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4882

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

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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
2575	1	70.91	70.91	70.91			70.91	70.91	N/A	170,280	120,745
2577	2	93.01	93.01	95.36	12.53	97.54	81.35	104.67	N/A	384,600	366,740
2583	4	78.05	78.36	77.95	1.59	100.53	76.53	80.83	N/A	196,118	152,881
2585	1	104.45	104.45	104.45			104.45	104.45	N/A	167,265	174,700
2587	3	64.80	77.34	65.97	20.98	117.23	63.21	104.00	N/A	221,333	146,015
2753	1	69.66	69.66	69.66			69.66	69.66	N/A	313,250	218,195
2757	1	68.69	68.69	68.69			68.69	68.69	N/A	206,000	141,495
2761	2	98.03	98.03	109.67	49.08	89.39	49.92	146.15	N/A	164,900	180,852
2763	1	67.46	67.46	67.46			67.46	67.46	N/A	185,000	124,800
2767	1	67.10	67.10	67.10			67.10	67.10	N/A	186,000	124,800
2869	2	136.36	136.36	129.55	9.27	105.25	123.72	149.00	N/A	65,000	84,207
2871	1	78.72	78.72	78.72			78.72	78.72	N/A	100,000	78,715
2873	1	63.98	63.98	63.98			63.98	63.98	N/A	300,000	191,950
2875	1	86.31	86.31	86.31			86.31	86.31	N/A	253,250	218,570
2877	2	57.40	57.40	52.90	16.09	108.50	48.16	66.63	N/A	145,166	76,797
2881	1	88.40	88.40	88.40			88.40	88.40	N/A	391,920	346,440
2885	2	66.81	66.81	69.54	12.25	96.08	58.63	75.00	N/A	78,000	54,242
3047	4	73.40	73.52	74.23	1.78	99.04	71.17	76.09	N/A	226,893	168,425
3049	1	5.13	5.13	5.13			5.13	5.13	N/A	650,000	33,330
3053	2	66.56	66.56	64.50	14.56	103.18	56.87	76.24	N/A	222,000	143,200
3057	2	75.96	75.96	76.92	3.58	98.75	73.24	78.67	N/A	179,500	138,067
3059	2	68.49	68.49	72.24	46.38	94.81	36.73	100.25	N/A	158,750	114,677
3061	1	91.35	91.35	91.35			91.35	91.35	N/A	160,000	146,165
3063	2	101.84	101.84	98.10	6.47	103.82	95.26	108.43	N/A	127,500	125,072
3165	2	81.33	81.33	81.55	9.77	99.72	73.38	89.27	N/A	150,690	122,892
3167	1	62.92	62.92	62.92			62.92	62.92	N/A	226,000	142,200
3169	2	73.32	73.32	73.67	11.20	99.52	65.10	81.53	N/A	175,500	129,285
3171	4	86.18	82.61	82.01	20.36	100.73	53.85	104.22	N/A	214,088	175,575
3173	2	82.13	82.13	84.64	26.51	97.03	60.36	103.89	N/A	260,000	220,057
3175	2	72.56	72.56	72.56	2.08	100.00	71.05	74.07	N/A	190,000	137,867
3177	2	75.04	75.04	74.04	3.77	101.35	72.21	77.87	N/A	459,300	340,077
3179	1	72.73	72.73	72.73			72.73	72.73	N/A	350,544	254,960
3181	4	78.00	77.01	75.99	3.36	101.34	70.77	81.25	N/A	176,396	134,044
3343	3	64.30	61.75	59.35	12.01	104.04	48.89	72.05	N/A	193,816	115,026
3347	9	69.95	72.28	71.21	9.66	101.49	61.41	83.82	64.04 to 81.32	224,848	160,121
3349	2	93.19	93.19	92.37	2.44	100.88	90.91	95.47	N/A	235,500	217,542
3351	1	100.17	100.17	100.17			100.17	100.17	N/A	149,000	149,260
3353	1	59.32	59.32	59.32			59.32	59.32	N/A	546,717	324,305

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4882

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

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(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(!: land+NAT=0)
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(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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3355	1	78.94	78.94	78.94			78.94	78.94	N/A	136,250	107,550
3357	4	70.94	77.35	85.67	10.95	90.29	68.22	99.29	N/A	349,000	298,988
3359	6	74.76	78.87	77.06	8.79	102.35	68.47	105.39	68.47 to 105.39	144,550	111,387
3389	4	93.28	89.44	86.12	10.04	103.85	71.19	100.00	N/A	84,286	72,587
3391	2	79.59	79.59	77.41	9.54	102.82	72.00	87.18	N/A	116,500	90,180
3393	1	130.41	130.41	130.41			130.41	130.41	N/A	321,000	418,615
3397	2	88.64	88.64	86.54	15.38	102.42	75.00	102.27	N/A	41,600	36,000
3401	1	71.80	71.80	71.80			71.80	71.80	N/A	192,000	137,860
3403	6	76.88	75.20	72.47	7.20	103.76	58.48	82.35	58.48 to 82.35	198,038	143,525
3567	2	70.41	70.41	69.18	6.43	101.78	65.88	74.94	N/A	88,000	60,875
3571	1	108.28	108.28	108.28			108.28	108.28	N/A	167,000	180,835
3573	2	80.96	80.96	79.35	5.90	102.03	76.19	85.73	N/A	119,567	94,872
3575	3	93.11	92.22	87.27	13.67	105.67	72.68	110.85	N/A	147,556	128,768
3577	5	77.88	74.59	87.96	25.72	84.80	47.43	101.54	N/A	204,500	179,880
3579	3	59.68	59.25	59.55	7.06	99.50	52.72	65.37	N/A	513,333	305,703
3581	4	78.73	78.69	83.64	21.97	94.09	55.54	101.78	N/A	153,922	128,738
3583	3	100.29	99.18	103.19	12.25	96.11	80.20	117.05	N/A	85,000	87,710

ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276
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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	21	74.07	79.95	74.25	23.85	107.68	36.73	149.00	66.63 to 91.35	190,406	141,380
2	29	75.00	76.10	72.17	17.45	105.45	5.13	146.15	69.66 to 78.39	230,058	166,030
3	50	75.93	80.79	79.85	20.00	101.18	47.43	130.41	71.19 to 89.27	201,684	161,050
4	27	76.19	77.38	75.26	12.20	102.81	56.87	110.85	69.95 to 81.62	197,363	148,543
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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Base Stat

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AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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SCHOOL DISTRICT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
21-0153											
24-0020	1	48.89	48.89	48.89			48.89	48.89	N/A	260,000	127,115
24-0100	1	78.00	78.00	78.00			78.00	78.00	N/A	120,000	93,600
32-0046	10	80.96	83.16	75.43	17.85	110.26	59.32	110.85	60.36 to 102.27	179,172	135,142
32-0095	3	74.94	73.02	72.22	5.50	101.11	65.88	78.24	N/A	88,276	63,750
32-0125	3	75.52	86.26	84.49	14.70	102.10	74.98	108.28	N/A	196,666	166,156
51-0006	2	71.95	71.95	72.22	1.09	99.63	71.17	72.73	N/A	261,022	188,507
56-0001	5	78.67	82.15	82.55	21.39	99.52	56.87	104.22	N/A	239,396	197,610
56-0005	3	66.63	61.16	59.45	10.27	102.87	48.16	68.69	N/A	165,444	98,363
56-0006	22	72.13	68.62	63.22	11.74	108.54	5.13	82.35	64.30 to 76.76	250,212	158,185
56-0007	12	77.51	78.65	78.90	10.06	99.68	64.80	95.47	69.66 to 88.40	239,187	188,730
56-0008	1	86.31	86.31	86.31			86.31	86.31	N/A	253,250	218,570
56-0037	10	75.98	73.73	73.36	16.36	100.50	36.73	100.25	63.98 to 91.35	166,575	122,206
56-0044	2	65.06	65.06	61.46	17.23	105.85	53.85	76.27	N/A	198,687	122,122
56-0055	8	92.26	96.61	85.65	24.38	112.80	62.92	149.00	62.92 to 149.00	135,332	115,911
56-0082	5	100.17	96.45	99.72	23.87	96.73	49.92	146.15	N/A	249,600	248,889
56-0565	32	75.46	81.03	81.19	20.95	99.81	47.43	130.41	70.94 to 96.09	205,863	167,131
57-0501	7	78.39	83.59	79.19	13.09	105.55	63.21	104.45	63.21 to 104.45	175,962	139,350
60-0090											
68-0020											
NonValid School											
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

ACRES IN SALE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	8	69.34	81.07	66.60	34.04	121.72	48.89	149.00	48.89 to 149.00	100,636	67,022
100.01 TO 180.00	36	77.33	82.70	81.26	19.43	101.78	36.73	123.72	73.38 to 93.11	130,198	105,801
180.01 TO 330.00	30	74.21	74.84	73.39	12.48	101.98	47.43	110.85	70.77 to 78.24	185,640	136,244
330.01 TO 650.00	27	71.80	75.45	74.40	17.37	101.42	53.85	130.41	64.04 to 78.94	238,874	177,711
650.01 +	26	78.39	81.02	77.19	18.65	104.97	5.13	146.15	72.73 to 88.40	329,697	254,481
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4882

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(!: Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	100.00	102.01	102.85	3.60	99.19	97.62	108.43	N/A	43,715	44,960
DRY-N/A	4	89.69	90.95	89.13	18.62	102.04	73.56	110.85	N/A	141,816	126,407
GRASS	68	74.99	75.55	70.97	16.94	106.45	5.13	149.00	71.80 to 77.88	175,928	124,853
GRASS-N/A	11	88.40	83.54	87.60	19.46	95.36	48.16	108.28	56.87 to 104.67	314,132	275,187
IRRGTD	3	72.05	69.52	70.71	3.66	98.32	64.30	72.21	N/A	314,416	222,330
IRRGTD-N/A	38	76.40	81.06	77.83	18.17	104.15	48.89	130.41	71.05 to 89.27	237,446	184,803
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	4	98.81	95.25	93.69	9.08	101.66	74.94	108.43	N/A	48,786	45,710
DRY-N/A	3	104.45	96.29	90.94	11.90	105.88	73.56	110.85	N/A	167,755	152,556
GRASS	73	75.00	75.77	72.44	17.77	104.60	5.13	149.00	71.80 to 78.00	185,642	134,482
GRASS-N/A	6	87.74	87.46	91.06	17.76	96.04	68.69	108.28	68.69 to 108.28	311,116	283,314
IRRGTD	29	75.32	78.74	74.00	14.87	106.40	52.72	117.05	70.94 to 88.95	235,673	174,407
IRRGTD-N/A	12	81.42	83.80	84.03	22.65	99.72	48.89	130.41	63.98 to 103.89	260,975	219,309
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	6	102.22	99.38	101.21	8.34	98.19	74.94	110.85	74.94 to 110.85	76,401	77,326
DRY-N/A	1	73.56	73.56	73.56			73.56	73.56	N/A	240,000	176,550
GRASS	77	75.00	76.41	74.20	17.97	102.98	5.13	149.00	72.00 to 78.00	192,738	143,014
GRASS-N/A	2	86.16	86.16	87.42	17.86	98.56	70.77	101.54	N/A	288,850	252,503
IRRGTD	39	76.27	81.07	77.95	17.56	104.01	48.89	130.41	71.17 to 89.27	241,441	188,193
IRRGTD-N/A	2	63.60	63.60	63.63	0.61	99.94	63.21	63.98	N/A	275,000	174,987
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4882

