

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

McPherson County
60

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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2006 Commission Summary

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Residential Real Property - Current

Number of Sales	9	COD	24.43
Total Sales Price	317500	PRD	116.21
Total Adj. Sales Price	312500	COV	40.74
Total Assessed Value	255065	STD	38.64
Avg. Adj. Sales Price	34722.22	Avg. Abs. Dev.	22.48
Avg. Assessed Value	28340.56	Min	48.04
Median	92.05	Max	185.30
Wgt. Mean	81.62	95% Median C.I.	58.69 to 103.67
Mean	94.85	95% Wgt. Mean C.I.	55.93 to 107.32
		95% Mean C.I.	65.15 to 124.55
% of Value of the Class of all Real Property Value in the County			3.33
% of Records Sold in the Study Period			7.89
% of Value Sold in the Study Period			7.1
Average Assessed Value of the Base			31,497

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	9	92.05	24.43	116.21
2005	4	92.39	11.09	94.09
2004	7	93.16	5.27	104.44
2003	9	95	5.92	104.56
2002	8	94	12.46	96.6
2001	11	93	19.62	103.53

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Commercial Real Property - Current

Number of Sales	0	COD	0.00
Total Sales Price	0	PRD	0.00
Total Adj. Sales Price	0	COV	0.00
Total Assessed Value	0	STD	0.00
Avg. Adj. Sales Price	0.00	Avg. Abs. Dev.	0.00
Avg. Assessed Value	0.00	Min	0.00
Median	0.00	Max	0.00
Wgt. Mean	0.00	95% Median C.I.	N/A
Mean	0.00	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	N/A
% of Value of the Class of all Real Property Value in the County			0.39
% of Records Sold in the Study Period			0
% of Value Sold in the Study Period			0
Average Assessed Value of the Base			38,064

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	0	0.00	0.00	0.00
2005	0	0.00	0.00	0.00
2004	0	0.00	0.00	0.00
2003				
2002				
2001				

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Agricultural Land - Current

Number of Sales	28	COD	14.27
Total Sales Price	5382500	PRD	107.95
Total Adj. Sales Price	5355899	COV	18.29
Total Assessed Value	3779650	STD	13.94
Avg. Adj. Sales Price	191282.11	Avg. Abs. Dev.	10.88
Avg. Assessed Value	134987.50	Min	51.23
Median	76.27	Max	105.69
Wgt. Mean	70.57	95% Median C.I.	70.40 to 82.70
Mean	76.18	95% Wgt. Mean C.I.	63.31 to 77.83
		95% Mean C.I.	70.78 to 81.59
% of Value of the Class of all Real Property Value in the County			96.28
% of Records Sold in the Study Period			1.91
% of Value Sold in the Study Period			0.13
Average Assessed Value of the Base			70,853

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	28	76.27	14.27	107.95
2005	26	77.48	17.10	108.12
2004	25	76.32	14.17	99.64
2003	25	77	11.13	99.69
2002	25	77	10.02	104.4
2001	27	77	14.86	96.67

2006 Opinions of the Property Tax Administrator for McPherson County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in McPherson County is 92% of actual value. It is my opinion that the quality of assessment for the class of residential real property in McPherson County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in McPherson County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in McPherson County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

2006 Opinions of the Property Tax Administrator for McPherson County

Recommendations

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

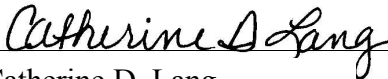
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for McPherson County**

Residential Real Property

I. Correlation

McPherson: RESIDENTIAL: The median and mean are within their respective range, and the weighted mean is substantially below the acceptable range. For direct equalization purposes, the median will be used to describe the level of value. Both qualitative measures, the coefficient of dispersion and the price-related differential, are considerably above their acceptable parameters. Considering there are only nine sales, it is believed that the county has attained the level of value but has not met the standards for uniform and proportionate assessments 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	14	11	78.57
2002	14	8	57.14
2003	12	9	75
2004	10	7	70
2005	9	4	44.44
2006	13	9	69.23

McPherson: RESIDENTIAL: A brief review of the table demonstrates that the county has generally utilized a reasonable proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the residential properties was done as fairly as possible and that the county has not excessively trimmed the sample. One sale which calculates to 7.69% of the total sales file was substantially improved since the sale thus eliminating this sale from the percent used.