Type: Qualified

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(!: Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	13	97.62	88.22	84.70	21.96	104.15	50.03	149.00	58.63 to 104.00	42,995	36,419
60000 TO 99999	15	75.52	77.12	77.10	10.38	100.02	47.43	110.85	73.25 to 81.62	86,132	66,409
100000 TO 149999	20	78.19	81.69	81.50	18.05	100.24	36.73	123.72	73.38 to 93.11	129,361	105,425
150000 TO 249999	43	74.07	78.65	78.40	15.20	100.31	48.16	146.15	70.94 to 78.77	187,589	147,075
250000 TO 499999	30	75.53	77.82	78.04	18.92	99.72	48.89	130.41	68.22 to 86.31	324,072	252,914
500000 +	6	62.40	60.13	61.13	30.05	98.36	5.13	99.29	5.13 to 99.29	642,760	392,894
ALL											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	50.03	50.03	50.03			50.03	50.03	N/A	43,000	21,515
30000 TO 59999	17	75.00	78.10	44.13	33.26	176.96	5.13	149.00	55.54 to 102.27	90,673	40,016
60000 TO 99999	18	75.26	74.40	73.26	7.57	101.55	49.92	87.18	73.24 to 78.72	99,404	72,821
100000 TO 149999	45	74.07	77.14	74.67	14.77	103.31	48.16	123.72	70.94 to 78.39	169,629	126,657
150000 TO 249999	29	77.87	80.00	76.92	16.25	104.01	52.72	117.05	69.66 to 86.31	262,030	201,551
250000 TO 499999	16	82.24	87.97	82.41	24.06	106.74	59.32	146.15	65.37 to 103.89	420,080	346,203
500000 +	1	99.29	99.29	99.29			99.29	99.29	N/A	756,000	750,650
ALL											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

**SPECIAL VALUE SECTION
CORRELATION For
Lincoln County**

II. Special Value Correlation

Only a small portion of Lincoln County is affected by special value (primarily around Wal Mart). For assessment valuation purposes, the special value has been established using similar uninfluenced sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. It is the opinion that the level of value for special value within Lincoln County is equal to the uninfluenced agricultural level of value.

PA&T 2006 Special Value Statistics

Base Stat

Query: 4882

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	40.66	40.66	19.16	87.39	212.15	5.13	76.19	N/A	405,000	77,615
10/01/02 TO 12/31/02	8	82.52	85.45	79.56	17.59	107.41	65.12	110.85	65.12 to 110.85	232,815	185,233
01/01/03 TO 03/31/03	15	78.77	79.82	77.87	13.66	102.50	48.16	105.39	70.94 to 90.19	195,416	152,173
04/01/03 TO 06/30/03	15	78.00	81.58	80.14	9.73	101.80	64.80	108.28	75.32 to 86.31	197,958	158,641
07/01/03 TO 09/30/03	4	86.08	85.82	87.17	7.20	98.45	78.00	93.11	N/A	182,567	159,145
10/01/03 TO 12/31/03	13	74.21	80.65	77.52	17.82	104.04	60.36	149.00	64.04 to 95.26	156,127	121,024
01/01/04 TO 03/31/04	16	78.18	84.08	83.76	24.60	100.39	36.73	146.15	70.91 to 104.67	199,458	167,069
04/01/04 TO 06/30/04	15	72.73	75.06	74.39	15.47	100.90	47.43	102.27	67.10 to 85.73	179,421	133,469
07/01/04 TO 09/30/04	4	85.84	87.31	80.33	31.05	108.69	53.85	123.72	N/A	189,095	151,905
10/01/04 TO 12/31/04	17	71.05	76.42	77.10	19.07	99.12	49.92	130.41	63.21 to 97.62	150,535	116,063
01/01/05 TO 03/31/05	7	72.68	75.79	76.92	15.32	98.53	58.63	103.89	58.63 to 103.89	247,233	190,170
04/01/05 TO 06/30/05	11	67.26	71.56	71.99	18.07	99.41	52.72	99.29	56.87 to 96.10	347,400	250,076
<u>Study Years</u>											
07/01/02 TO 06/30/03	40	78.19	79.65	73.48	14.95	108.40	5.13	110.85	76.09 to 81.32	214,328	157,483
07/01/03 TO 06/30/04	48	75.26	80.48	79.66	19.27	101.02	36.73	149.00	72.05 to 81.53	180,053	143,438
07/01/04 TO 06/30/05	39	72.00	76.05	75.14	19.77	101.22	49.92	130.41	65.37 to 76.24	227,372	170,839
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	47	78.00	81.12	79.35	13.57	102.23	48.16	149.00	75.32 to 80.83	184,266	146,215
01/01/04 TO 12/31/04	52	73.66	79.22	78.88	21.49	100.43	36.73	146.15	70.91 to 81.35	176,887	139,535
<u>ALL</u>											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Special Value Statistics

Base Stat

Query: 4882

Type: Qualified
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AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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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
2575	1	70.91	70.91	70.91			70.91	70.91	N/A	170,280	120,745
2577	2	93.01	93.01	95.36	12.53	97.54	81.35	104.67	N/A	384,600	366,740
2583	4	78.05	78.36	77.95	1.59	100.53	76.53	80.83	N/A	196,118	152,881
2585	1	104.45	104.45	104.45			104.45	104.45	N/A	167,265	174,700
2587	3	64.80	77.34	65.97	20.98	117.23	63.21	104.00	N/A	221,333	146,015
2753	1	69.66	69.66	69.66			69.66	69.66	N/A	313,250	218,195
2757	1	68.69	68.69	68.69			68.69	68.69	N/A	206,000	141,495
2761	2	98.03	98.03	109.67	49.08	89.39	49.92	146.15	N/A	164,900	180,852
2763	1	67.46	67.46	67.46			67.46	67.46	N/A	185,000	124,800
2767	1	67.10	67.10	67.10			67.10	67.10	N/A	186,000	124,800
2869	2	136.36	136.36	129.55	9.27	105.25	123.72	149.00	N/A	65,000	84,207
2871	1	78.72	78.72	78.72			78.72	78.72	N/A	100,000	78,715
2873	1	63.98	63.98	63.98			63.98	63.98	N/A	300,000	191,950
2875	1	86.31	86.31	86.31			86.31	86.31	N/A	253,250	218,570
2877	2	57.40	57.40	52.90	16.09	108.50	48.16	66.63	N/A	145,166	76,797
2881	1	88.40	88.40	88.40			88.40	88.40	N/A	391,920	346,440
2885	2	66.81	66.81	69.54	12.25	96.08	58.63	75.00	N/A	78,000	54,242
3047	4	73.40	73.52	74.23	1.78	99.04	71.17	76.09	N/A	226,893	168,425
3049	1	5.13	5.13	5.13			5.13	5.13	N/A	650,000	33,330
3053	2	66.56	66.56	64.50	14.56	103.18	56.87	76.24	N/A	222,000	143,200
3057	2	75.96	75.96	76.92	3.58	98.75	73.24	78.67	N/A	179,500	138,067
3059	2	68.49	68.49	72.24	46.38	94.81	36.73	100.25	N/A	158,750	114,677
3061	1	91.35	91.35	91.35			91.35	91.35	N/A	160,000	146,165
3063	2	101.84	101.84	98.10	6.47	103.82	95.26	108.43	N/A	127,500	125,072
3165	2	81.33	81.33	81.55	9.77	99.72	73.38	89.27	N/A	150,690	122,892
3167	1	62.92	62.92	62.92			62.92	62.92	N/A	226,000	142,200
3169	2	73.32	73.32	73.67	11.20	99.52	65.10	81.53	N/A	175,500	129,285
3171	4	86.18	82.61	82.01	20.36	100.73	53.85	104.22	N/A	214,088	175,575
3173	2	82.13	82.13	84.64	26.51	97.03	60.36	103.89	N/A	260,000	220,057
3175	2	72.56	72.56	72.56	2.08	100.00	71.05	74.07	N/A	190,000	137,867
3177	2	75.04	75.04	74.04	3.77	101.35	72.21	77.87	N/A	459,300	340,077
3179	1	72.73	72.73	72.73			72.73	72.73	N/A	350,544	254,960
3181	4	78.00	77.01	75.99	3.36	101.34	70.77	81.25	N/A	176,396	134,044
3343	3	64.30	61.75	59.35	12.01	104.04	48.89	72.05	N/A	193,816	115,026
3347	9	69.95	72.28	71.21	9.66	101.49	61.41	83.82	64.04 to 81.32	224,848	160,121
3349	2	93.19	93.19	92.37	2.44	100.88	90.91	95.47	N/A	235,500	217,542
3351	1	100.17	100.17	100.17			100.17	100.17	N/A	149,000	149,260
3353	1	59.32	59.32	59.32			59.32	59.32	N/A	546,717	324,305

PA&T 2006 Special Value Statistics

Base Stat

Query: 4882

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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3355	1	78.94	78.94	78.94			78.94	78.94	N/A	136,250	107,550
3357	4	70.94	77.35	85.67	10.95	90.29	68.22	99.29	N/A	349,000	298,988
3359	6	74.76	78.87	77.06	8.79	102.35	68.47	105.39	68.47 to 105.39	144,550	111,387
3389	4	93.28	89.44	86.12	10.04	103.85	71.19	100.00	N/A	84,286	72,587
3391	2	79.59	79.59	77.41	9.54	102.82	72.00	87.18	N/A	116,500	90,180
3393	1	130.41	130.41	130.41			130.41	130.41	N/A	321,000	418,615
3397	2	88.64	88.64	86.54	15.38	102.42	75.00	102.27	N/A	41,600	36,000
3401	1	71.80	71.80	71.80			71.80	71.80	N/A	192,000	137,860
3403	6	76.88	75.20	72.47	7.20	103.76	58.48	82.35	58.48 to 82.35	198,038	143,525
3567	2	70.41	70.41	69.18	6.43	101.78	65.88	74.94	N/A	88,000	60,875
3571	1	108.28	108.28	108.28			108.28	108.28	N/A	167,000	180,835
3573	2	80.96	80.96	79.35	5.90	102.03	76.19	85.73	N/A	119,567	94,872
3575	3	93.11	92.22	87.27	13.67	105.67	72.68	110.85	N/A	147,556	128,768
3577	5	77.88	74.59	87.96	25.72	84.80	47.43	101.54	N/A	204,500	179,880
3579	3	59.68	59.25	59.55	7.06	99.50	52.72	65.37	N/A	513,333	305,703
3581	4	78.73	78.69	83.64	21.97	94.09	55.54	101.78	N/A	153,922	128,738
3583	3	100.29	99.18	103.19	12.25	96.11	80.20	117.05	N/A	85,000	87,710

ALL											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	74.07	79.95	74.25	23.85	107.68	36.73	149.00	66.63 to 91.35	190,406	141,380
2	29	75.00	76.10	72.17	17.45	105.45	5.13	146.15	69.66 to 78.39	230,058	166,030
3	50	75.93	80.79	79.85	20.00	101.18	47.43	130.41	71.19 to 89.27	201,684	161,050
4	27	76.19	77.38	75.26	12.20	102.81	56.87	110.85	69.95 to 81.62	197,363	148,543
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Special Value Statistics

Base Stat

Query: 4882

Type: Qualified

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(! : Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
21-0089												
21-0153												
24-0020	1	48.89	48.89	48.89			48.89	48.89	N/A	260,000	127,115	
24-0100	1	78.00	78.00	78.00			78.00	78.00	N/A	120,000	93,600	
32-0046	10	80.96	83.16	75.43	17.85	110.26	59.32	110.85	60.36 to 102.27	179,172	135,142	
32-0095	3	74.94	73.02	72.22	5.50	101.11	65.88	78.24	N/A	88,276	63,750	
32-0125	3	75.52	86.26	84.49	14.70	102.10	74.98	108.28	N/A	196,666	166,156	
51-0006	2	71.95	71.95	72.22	1.09	99.63	71.17	72.73	N/A	261,022	188,507	
56-0001	5	78.67	82.15	82.55	21.39	99.52	56.87	104.22	N/A	239,396	197,610	
56-0005	3	66.63	61.16	59.45	10.27	102.87	48.16	68.69	N/A	165,444	98,363	
56-0006	22	72.13	68.62	63.22	11.74	108.54	5.13	82.35	64.30 to 76.76	250,212	158,185	
56-0007	12	77.51	78.65	78.90	10.06	99.68	64.80	95.47	69.66 to 88.40	239,187	188,730	
56-0008	1	86.31	86.31	86.31			86.31	86.31	N/A	253,250	218,570	
56-0037	10	75.98	73.73	73.36	16.36	100.50	36.73	100.25	63.98 to 91.35	166,575	122,206	
56-0044	2	65.06	65.06	61.46	17.23	105.85	53.85	76.27	N/A	198,687	122,122	
56-0055	8	92.26	96.61	85.65	24.38	112.80	62.92	149.00	62.92 to 149.00	135,332	115,911	
56-0082	5	100.17	96.45	99.72	23.87	96.73	49.92	146.15	N/A	249,600	248,889	
56-0565	32	75.46	81.03	81.19	20.95	99.81	47.43	130.41	70.94 to 96.09	205,863	167,131	
57-0501	7	78.39	83.59	79.19	13.09	105.55	63.21	104.45	63.21 to 104.45	175,962	139,350	
60-0090												
68-0020												
NonValid School												
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
50.01 TO 100.00	8	69.34	81.07	66.60	34.04	121.72	48.89	149.00	48.89 to 149.00	100,636	67,022	
100.01 TO 180.00	36	77.33	82.70	81.26	19.43	101.78	36.73	123.72	73.38 to 93.11	130,198	105,801	
180.01 TO 330.00	30	74.21	74.84	73.39	12.48	101.98	47.43	110.85	70.77 to 78.24	185,640	136,244	
330.01 TO 650.00	27	71.80	75.45	74.40	17.37	101.42	53.85	130.41	64.04 to 78.94	238,874	177,711	
650.01 +	26	78.39	81.02	77.19	18.65	104.97	5.13	146.15	72.73 to 88.40	329,697	254,481	
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276	

PA&T 2006 Special Value Statistics

Base Stat

Query: 4882

Type: Qualified

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24		
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10		(!: Derived)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30		(!: land+NAT=0)
(AgLand) TOTAL Assessed Value:	19,847,112								
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00				
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13				

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	100.00	102.01	102.85	3.60	99.19	97.62	108.43	N/A	43,715	44,960
DRY-N/A	4	89.69	90.95	89.13	18.62	102.04	73.56	110.85	N/A	141,816	126,407
GRASS	68	74.99	75.55	70.97	16.94	106.45	5.13	149.00	71.80 to 77.88	175,928	124,853
GRASS-N/A	11	88.40	83.54	87.60	19.46	95.36	48.16	108.28	56.87 to 104.67	314,132	275,187
IRRGTD	3	72.05	69.52	70.71	3.66	98.32	64.30	72.21	N/A	314,416	222,330
IRRGTD-N/A	38	76.40	81.06	77.83	18.17	104.15	48.89	130.41	71.05 to 89.27	237,446	184,803
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	4	98.81	95.25	93.69	9.08	101.66	74.94	108.43	N/A	48,786	45,710
DRY-N/A	3	104.45	96.29	90.94	11.90	105.88	73.56	110.85	N/A	167,755	152,556
GRASS	73	75.00	75.77	72.44	17.77	104.60	5.13	149.00	71.80 to 78.00	185,642	134,482
GRASS-N/A	6	87.74	87.46	91.06	17.76	96.04	68.69	108.28	68.69 to 108.28	311,116	283,314
IRRGTD	29	75.32	78.74	74.00	14.87	106.40	52.72	117.05	70.94 to 88.95	235,673	174,407
IRRGTD-N/A	12	81.42	83.80	84.03	22.65	99.72	48.89	130.41	63.98 to 103.89	260,975	219,309
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	6	102.22	99.38	101.21	8.34	98.19	74.94	110.85	74.94 to 110.85	76,401	77,326
DRY-N/A	1	73.56	73.56	73.56			73.56	73.56	N/A	240,000	176,550
GRASS	77	75.00	76.41	74.20	17.97	102.98	5.13	149.00	72.00 to 78.00	192,738	143,014
GRASS-N/A	2	86.16	86.16	87.42	17.86	98.56	70.77	101.54	N/A	288,850	252,503
IRRGTD	39	76.27	81.07	77.95	17.56	104.01	48.89	130.41	71.17 to 89.27	241,441	188,193
IRRGTD-N/A	2	63.60	63.60	63.63	0.61	99.94	63.21	63.98	N/A	275,000	174,987
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Special Value Statistics

Base Stat

Query: 4882

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(! : Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
30000 TO 59999	13	97.62	88.22	84.70	21.96	104.15	50.03	149.00	58.63 to 104.00	42,995	36,419
60000 TO 99999	15	75.52	77.12	77.10	10.38	100.02	47.43	110.85	73.25 to 81.62	86,132	66,409
100000 TO 149999	20	78.19	81.69	81.50	18.05	100.24	36.73	123.72	73.38 to 93.11	129,361	105,425
150000 TO 249999	43	74.07	78.65	78.40	15.20	100.31	48.16	146.15	70.94 to 78.77	187,589	147,075
250000 TO 499999	30	75.53	77.82	78.04	18.92	99.72	48.89	130.41	68.22 to 86.31	324,072	252,914
500000 +	6	62.40	60.13	61.13	30.05	98.36	5.13	99.29	5.13 to 99.29	642,760	392,894
ALL											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	1	50.03	50.03	50.03			50.03	50.03	N/A	43,000	21,515
30000 TO 59999	17	75.00	78.10	44.13	33.26	176.96	5.13	149.00	55.54 to 102.27	90,673	40,016
60000 TO 99999	18	75.26	74.40	73.26	7.57	101.55	49.92	87.18	73.24 to 78.72	99,404	72,821
100000 TO 149999	45	74.07	77.14	74.67	14.77	103.31	48.16	123.72	70.94 to 78.39	169,629	126,657
150000 TO 249999	29	77.87	80.00	76.92	16.25	104.01	52.72	117.05	69.66 to 86.31	262,030	201,551
250000 TO 499999	16	82.24	87.97	82.41	24.06	106.74	59.32	146.15	65.37 to 103.89	420,080	346,203
500000 +	1	99.29	99.29	99.29			99.29	99.29	N/A	756,000	750,650
ALL											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

**SPECIAL VALUE SECTION
CORRELATION For
Lincoln County**

III. Recapture Value Correlation

There were no sales occurring during the timeframe of the sales study that carried a “recapture” value, there is no statistical evidence to indicate that the recapture value within the county is outside of the acceptable range. Likewise, due to the lack of a statistical sample, there is no evidence that the quality of assessment or assessment uniformity for recapture value is outside of the acceptable parameter designated for each.