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

**2006 Correlation Section
for McPherson County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	81	7.96	87.45	93
2002	94	0.01	94.01	94
2003	93	11.13	103.35	95
2004	93.16	-0.33	92.85	93.16
2005	92.39	-0.81	91.64	92.39
2006	92.05	3.5	95.27	92.05

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for McPherson County**

McPherson: RESIDENTIAL: There is a difference of 3.22% from the trended preliminary ratio to the R&O median. The increase in the assessed base is due to a few small acreages that were recoded residential from agricultural. It is believed that the R&O median is the best indication of the level of value for the residential property class.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
12.42	2001	7.96
0	2002	0.01
7.32	2003	11.13
0	2004	-0.33
2.13	2005	-0.81
0	2006	3.5

McPherson: RESIDENTIAL: The increase in the base value is due to the recoding of small acreages

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from agricultural to residential.

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

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

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

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

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

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

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	Median	Wgt. Mean	Mean
R&O Statistics	92.05	81.62	94.85

McPherson: RESIDENTIAL: The median and mean are within their respective range; while the weighted mean is substantially low. Even though there are only nine sales in which to measure, the assessor may want to review the discrepancy.

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	24.43	116.21
Difference	9.43	13.21

McPherson: RESIDENTIAL: Both qualitative measures are high and outside their respective range. Realizing there are only nine sales in which to measure, consideration should be given to a review of

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this class of property.

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	9	9	0
Median	92.05	92.05	0
Wgt. Mean	81.62	81.62	0
Mean	94.85	94.85	0
COD	24.43	24.43	0
PRD	116.21	116.21	0
Min Sales Ratio	48.04	48.04	0
Max Sales Ratio	185.30	185.30	0

McPherson: RESIDENTIAL: There were no changes to the profile occurring between the issuance of the Preliminary and the R&O Statistics, indicating there were no valuation changes made and that the residential property class was not addressed for assessment year 2006.

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Commerical Real Property

I. Correlation

McPherson: COMMERCIAL: There were no qualified commercial sales occurring in the county during this study period. With the reappraisal of the commercial properties in 2005, it is believed that the county is in compliance for both the level of value and quality of assessment for tax year 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			
2002			
2003			
2004	0	0	
2005	1	0	0
2006	1	0	0

McPherson: COMMERCIAL: N/A

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:

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Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	0	0.25	0	0
2002	0	-0.08	0	0
2003				
2004	0.00	0	0	0.00
2005	0.00	16.42	0	0.00
2006	0.00	2.74	0	0.00

McPherson: COMMERCIAL: The increase in the assessed base is due to the remodeling of the Credit Union which received and increase in valuation.

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

**2006 Correlation Section
for McPherson County**

for Real Property, Form 45, excluding growth valuation, compared to the 2005 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	0.25
0	2002	-0.08
	2003	
N/A	2004	0
0	2005	16.42
N/A	2006	2.74

McPherson: COMMERCIAL: The percent change in the assessed base is reflecting the new valuation on one commercial property that had remodeling added for 2006.

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.

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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	0.00	0.00	0.00

McPherson: COMMERCIAL: N/A

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

**2006 Correlation Section
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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	0.00	0.00
Difference	0	-98

McPherson: COMMERCIAL: N/A

VII. Analysis of Change in Statistics Due to Assessor Actions

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

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	Preliminary Statistics	R&O Statistics	Change
Number of Sales	0	0	0
Median	0.00	0.00	0
Wgt. Mean	0.00	0.00	0
Mean	0.00	0.00	0
COD	0.00	0.00	0
PRD	0.00	0.00	0
Min Sales Ratio	0.00	0.00	0
Max Sales Ratio	0.00	0.00	0

McPherson: COMMERCIAL: N/A

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Agricultural Land

I. Correlation

McPherson: AGRICULTURAL UNIMPROVED: A review of the information in this report indicates that the median measure of central tendency is within the acceptable range and is supported by the trended preliminary ratio. As noted under table VI, the price-related differential appears to be skewed by one high-dollar sale and when hypothetically removed the PRD moves much closer to the prescribed range. It is believed that the county has met the level of value and the standards for uniform and proportionate assessment in the agricultural property class 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	34	27	79.41
2002	38	25	65.79
2003	38	25	65.79
2004	37	25	67.57
2005	35	26	74.29
2006	43	28	65.12

McPherson: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a sufficient portion of unimproved agricultural sales for the development of the agricultural statistics. One sale or 2.33% of the total sale file was substantially improved since the sale thus eliminating the sale in the percentage used.