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4882

Type: Qualified

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(!: Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	40.66	40.66	19.16	87.39	212.15	5.13	76.19	N/A	405,000	77,615
10/01/02 TO 12/31/02	8	82.52	85.45	79.56	17.59	107.41	65.12	110.85	65.12 to 110.85	232,815	185,233
01/01/03 TO 03/31/03	15	78.77	79.82	77.87	13.66	102.50	48.16	105.39	70.94 to 90.19	195,416	152,173
04/01/03 TO 06/30/03	15	78.00	81.58	80.14	9.73	101.80	64.80	108.28	75.32 to 86.31	197,958	158,641
07/01/03 TO 09/30/03	4	86.08	85.82	87.17	7.20	98.45	78.00	93.11	N/A	182,567	159,145
10/01/03 TO 12/31/03	13	74.21	80.65	77.52	17.82	104.04	60.36	149.00	64.04 to 95.26	156,127	121,024
01/01/04 TO 03/31/04	16	78.18	84.08	83.76	24.60	100.39	36.73	146.15	70.91 to 104.67	199,458	167,069
04/01/04 TO 06/30/04	15	72.73	75.06	74.39	15.47	100.90	47.43	102.27	67.10 to 85.73	179,421	133,469
07/01/04 TO 09/30/04	4	85.84	87.31	80.33	31.05	108.69	53.85	123.72	N/A	189,095	151,905
10/01/04 TO 12/31/04	17	71.05	76.42	77.10	19.07	99.12	49.92	130.41	63.21 to 97.62	150,535	116,063
01/01/05 TO 03/31/05	7	72.68	75.79	76.92	15.32	98.53	58.63	103.89	58.63 to 103.89	247,233	190,170
04/01/05 TO 06/30/05	11	67.26	71.56	71.99	18.07	99.41	52.72	99.29	56.87 to 96.10	347,400	250,076
<u>Study Years</u>											
07/01/02 TO 06/30/03	40	78.19	79.65	73.48	14.95	108.40	5.13	110.85	76.09 to 81.32	214,328	157,483
07/01/03 TO 06/30/04	48	75.26	80.48	79.66	19.27	101.02	36.73	149.00	72.05 to 81.53	180,053	143,438
07/01/04 TO 06/30/05	39	72.00	76.05	75.14	19.77	101.22	49.92	130.41	65.37 to 76.24	227,372	170,839
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	47	78.00	81.12	79.35	13.57	102.23	48.16	149.00	75.32 to 80.83	184,266	146,215
01/01/04 TO 12/31/04	52	73.66	79.22	78.88	21.49	100.43	36.73	146.15	70.91 to 81.35	176,887	139,535
<u>ALL</u>											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4882

Type: Qualified

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(!: Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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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
2575	1	70.91	70.91	70.91			70.91	70.91	N/A	170,280	120,745
2577	2	93.01	93.01	95.36	12.53	97.54	81.35	104.67	N/A	384,600	366,740
2583	4	78.05	78.36	77.95	1.59	100.53	76.53	80.83	N/A	196,118	152,881
2585	1	104.45	104.45	104.45			104.45	104.45	N/A	167,265	174,700
2587	3	64.80	77.34	65.97	20.98	117.23	63.21	104.00	N/A	221,333	146,015
2753	1	69.66	69.66	69.66			69.66	69.66	N/A	313,250	218,195
2757	1	68.69	68.69	68.69			68.69	68.69	N/A	206,000	141,495
2761	2	98.03	98.03	109.67	49.08	89.39	49.92	146.15	N/A	164,900	180,852
2763	1	67.46	67.46	67.46			67.46	67.46	N/A	185,000	124,800
2767	1	67.10	67.10	67.10			67.10	67.10	N/A	186,000	124,800
2869	2	136.36	136.36	129.55	9.27	105.25	123.72	149.00	N/A	65,000	84,207
2871	1	78.72	78.72	78.72			78.72	78.72	N/A	100,000	78,715
2873	1	63.98	63.98	63.98			63.98	63.98	N/A	300,000	191,950
2875	1	86.31	86.31	86.31			86.31	86.31	N/A	253,250	218,570
2877	2	57.40	57.40	52.90	16.09	108.50	48.16	66.63	N/A	145,166	76,797
2881	1	88.40	88.40	88.40			88.40	88.40	N/A	391,920	346,440
2885	2	66.81	66.81	69.54	12.25	96.08	58.63	75.00	N/A	78,000	54,242
3047	4	73.40	73.52	74.23	1.78	99.04	71.17	76.09	N/A	226,893	168,425
3049	1	5.13	5.13	5.13			5.13	5.13	N/A	650,000	33,330
3053	2	66.56	66.56	64.50	14.56	103.18	56.87	76.24	N/A	222,000	143,200
3057	2	75.96	75.96	76.92	3.58	98.75	73.24	78.67	N/A	179,500	138,067
3059	2	68.49	68.49	72.24	46.38	94.81	36.73	100.25	N/A	158,750	114,677
3061	1	91.35	91.35	91.35			91.35	91.35	N/A	160,000	146,165
3063	2	101.84	101.84	98.10	6.47	103.82	95.26	108.43	N/A	127,500	125,072
3165	2	81.33	81.33	81.55	9.77	99.72	73.38	89.27	N/A	150,690	122,892
3167	1	62.92	62.92	62.92			62.92	62.92	N/A	226,000	142,200
3169	2	73.32	73.32	73.67	11.20	99.52	65.10	81.53	N/A	175,500	129,285
3171	4	86.18	82.61	82.01	20.36	100.73	53.85	104.22	N/A	214,088	175,575
3173	2	82.13	82.13	84.64	26.51	97.03	60.36	103.89	N/A	260,000	220,057
3175	2	72.56	72.56	72.56	2.08	100.00	71.05	74.07	N/A	190,000	137,867
3177	2	75.04	75.04	74.04	3.77	101.35	72.21	77.87	N/A	459,300	340,077
3179	1	72.73	72.73	72.73			72.73	72.73	N/A	350,544	254,960
3181	4	78.00	77.01	75.99	3.36	101.34	70.77	81.25	N/A	176,396	134,044
3343	3	64.30	61.75	59.35	12.01	104.04	48.89	72.05	N/A	193,816	115,026
3347	9	69.95	72.28	71.21	9.66	101.49	61.41	83.82	64.04 to 81.32	224,848	160,121
3349	2	93.19	93.19	92.37	2.44	100.88	90.91	95.47	N/A	235,500	217,542
3351	1	100.17	100.17	100.17			100.17	100.17	N/A	149,000	149,260
3353	1	59.32	59.32	59.32			59.32	59.32	N/A	546,717	324,305

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4882

Type: Qualified

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

NUMBER of Sales:	127	MEDIAN:	76	COV:	25.07	95% Median C.I.:	73.25 to 78.24	(!: Derived)
(AgLand) TOTAL Sales Price:	26,106,560	WGT. MEAN:	76	STD:	19.77	95% Wgt. Mean C.I.:	71.08 to 81.10	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
(AgLand) TOTAL Assessed Value:	19,847,112							
AVG. Adj. Sales Price:	205,379	COD:	18.37	MAX Sales Ratio:	149.00			
AVG. Assessed Value:	156,276	PRD:	103.63	MIN Sales Ratio:	5.13			

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3355	1	78.94	78.94	78.94			78.94	78.94	N/A	136,250	107,550
3357	4	70.94	77.35	85.67	10.95	90.29	68.22	99.29	N/A	349,000	298,988
3359	6	74.76	78.87	77.06	8.79	102.35	68.47	105.39	68.47 to 105.39	144,550	111,387
3389	4	93.28	89.44	86.12	10.04	103.85	71.19	100.00	N/A	84,286	72,587
3391	2	79.59	79.59	77.41	9.54	102.82	72.00	87.18	N/A	116,500	90,180
3393	1	130.41	130.41	130.41			130.41	130.41	N/A	321,000	418,615
3397	2	88.64	88.64	86.54	15.38	102.42	75.00	102.27	N/A	41,600	36,000
3401	1	71.80	71.80	71.80			71.80	71.80	N/A	192,000	137,860
3403	6	76.88	75.20	72.47	7.20	103.76	58.48	82.35	58.48 to 82.35	198,038	143,525
3567	2	70.41	70.41	69.18	6.43	101.78	65.88	74.94	N/A	88,000	60,875
3571	1	108.28	108.28	108.28			108.28	108.28	N/A	167,000	180,835
3573	2	80.96	80.96	79.35	5.90	102.03	76.19	85.73	N/A	119,567	94,872
3575	3	93.11	92.22	87.27	13.67	105.67	72.68	110.85	N/A	147,556	128,768
3577	5	77.88	74.59	87.96	25.72	84.80	47.43	101.54	N/A	204,500	179,880
3579	3	59.68	59.25	59.55	7.06	99.50	52.72	65.37	N/A	513,333	305,703
3581	4	78.73	78.69	83.64	21.97	94.09	55.54	101.78	N/A	153,922	128,738
3583	3	100.29	99.18	103.19	12.25	96.11	80.20	117.05	N/A	85,000	87,710

ALL											
	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	74.07	79.95	74.25	23.85	107.68	36.73	149.00	66.63 to 91.35	190,406	141,380
2	29	75.00	76.10	72.17	17.45	105.45	5.13	146.15	69.66 to 78.39	230,058	166,030
3	50	75.93	80.79	79.85	20.00	101.18	47.43	130.41	71.19 to 89.27	201,684	161,050
4	27	76.19	77.38	75.26	12.20	102.81	56.87	110.85	69.95 to 81.62	197,363	148,543
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4882

Type: Qualified

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
21-0089											
21-0153											
24-0020	1	48.89	48.89	48.89			48.89	48.89	N/A	260,000	127,115
24-0100	1	78.00	78.00	78.00			78.00	78.00	N/A	120,000	93,600
32-0046	10	80.96	83.16	75.43	17.85	110.26	59.32	110.85	60.36 to 102.27	179,172	135,142
32-0095	3	74.94	73.02	72.22	5.50	101.11	65.88	78.24	N/A	88,276	63,750
32-0125	3	75.52	86.26	84.49	14.70	102.10	74.98	108.28	N/A	196,666	166,156
51-0006	2	71.95	71.95	72.22	1.09	99.63	71.17	72.73	N/A	261,022	188,507
56-0001	5	78.67	82.15	82.55	21.39	99.52	56.87	104.22	N/A	239,396	197,610
56-0005	3	66.63	61.16	59.45	10.27	102.87	48.16	68.69	N/A	165,444	98,363
56-0006	22	72.13	68.62	63.22	11.74	108.54	5.13	82.35	64.30 to 76.76	250,212	158,185
56-0007	12	77.51	78.65	78.90	10.06	99.68	64.80	95.47	69.66 to 88.40	239,187	188,730
56-0008	1	86.31	86.31	86.31			86.31	86.31	N/A	253,250	218,570
56-0037	10	75.98	73.73	73.36	16.36	100.50	36.73	100.25	63.98 to 91.35	166,575	122,206
56-0044	2	65.06	65.06	61.46	17.23	105.85	53.85	76.27	N/A	198,687	122,122
56-0055	8	92.26	96.61	85.65	24.38	112.80	62.92	149.00	62.92 to 149.00	135,332	115,911
56-0082	5	100.17	96.45	99.72	23.87	96.73	49.92	146.15	N/A	249,600	248,889
56-0565	32	75.46	81.03	81.19	20.95	99.81	47.43	130.41	70.94 to 96.09	205,863	167,131
57-0501	7	78.39	83.59	79.19	13.09	105.55	63.21	104.45	63.21 to 104.45	175,962	139,350
60-0090											
68-0020											
NonValid School											
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	8	69.34	81.07	66.60	34.04	121.72	48.89	149.00	48.89 to 149.00	100,636	67,022
100.01 TO 180.00	36	77.33	82.70	81.26	19.43	101.78	36.73	123.72	73.38 to 93.11	130,198	105,801
180.01 TO 330.00	30	74.21	74.84	73.39	12.48	101.98	47.43	110.85	70.77 to 78.24	185,640	136,244
330.01 TO 650.00	27	71.80	75.45	74.40	17.37	101.42	53.85	130.41	64.04 to 78.94	238,874	177,711
650.01 +	26	78.39	81.02	77.19	18.65	104.97	5.13	146.15	72.73 to 88.40	329,697	254,481
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4882

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	26,083,235	MEAN:	79	AVG.ABS.DEV:	13.89	95% Mean C.I.:	75.42 to 82.30	
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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	100.00	102.01	102.85	3.60	99.19	97.62	108.43	N/A	43,715	44,960
DRY-N/A	4	89.69	90.95	89.13	18.62	102.04	73.56	110.85	N/A	141,816	126,407
GRASS	68	74.99	75.55	70.97	16.94	106.45	5.13	149.00	71.80 to 77.88	175,928	124,853
GRASS-N/A	11	88.40	83.54	87.60	19.46	95.36	48.16	108.28	56.87 to 104.67	314,132	275,187
IRRGTD	3	72.05	69.52	70.71	3.66	98.32	64.30	72.21	N/A	314,416	222,330
IRRGTD-N/A	38	76.40	81.06	77.83	18.17	104.15	48.89	130.41	71.05 to 89.27	237,446	184,803
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	4	98.81	95.25	93.69	9.08	101.66	74.94	108.43	N/A	48,786	45,710
DRY-N/A	3	104.45	96.29	90.94	11.90	105.88	73.56	110.85	N/A	167,755	152,556
GRASS	73	75.00	75.77	72.44	17.77	104.60	5.13	149.00	71.80 to 78.00	185,642	134,482
GRASS-N/A	6	87.74	87.46	91.06	17.76	96.04	68.69	108.28	68.69 to 108.28	311,116	283,314
IRRGTD	29	75.32	78.74	74.00	14.87	106.40	52.72	117.05	70.94 to 88.95	235,673	174,407
IRRGTD-N/A	12	81.42	83.80	84.03	22.65	99.72	48.89	130.41	63.98 to 103.89	260,975	219,309
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

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	6	102.22	99.38	101.21	8.34	98.19	74.94	110.85	74.94 to 110.85	76,401	77,326
DRY-N/A	1	73.56	73.56	73.56			73.56	73.56	N/A	240,000	176,550
GRASS	77	75.00	76.41	74.20	17.97	102.98	5.13	149.00	72.00 to 78.00	192,738	143,014
GRASS-N/A	2	86.16	86.16	87.42	17.86	98.56	70.77	101.54	N/A	288,850	252,503
IRRGTD	39	76.27	81.07	77.95	17.56	104.01	48.89	130.41	71.17 to 89.27	241,441	188,193
IRRGTD-N/A	2	63.60	63.60	63.63	0.61	99.94	63.21	63.98	N/A	275,000	174,987
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

PA&T 2006 Recapture Value Statistics

Base Stat

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
30000 TO 59999	13	97.62	88.22	84.70	21.96	104.15	50.03	149.00	58.63 to 104.00	42,995	36,419
60000 TO 99999	15	75.52	77.12	77.10	10.38	100.02	47.43	110.85	73.25 to 81.62	86,132	66,409
100000 TO 149999	20	78.19	81.69	81.50	18.05	100.24	36.73	123.72	73.38 to 93.11	129,361	105,425
150000 TO 249999	43	74.07	78.65	78.40	15.20	100.31	48.16	146.15	70.94 to 78.77	187,589	147,075
250000 TO 499999	30	75.53	77.82	78.04	18.92	99.72	48.89	130.41	68.22 to 86.31	324,072	252,914
500000 +	6	62.40	60.13	61.13	30.05	98.36	5.13	99.29	5.13 to 99.29	642,760	392,894
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	1	50.03	50.03	50.03			50.03	50.03	N/A	43,000	21,515
30000 TO 59999	17	75.00	78.10	44.13	33.26	176.96	5.13	149.00	55.54 to 102.27	90,673	40,016
60000 TO 99999	18	75.26	74.40	73.26	7.57	101.55	49.92	87.18	73.24 to 78.72	99,404	72,821
100000 TO 149999	45	74.07	77.14	74.67	14.77	103.31	48.16	123.72	70.94 to 78.39	169,629	126,657
150000 TO 249999	29	77.87	80.00	76.92	16.25	104.01	52.72	117.05	69.66 to 86.31	262,030	201,551
250000 TO 499999	16	82.24	87.97	82.41	24.06	106.74	59.32	146.15	65.37 to 103.89	420,080	346,203
500000 +	1	99.29	99.29	99.29			99.29	99.29	N/A	756,000	750,650
ALL	127	75.60	78.86	76.09	18.37	103.63	5.13	149.00	73.25 to 78.24	205,379	156,276

Methodology for Special & Recapture Valuation
Lincoln County

At the present time there is only one parcel that has been approved for special valuation in the county.

The parcel in question is in the commercial land adjoining the Wal-Mart Super Center. Sales of unimproved commercial land in this area have been very active and through the sales verification and ratio study processes a value was established. Commercial development is the highest and best use of this parcel.

Sales of unimproved agricultural land in Market Area 1 were analyzed and the value for drycrop land was applied as the special value. This land is being used to harvest alfalfa as feed for livestock.

Mary Ann Long
Lincoln County Assessor

Bill W. Thornburgh
Senior Appraiser

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:

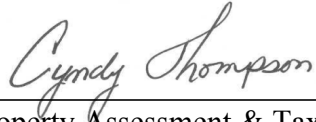
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

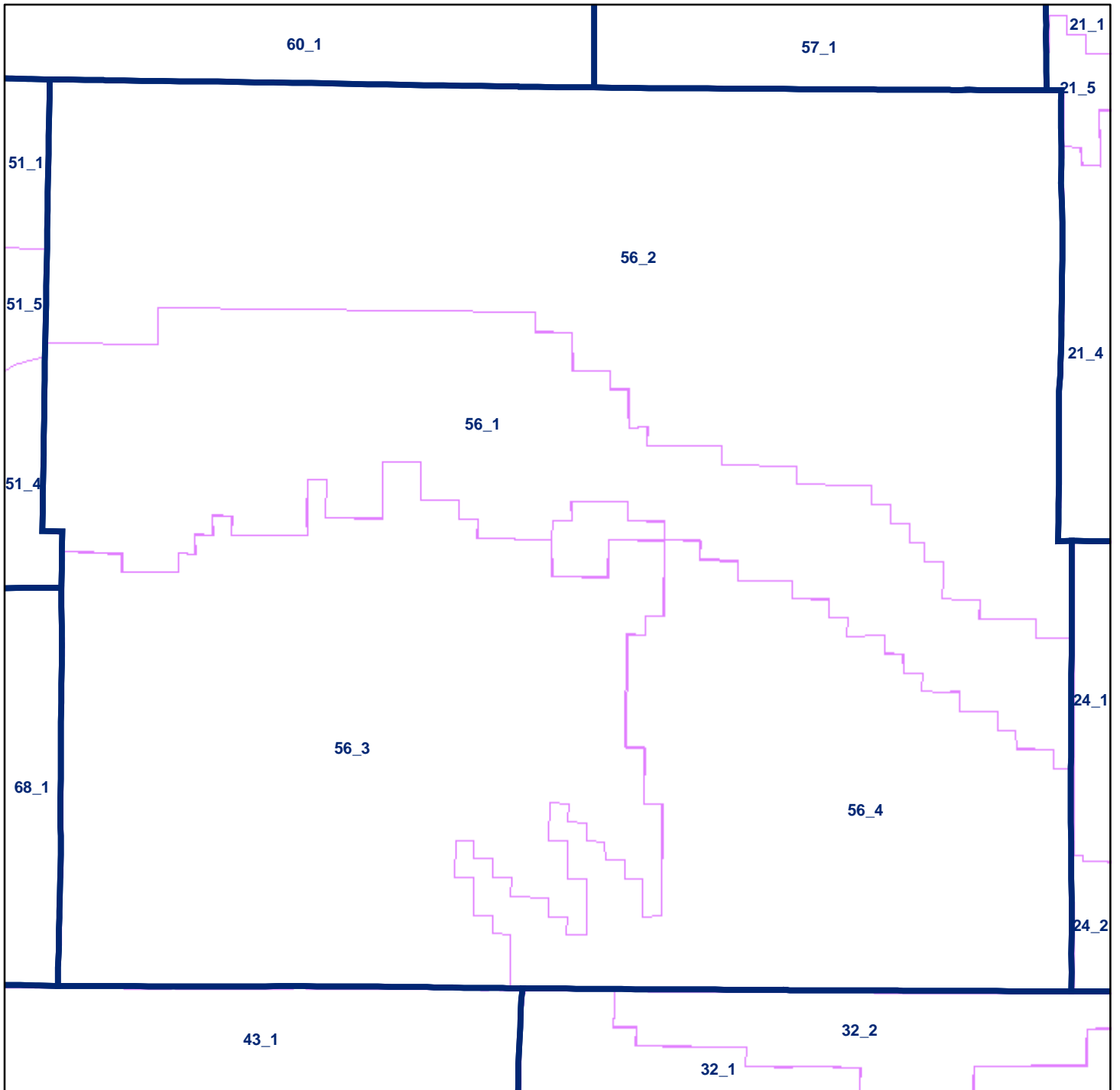
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Lincoln County County Assessor, by certified mail, return receipt requested, 7060 1160 0001 1212 8939.