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

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

**2006 Correlation Section
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the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor’s assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	70	16.88	81.82	77
2002	72	7.36	77.3	77
2003	77	0	77	77
2004	71.42	6.13	75.8	76.32
2005	73.21	6.07	77.66	77.48
2006	74.69	2.74	76.73	76.27

McPherson: AGRICULTURAL UNIMPROVED: After review of the trended preliminary ratio and the

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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 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)
11.1	2001	16.88
7.36	2002	7.03
0	2003	0
6.9	2004	6.13
5.41	2005	6.07
2.99	2006	2.74

McPherson: AGRICULTURAL UNIMPROVED: After review of the percent change report, it appears that McPherson County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base is consistent with the reported assessment

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action.

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

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

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

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

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

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

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	Median	Wgt. Mean	Mean
R&O Statistics	76.27	70.57	76.18

McPherson: AGRICULTURAL UNIMPROVED: A review of the information in this report will indicate that the median and mean measures of central tendency are within the acceptable range. Further review of all sales in the sample reveals that one high-dollar sale may have a significant bearing on and is skewing the weighted mean. The hypothetical removal of this sale would move the weighted mean measure to 74.17, just within the range. The median level of value is supported by the trended preliminary ratio.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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	COD	PRD
R&O Statistics	14.27	107.95
Difference	0	4.95

McPherson: AGRICULTURAL UNIMPROVED: The coefficient of dispersion is well within the target while the price-related differential is above the range. When the high-priced sale, mentioned in the comments under Agricultural, Table V., is hypothetically removed, the PRD moves to 103.96 and much closer to the prescribed parameter.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	28	28	0
Median	74.69	76.27	1.58
Wgt. Mean	68.79	70.57	1.78
Mean	74.05	76.18	2.13
COD	14.10	14.27	0.17
PRD	107.66	107.95	0.29
Min Sales Ratio	50.80	51.23	0.43
Max Sales Ratio	102.58	105.69	3.11

McPherson: AGRICULTURAL UNIMPROVED: As reported by the assessor, all land classification groups in the grassland category increased by \$5.00 per/acre. The above table is a reflection of the action taken by the county in the unimproved agricultural property class for assessment year 2006.

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

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	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	3,231,655	3,590,700	359,045	11.11	246,096	3.5
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	6,252,218	6,243,795	-8,423	-0.13	*-----	-0.13
4. Total Residential (sum lines 1-3)	9,483,873	9,834,495	350,622	3.7	246,096	1.1
5. Commercial	407,539	418,709	11,170	2.74	0	2.74
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	1,809,434	1,843,885	34,451	1.9	30,922	0.2
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	2,216,973	2,262,594	45,621	2.06	0	2.06
10. Total Non-Agland Real Property	11,700,846	12,097,089	396,243	3.39	277,018	1.02
11. Irrigated	4,675,140	4,675,140	0	0		
12. Dryland	781,919	781,919	0	0		
13. Grassland	87,545,291	90,091,538	2,546,247	2.91		
14. Wasteland	22048	22,008	-40	-0.18		
15. Other Agland	0	0	0			
16. Total Agricultural Land	93,024,398	95,570,605	2,546,207	2.74		
17. Total Value of All Real Property (Locally Assessed)	104,725,244	107,667,694	2,942,450	2.81	277,018	2.55