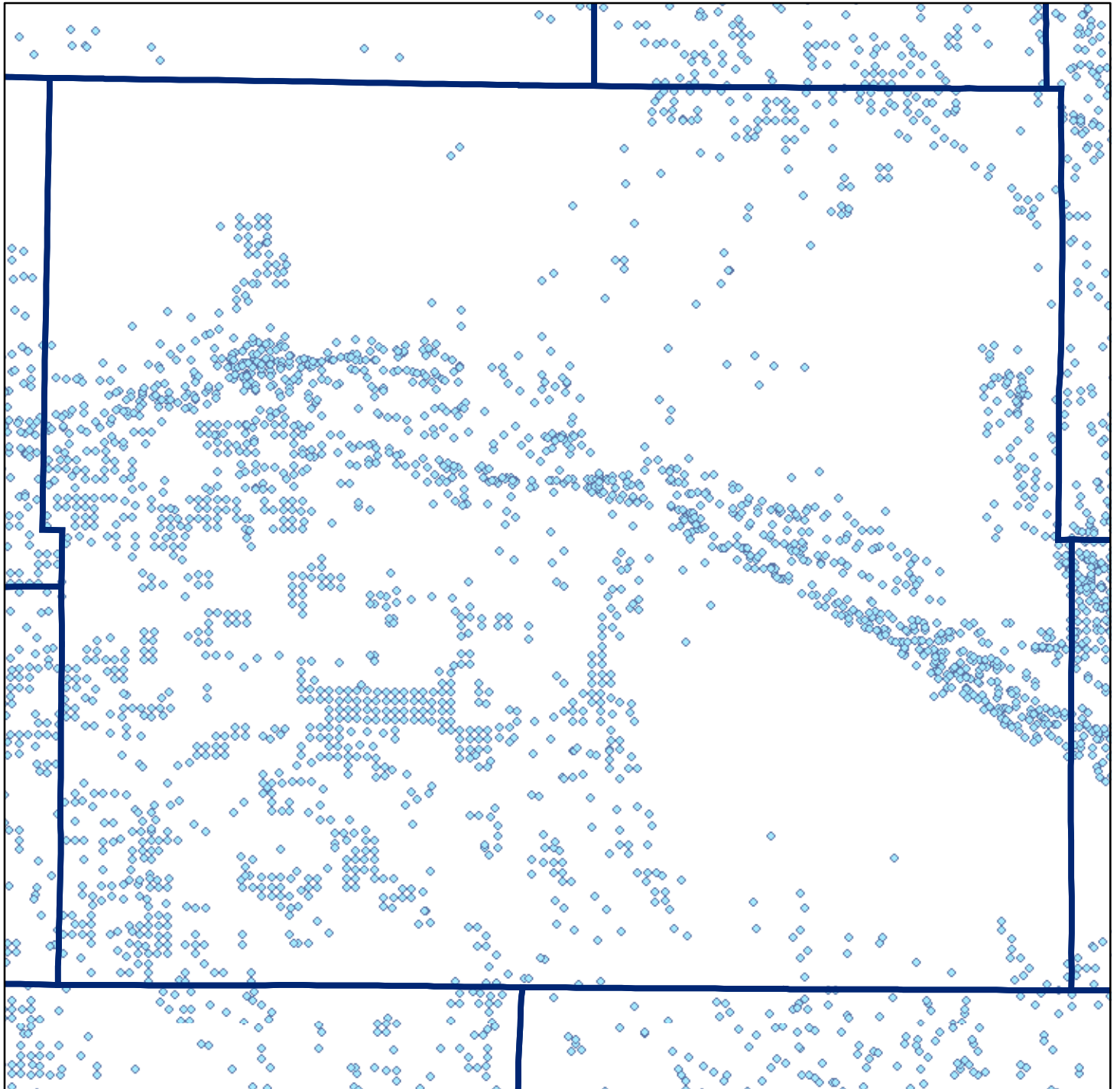
Dated this 10th day of April, 2006.



Property Assessment & Taxation



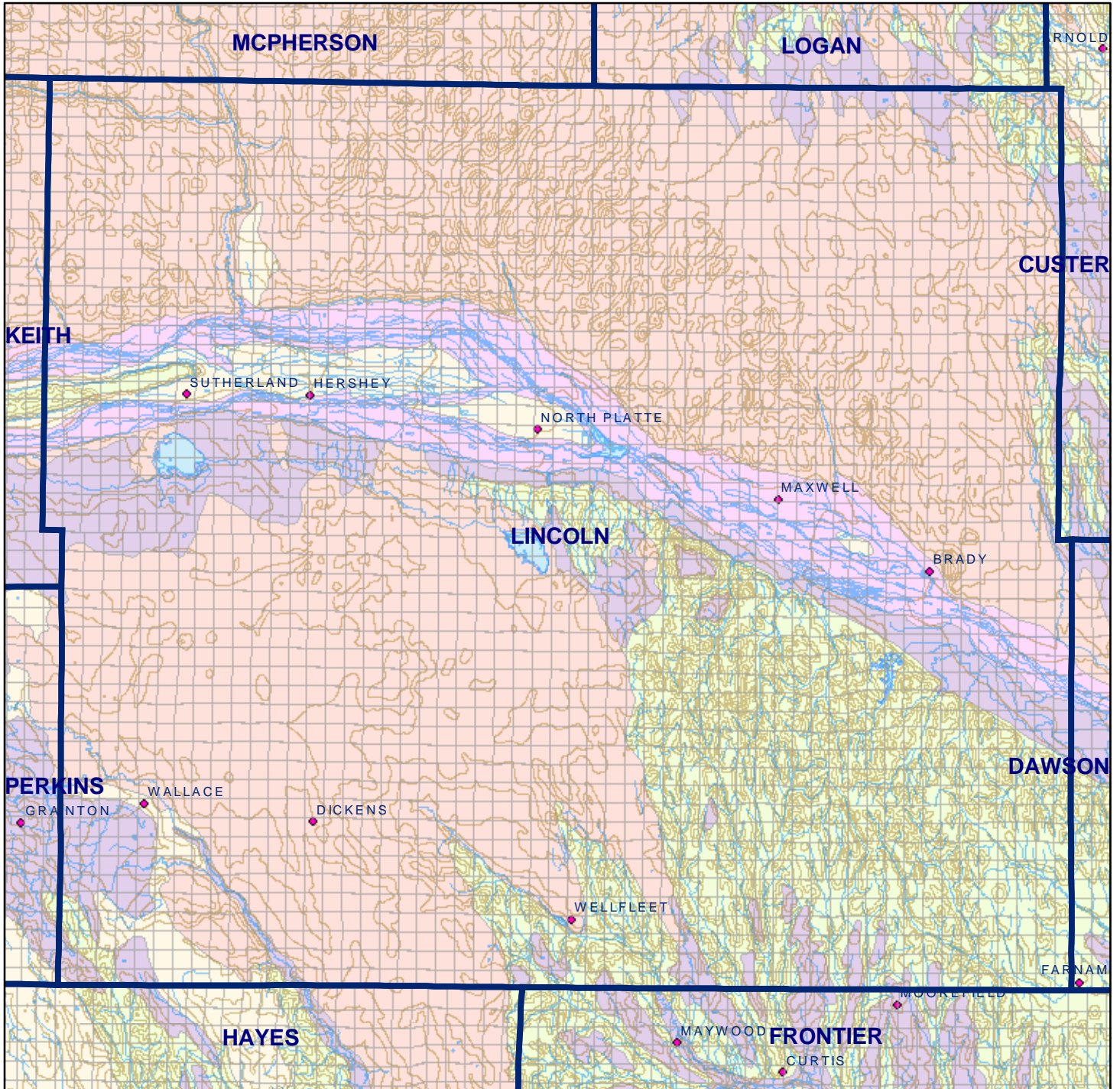
Market Areas



● Registered Wells > 500 GPM

2475	2473	2471	2469	2467	2465	2463	2461	2459	2457	2455
2571	2573	2575	2577	2579	2581	2583	2585	2587	2589	2591
2769	2767	2765	2763	2761	2759	2757	2755	2753	2751	2749
2867	2869	2871	2873	2875	2877	2879	2881	2883	2885	2887
3065	3063	3061	3059	3057	3055	3053	3051	3049	3047	3045
3183	3165	3167	3169	3171	3173	3175	3177	3179	3181	3183
3361	3359	3357	3355	3353	3351	3349	3347	3345	3343	3341
3387	3389	3391	3393	3395	3397	3399	3401	3403	3405	3407
3585	3583	3581	3579	3577	3575	3573	3571	3569	3567	3565
3613	3615	3617	3619	3621	3623	3625	3627	3629	3631	3633

 Geo Codes

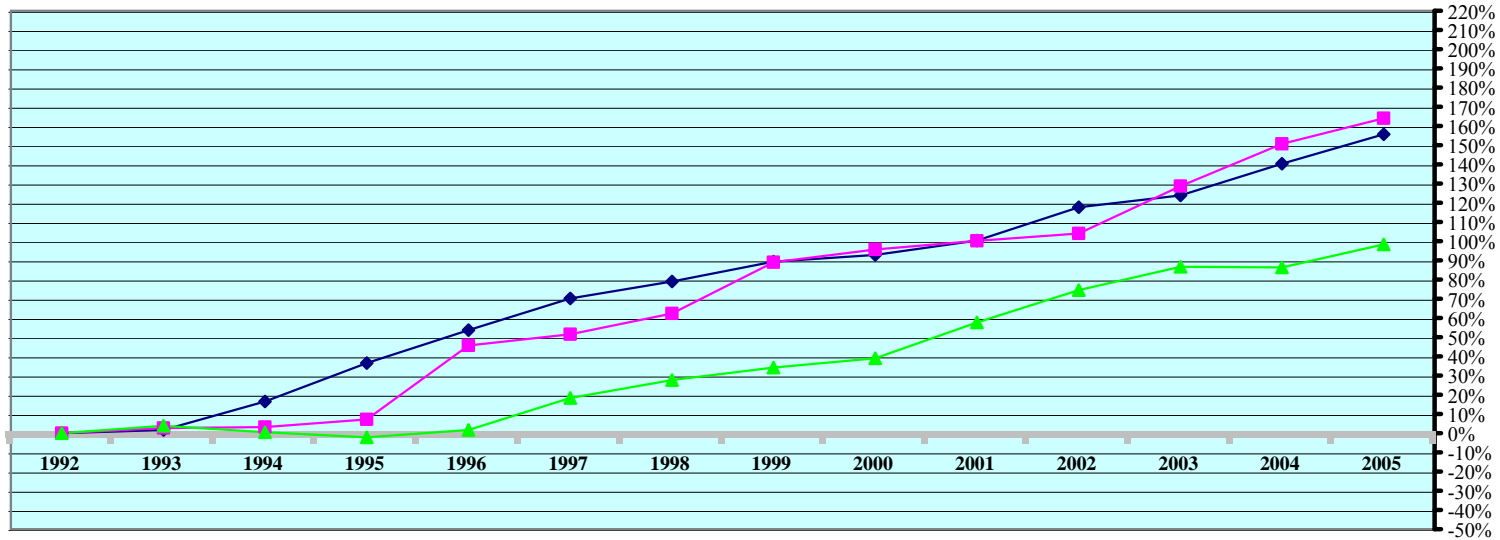


Legend

- 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

Lincoln County

REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	378,919,185	--	--	--	113,519,535	--	--	--	298,932,825	--	--	--
1993	385,043,600	6,124,415	1.62%	1.62%	116,467,690	2,948,155	2.60%	2.60%	310,490,745	11,557,920	3.87%	3.87%
1994	441,702,065	56,658,465	14.71%	16.57%	117,173,755	706,065	0.61%	3.22%	300,289,595	-10,201,150	-3.29%	0.45%
1995	517,270,500	75,568,435	17.11%	36.51%	121,728,530	4,554,775	3.89%	7.23%	292,249,465	-8,040,130	-2.68%	-2.24%
1996	582,078,950	64,808,450	12.53%	53.62%	165,390,120	43,661,590	35.87%	45.69%	303,677,645	11,428,180	3.91%	1.59%
1997	644,492,770	62,413,820	10.72%	70.09%	172,045,490	6,655,370	4.02%	51.56%	353,532,615	49,854,970	16.42%	18.26%
1998	678,576,480	34,083,710	5.29%	79.08%	184,332,675	12,287,185	7.14%	62.38%	381,439,025	27,906,410	7.89%	27.60%
1999	717,649,240	39,072,760	5.76%	89.39%	214,521,435	30,188,760	16.38%	88.97%	401,184,430	19,745,405	5.18%	34.21%
2000	730,473,520	12,824,280	1.79%	92.78%	222,027,995	7,506,560	3.50%	95.59%	415,515,275	14,330,845	3.57%	39.00%
2001	759,033,185	28,559,665	3.91%	100.32%	227,194,895	5,166,900	2.33%	100.14%	471,460,185	55,944,910	13.46%	57.71%
2002	824,663,060	65,629,875	8.65%	117.64%	231,661,065	4,466,170	1.97%	104.07%	521,845,370	50,385,185	10.69%	74.57%
2003	848,215,490	23,552,430	2.86%	123.85%	259,546,135	27,885,070	12.04%	128.64%	558,048,880	36,203,510	6.94%	86.68%
2004	910,576,095	62,360,605	7.35%	140.31%	284,496,175	24,950,040	9.61%	150.61%	556,777,000	-1,271,880	-0.23%	86.25%
2005	968,824,270	58,248,175	6.40%	155.68%	299,717,125	15,220,950	5.35%	164.02%	592,931,480	36,154,480	6.49%	98.35%

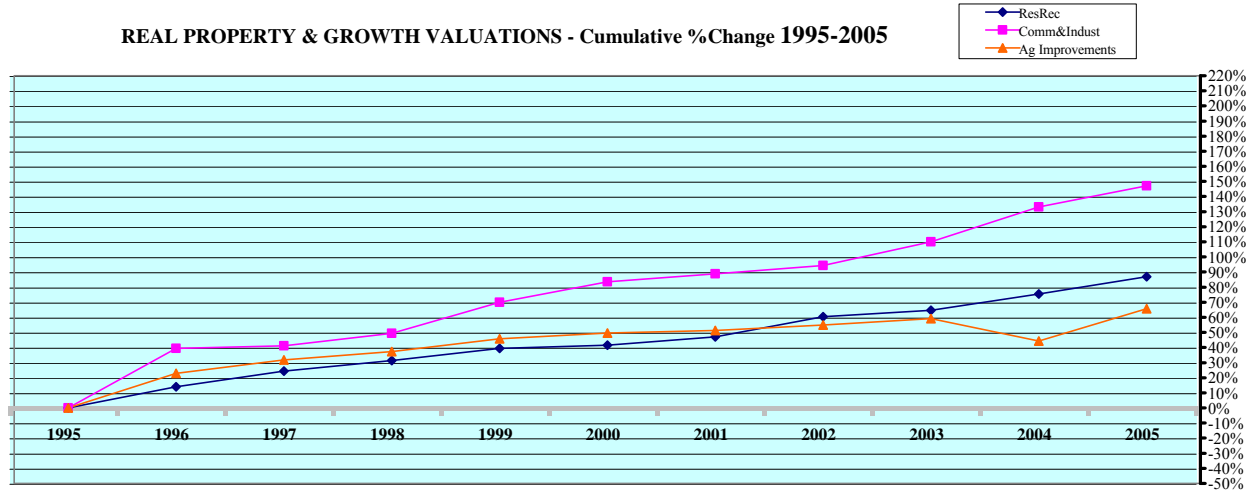
1992-2005 Rate Ann. %chg: Resid & Rec. **7.49%** Comm & Indust **7.75%** Agland **5.41%**

Cnty# **56**
County **LINCOLN**

FL area **2**

(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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	378,919,185	not avail.	--	--	--	--	113,519,535	not avail.	--	--	--	--
1993	385,043,600	not avail.	--	--	--	--	116,467,690	not avail.	--	--	--	--
1994	441,702,065	not avail.	--	--	--	--	117,173,755	not avail.	--	--	--	--
1995	517,270,500	10,234,055	1.98%	507,036,445	--	--	121,728,530	4,153,380	3.41%	117,575,150	--	--
1996	582,078,950	4,291,370	0.74%	577,787,580	11.70%	13.95%	165,390,120	1,384,785	0.84%	164,005,335	34.73%	39.49%
1997	644,492,770	13,663,745	2.12%	630,829,025	8.38%	24.41%	172,045,490	6,080,535	3.53%	165,964,955	0.35%	41.16%
1998	678,576,480	12,376,415	1.82%	666,200,065	3.37%	31.39%	184,332,675	8,572,325	4.65%	175,760,350	2.16%	49.49%
1999	717,649,240	10,675,345	1.49%	706,973,895	4.18%	39.43%	214,521,435	14,584,855	6.80%	199,936,580	8.47%	70.05%
2000	730,473,520	13,024,240	1.78%	717,449,280	-0.03%	41.50%	222,027,995	6,376,235	2.87%	215,651,760	0.53%	83.42%
2001	759,033,185	13,240,445	1.74%	745,792,740	2.10%	47.09%	227,194,895	5,236,495	2.30%	221,958,400	-0.03%	88.78%
2002	824,663,060	11,513,080	1.40%	813,149,980	7.13%	60.37%	231,661,065	3,110,430	1.34%	228,550,635	0.60%	94.39%
2003	848,215,490	13,490,515	1.59%	834,724,975	1.22%	64.63%	259,546,135	12,643,640	4.87%	246,902,495	6.58%	110.00%
2004	910,576,095	21,269,185	2.34%	889,306,910	4.84%	75.39%	284,496,175	10,539,415	3.70%	273,956,760	5.55%	133.01%
2005	968,824,270	20,688,170	2.14%	948,136,100	4.12%	87.00%	299,717,125	9,307,775	3.11%	290,409,350	2.08%	147.00%

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

Resid & Rec. **6.46%**

Comm & Indust **9.46%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	50,245,470					
1993	not avail	not avail	50,741,160					
1994	not avail	not avail	54,006,930					
1995	18,968,330	38,000,715	56,969,045	1,136,782	2.00%	55,832,263	--	--
1996	51,966,870	18,054,370	70,021,240	1,357,820	1.94%	68,663,420	20.53%	22.98%
1997	57,831,325	17,317,915	75,149,240	1,582,605	2.11%	73,566,635	5.06%	31.76%
1998	59,747,820	19,458,330	79,206,150	2,487,575	3.14%	76,718,575	2.09%	37.41%
1999	62,701,940	20,820,325	83,522,265	2,169,635	2.60%	81,352,630	2.71%	45.71%
2000	64,237,070	21,434,570	85,671,640	2,129,075	2.49%	83,542,565	0.02%	49.63%
2001	64,902,670	22,036,675	86,939,345	2,464,825	2.84%	84,474,520	-1.40%	51.30%
2002	66,085,475	22,703,385	88,788,860	2,302,560	2.59%	86,486,300	-0.52%	54.90%
2003	67,690,195	23,412,690	91,102,885	2,249,225	2.47%	88,853,660	0.07%	59.14%
2004	59,584,395	22,668,455	82,252,850	1,707,000	2.08%	80,545,850	-11.59%	44.26%
2005	71,890,690	25,129,400	97,020,090	4,502,835	4.64%	92,517,255	12.48%	65.71%