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.32
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,065						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	1	58.69	58.69	58.69			58.69	58.69	N/A	14,000	8,217
10/01/03 TO 12/31/03	1	92.73	92.73	92.73			92.73	92.73	N/A	90,000	83,455
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	92.05	92.05	92.05			92.05	92.05	N/A	15,000	13,807
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	86.45	80.31	65.61	15.92	122.39	48.04	100.29	N/A	38,875	25,507
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	144.48	144.48	125.15	28.25	115.45	103.67	185.30	N/A	19,000	23,778
____Study Years____											
07/01/03 TO 06/30/04	3	92.05	81.16	88.64	12.33	91.56	58.69	92.73	N/A	39,666	35,159
07/01/04 TO 06/30/05	6	94.06	101.70	77.31	29.82	131.55	48.04	185.30	48.04 to 185.30	32,250	24,931
____Calendar Yrs____											
01/01/04 TO 12/31/04	5	87.84	82.65	67.94	13.49	121.66	48.04	100.29	N/A	34,100	23,167
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RURAL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

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
3	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	92.05	99.24	82.49	24.95	120.31	48.04	185.30	48.04 to 185.30	42,142	34,762
2	2	79.49	79.49	67.01	26.16	118.62	58.69	100.29	N/A	8,750	5,863
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.32
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,065						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	87.84	80.67	75.59	15.17	106.71	48.04	100.29	48.04 to 100.29	39,214	29,644
06											
07	2	144.48	144.48	125.15	28.25	115.45	103.67	185.30	N/A	19,000	23,778
ALL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032	1	185.30	185.30	185.30			185.30	185.30	N/A	10,000	18,530
03-0500											
57-0501											
60-0004	8	89.95	83.54	78.19	15.16	106.84	48.04	103.67	48.04 to 103.67	37,812	29,566
60-0026											
60-0028											
60-0090											
NonValid School											
ALL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

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	3	100.29	114.76	110.03	42.08	104.30	58.69	185.30	N/A	9,166	10,085
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	87.84	87.84	87.84			87.84	87.84	N/A	25,000	21,961
1920 TO 1939	2	88.55	88.55	86.89	3.95	101.91	85.05	92.05	N/A	28,500	24,763
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	92.73	92.73	92.73			92.73	92.73	N/A	90,000	83,455
1980 TO 1989	1	48.04	48.04	48.04			48.04	48.04	N/A	85,000	40,838
1990 TO 1994											
1995 TO 1999	1	103.67	103.67	103.67			103.67	103.67	N/A	28,000	29,027
2000 TO Present											
ALL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.32
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,065						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
Total \$ _____											
1 TO 9999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
10000 TO 29999	5	92.05	105.51	99.50	30.95	106.04	58.69	185.30	N/A	18,400	18,308
30000 TO 59999	1	85.05	85.05	85.05			85.05	85.05	N/A	42,000	35,720
60000 TO 99999	2	70.39	70.39	71.02	31.74	99.10	48.04	92.73	N/A	87,500	62,146
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
5000 TO 9999	1	58.69	58.69	58.69			58.69	58.69	N/A	14,000	8,217
Total \$ _____											
1 TO 9999	2	79.49	79.49	67.01	26.16	118.62	58.69	100.29	N/A	8,750	5,863
10000 TO 29999	4	97.86	117.21	106.83	27.87	109.72	87.84	185.30	N/A	19,500	20,831
30000 TO 59999	2	66.55	66.55	60.28	27.80	110.39	48.04	85.05	N/A	63,500	38,279
60000 TO 99999	1	92.73	92.73	92.73			92.73	92.73	N/A	90,000	83,455
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.29	114.76	110.03	42.08	104.30	58.69	185.30	N/A	9,166	10,085
10	2	70.05	70.05	54.65	31.41	128.18	48.04	92.05	N/A	50,000	27,322
20	2	86.45	86.45	86.09	1.62	100.41	85.05	87.84	N/A	33,500	28,840
30	2	98.20	98.20	95.32	5.57	103.02	92.73	103.67	N/A	59,000	56,241
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.29	114.76	110.03	42.08	104.30	58.69	185.30	N/A	9,166	10,085
100	1	103.67	103.67	103.67			103.67	103.67	N/A	28,000	29,027
101	4	88.55	79.47	74.92	14.59	106.07	48.04	92.73	N/A	58,000	43,455
104	1	87.84	87.84	87.84			87.84	87.84	N/A	25,000	21,961
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.32
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,065						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.29	114.76	110.03	42.08	104.30	58.69	185.30	N/A	9,166	10,085
20	1	92.05	92.05	92.05			92.05	92.05	N/A	15,000	13,807
30	5	87.84	83.47	78.15	14.41	106.80	48.04	103.67	N/A	54,000	42,200
<u>ALL</u>	<u>9</u>	<u>92.05</u>	<u>94.85</u>	<u>81.62</u>	<u>24.43</u>	<u>116.21</u>	<u>48.04</u>	<u>185.30</u>	<u>58.69 to 103.67</u>	<u>34,722</u>	<u>28,340</u>