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

Ag Imprvmts **5.18%**

(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

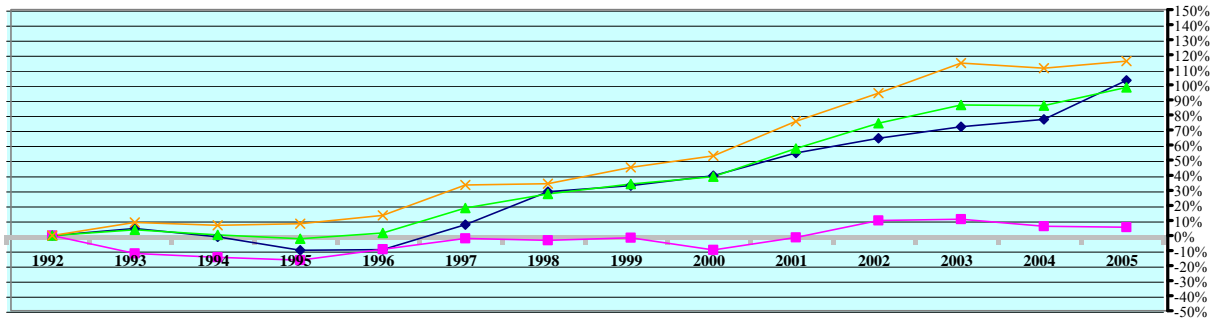
Cnty# **56**
County **LINCOLN**

FL area **2**

CHART 2

EXHIBIT **56B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	117,890,260	--	--	--	47,017,445	--	--	--	133,721,145	--	--	--
1993	123,375,830	5,485,570	4.65%	4.65%	41,401,735	-5,615,710	-11.94%	-11.94%	145,408,000	11,686,855	8.74%	8.74%
1994	116,721,850	-6,653,980	-5.39%	-0.99%	40,162,565	-1,239,170	-2.99%	-14.58%	142,784,745	-2,623,255	-1.80%	6.78%
1995	106,290,950	-10,430,900	-8.94%	-9.84%	39,312,725	-849,840	-2.12%	-16.39%	144,060,795	1,276,050	0.89%	7.73%
1996	106,880,600	589,650	0.55%	-9.34%	42,716,155	3,403,430	8.66%	-9.15%	151,484,105	7,423,310	5.15%	13.28%
1997	126,330,885	19,450,285	18.20%	7.16%	46,078,610	3,362,455	7.87%	-2.00%	178,426,160	26,942,055	17.79%	33.43%
1998	152,103,740	25,772,855	20.40%	29.02%	45,520,535	-558,075	-1.21%	-3.18%	179,825,705	1,399,545	0.78%	34.48%
1999	156,945,615	4,841,875	3.18%	33.13%	46,319,690	799,155	1.76%	-1.48%	194,071,350	14,245,645	7.92%	45.13%
2000	164,611,370	7,665,755	4.88%	39.63%	42,507,295	-3,812,395	-8.23%	-9.59%	204,535,055	10,463,705	5.39%	52.96%
2001	182,411,445	17,800,075	10.81%	54.73%	46,368,935	3,861,640	9.08%	-1.38%	235,184,285	30,649,230	14.98%	75.88%
2002	194,095,525	11,684,080	6.41%	64.64%	51,649,485	5,280,550	11.39%	9.85%	260,175,545	24,991,260	10.63%	94.57%
2003	203,040,855	8,945,330	4.61%	72.23%	52,041,700	392,215	0.76%	10.69%	286,738,050	26,562,505	10.21%	114.43%
2004	208,769,895	5,729,040	2.82%	77.09%	49,919,210	-2,122,490	-4.08%	6.17%	282,316,010	-4,422,040	-1.54%	111.12%
2005	239,297,050	30,527,155	14.62%	102.98%	49,602,640	-316,570	-0.63%	5.50%	288,445,715	6,129,705	2.17%	115.71%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	303,975	--	--	--	298,932,825	--	--	--
1993	--	--	--	--	305,180	1,205	0.40%	0.40%	310,490,745	11,557,920	3.87%	3.87%
1994	--	--	--	--	620,435	--	0.00%	104.11%	300,289,595	-10,201,150	-3.29%	0.45%
1995	--	--	--	--	2,584,995	1,964,560	316.64%	750.40%	292,249,465	-8,040,130	-2.68%	-2.24%
1996	--	--	--	--	2,596,785	11,790	0.46%	754.28%	303,677,645	11,428,180	3.91%	1.59%
1997	--	--	--	--	2,696,960	100,175	3.88%	787.23%	353,532,615	49,854,970	16.42%	18.26%
1998	--	--	--	--	3,989,045	1,292,085	47.91%	1212.29%	381,439,025	27,906,410	7.89%	27.60%
1999	--	--	--	--	3,847,775	-141,270	-3.54%	1165.82%	401,184,430	19,745,405	5.18%	34.21%
2000	--	--	--	--	3,861,555	13,780	0.36%	1170.35%	415,515,275	14,330,845	3.57%	39.00%
2001	--	--	--	--	7,495,520	3,633,965	94.11%	2365.83%	471,460,185	55,944,910	13.46%	57.71%
2002	--	--	--	--	15,924,815	8,429,295	112.46%	5138.86%	521,845,370	50,385,185	10.69%	74.57%
2003	378,830	n/a	n/a	n/a	15,849,445	n/a	n/a	n/a	558,048,880	36,203,510	6.94%	86.68%
2004	366,835	-11,995	-3.17%	-3.17%	15,405,050	-444,395	-2.80%	-2.80%	556,777,000	-1,271,880	-0.23%	86.25%
2005	366,535	-300	-0.08%	-3.25%	15,219,540	-185,510	-1.20%	-3.97%	592,931,480	36,154,480	6.49%	98.35%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 56B 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)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	117,956,150	187,241	630	--	--	47,066,150	140,645	335	--	--	133,737,775	1,155,299	116	--	--
1993	123,261,500	187,495	657	4.29%	4.29%	41,452,205	139,862	296	-11.64%	-11.64%	145,423,100	1,156,748	126	8.62%	8.62%
1994	116,642,915	186,733	625	-4.87%	-0.79%	40,188,515	139,778	288	-2.70%	-14.03%	142,813,490	1,156,532	123	-2.38%	6.03%
1995	106,347,010	188,254	565	-9.60%	-10.32%	39,283,665	139,667	281	-2.43%	-16.12%	144,064,318	1,155,290	125	1.63%	7.76%
1996	106,546,415	188,597	565	0.00%	-10.32%	42,887,965	139,117	308	9.61%	-8.06%	151,600,030	1,154,452	131	4.80%	12.93%
1997	125,807,285	191,883	656	16.11%	4.13%	46,235,855	137,678	336	9.09%	0.30%	178,278,970	1,151,386	155	18.32%	33.62%
1998	151,336,590	195,447	774	17.99%	22.86%	45,852,600	136,137	337	0.30%	0.60%	179,645,890	1,151,122	156	0.65%	34.48%
1999	157,127,660	200,398	784	1.29%	24.44%	46,396,735	130,986	354	5.04%	5.67%	194,062,060	1,151,092	169	8.33%	45.69%
2000	164,622,185	202,435	813	3.70%	29.05%	42,555,220	119,905	355	0.28%	5.97%	204,540,590	1,160,195	176	4.14%	51.72%
2001	182,558,115	206,677	883	8.61%	40.16%	46,488,160	124,285	374	5.35%	11.64%	235,422,980	1,217,376	193	9.66%	66.38%
2002	194,383,030	209,477	928	5.10%	47.30%	51,725,240	122,539	422	12.83%	25.97%	260,131,300	1,215,174	214	10.88%	84.48%
2003	203,278,315	213,999	950	2.37%	50.79%	52,033,185	120,367	432	2.37%	28.96%	287,173,815	1,211,931	237	10.75%	104.31%
2004	209,218,130	220,243	950	-0.01%	50.78%	49,962,140	115,251	434	0.35%	29.40%	282,738,060	1,204,048	235	-0.92%	102.43%
2005	239,261,965	229,936	1,041	9.54%	65.17%	49,586,490	110,137	450	3.86%	34.40%	288,763,245	1,196,818	241	2.75%	108.00%

1992-2005 Rate Ann.%chg AvgVal/Acre: **3.94%**

2.30%

5.80%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	77,365	7,718	10	--	--	228,590	25,365	9	--	--	299,066,030	1,516,267	197	--	--
1993	77,505	7,750	10	0.00%		227,675	25,237	9	0.00%		310,441,985	1,517,092	205	4.06%	4.06%
1994	77,920	7,792	10	0.00%		542,110	28,235	19	111.11%		300,264,950	1,519,069	198	-3.41%	0.51%
1995	78,480	7,848	10	0.00%		2,506,340	28,106	89	368.42%		292,279,813	1,519,164	192	-3.03%	-2.54%
1996	77,520	7,751	10	0.00%		2,511,530	28,157	89	0.00%		303,623,460	1,518,076	200	4.17%	1.52%
1997						77,510	7,750	10	--		350,399,620	1,488,698	235	17.50%	19.29%
1998						76,820	7,682	10	0.00%		376,911,900	1,490,388	253	7.66%	28.43%
1999						3,849,445	32,784	117	1070.00%		401,435,900	1,515,260	265	4.74%	34.52%
2000						3,861,360	32,871	117	0.00%		415,579,355	1,515,406	274	3.40%	39.09%
2001						7,498,230	33,591	223	90.60%		471,967,485	1,581,929	298	8.76%	51.27%
2002						16,091,780	33,516	480	115.25%		522,331,350	1,580,707	330	10.74%	67.51%
2003	380,792	7,615	50	n/a	n/a	15,871,735	25,808	615	n/a	n/a	558,737,845	1,579,720	354	7.27%	79.70%
2004	366,570	7,331	50	0.01%	n/a	15,377,450	29,585	520	-15.48%	n/a	557,662,350	1,576,459	354	-0.07%	79.57%
2005	366,535	7,330	50	0.00%	n/a	15,312,865	25,515	600	15.47%	n/a	593,291,100	1,569,736	378	6.84%	91.86%

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

5.14%

56
LINCOLN

FL area **2**

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
34,632	LINCOLN	90,799,022	53,263,883	133,512,898	938,395,760	297,890,550	1,826,575	30,428,510	592,931,480	71,890,690	25,129,400	19,360	2,236,088,128
<i>cnty sectorvalue % of total value:</i>		4.06%	2.38%	5.97%	41.97%	13.32%	0.08%	1.36%	26.52%	3.22%	1.12%	0.00%	100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
366	BRADY	100,037	910,777	976,711	8,037,720	692,125	0	0	0	0	0	0	10,717,370
572	HERSHEY	1,096,908	437,452	1,736,645	20,228,080	2,601,210	0	0	42,840	0	0	0	26,143,135
315	MAXWELL	54,417	516,537	1,314,433	5,901,505	302,770	0	0	0	0	0	0	8,089,662
23,878	NORTH PLATTE	35,943,741	8,411,262	10,429,125	606,731,665	270,407,935	348,170	0	46,100	0	19,550	0	932,337,548
1,129	SUTHERLAND	4,967,229	532,240	1,170,452	34,730,555	3,591,750	1,340,040	0	0	0	0	0	46,332,266
329	WALLACE	329,680	91,566	22,907	6,445,615	1,518,890	0	0	37,180	27,495	2,450	0	8,475,783
76	WELLFLEET	18,435	68,033	9,438	1,158,405	63,835	0	0	0	0	0	0	1,318,146
Total of All City Values:		42,510,447	10,967,867	15,659,711	683,233,545	279,178,515	1,688,210	0	126,120	27,495	22,000	0	1,033,413,910
<i>% total citysect of cnty sector</i>		46.82%	20.59%	11.73%	72.81%	93.72%	92.42%		0.02%	0.04%	0.09%		46.22%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1.06%	BRADY	0.11%	1.71%	0.73%	0.86%	0.23%							0.48%
1.65%	HERSHEY	1.21%	0.82%	1.30%	2.16%	0.87%			0.01%				1.17%
0.91%	MAXWELL	0.06%	0.97%	0.98%	0.63%	0.10%							0.36%
68.95%	NORTH PLATTE	39.59%	15.79%	7.81%	64.66%	90.77%	19.06%		0.01%		0.08%		41.70%
3.26%	SUTHERLAND	5.47%	1.00%	0.88%	3.70%	1.21%	73.36%						2.07%
0.95%	WALLACE	0.36%	0.17%	0.02%	0.69%	0.51%			0.01%	0.04%	0.01%		0.38%
0.22%	WELLFLEET	0.02%	0.13%	0.01%	0.12%	0.02%							0.06%

Cnty# **56**
County **LINCOLN**

FL area **2**

Sources: 2005 Certificate of Taxes Levied CTL, 2000 US Census; Dec2005 City Pop. per NE Dept Revenue State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006