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____	_____										
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
_____Study Years_____	_____										
07/01/02 TO 06/30/03											
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05											
_____Calendar Yrs_____	_____										
01/01/03 TO 12/31/03											
01/01/04 TO 12/31/04											
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032											
03-0500											
57-0501											
60-0004											
60-0026											
60-0028											
60-0090											
NonValid School											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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 \$____											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ Low \$ ____	_____										
____ Total \$ ____	_____										
____ ALL ____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL ____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL ____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03											
04											
____ ALL ____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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:	28	MEDIAN:	76	COV:	18.29	95% Median C.I.:	70.40 to 82.70	(! : Derived)
(AgLand) TOTAL Sales Price:	5,382,500	WGT. MEAN:	71	STD:	13.94	95% Wgt. Mean C.I.:	63.31 to 77.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	76	AVG.ABS.DEV:	10.88	95% Mean C.I.:	70.78 to 81.59	
(AgLand) TOTAL Assessed Value:	3,779,650							
AVG. Adj. Sales Price:	191,282	COD:	14.27	MAX Sales Ratio:	105.69			
AVG. Assessed Value:	134,987	PRD:	107.95	MIN Sales Ratio:	51.23			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	92.37	92.37	92.29	14.42	100.09	79.06	105.69	N/A	102,133	94,260
10/01/02 TO 12/31/02	1	103.23	103.23	103.23			103.23	103.23	N/A	105,400	108,800
01/01/03 TO 03/31/03	1	92.17	92.17	92.17			92.17	92.17	N/A	115,000	105,995
04/01/03 TO 06/30/03	1	98.55	98.55	98.55			98.55	98.55	N/A	55,200	54,400
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	77.36	73.40	76.58	9.85	95.84	57.01	86.65	57.01 to 86.65	122,385	93,724
01/01/04 TO 03/31/04	3	71.02	71.15	71.23	0.32	99.89	70.88	71.55	N/A	357,244	254,451
04/01/04 TO 06/30/04	3	63.40	67.28	57.82	18.92	116.36	51.23	87.21	N/A	432,700	250,195
07/01/04 TO 09/30/04	7	68.00	67.31	66.98	7.25	100.49	56.48	76.55	56.48 to 76.55	199,114	133,363
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	88.54	88.54	88.54			88.54	88.54	N/A	115,200	102,000
04/01/05 TO 06/30/05	2	82.83	82.83	82.83	0.16	99.99	82.70	82.96	N/A	70,250	58,190
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	98.55	95.74	95.38	7.65	100.37	79.06	105.69	N/A	95,973	91,543
07/01/03 TO 06/30/04	13	71.55	71.47	67.26	12.19	106.26	51.23	87.21	58.53 to 80.59	248,194	166,923
07/01/04 TO 06/30/05	10	71.13	72.53	69.83	11.23	103.86	56.48	88.54	59.84 to 82.96	164,950	115,192
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	9	77.63	78.28	79.51	12.75	98.45	57.01	98.55	58.53 to 92.17	114,099	90,718
01/01/04 TO 12/31/04	13	70.40	68.19	65.03	8.97	104.86	51.23	87.21	59.84 to 71.86	289,510	188,268
<u>ALL</u>											
	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

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:	28	MEDIAN:	76	COV:	18.29	95% Median C.I.:	70.40 to 82.70	(!: Derived)
(AgLand) TOTAL Sales Price:	5,382,500	WGT. MEAN:	71	STD:	13.94	95% Wgt. Mean C.I.:	63.31 to 77.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	76	AVG.ABS.DEV:	10.88	95% Mean C.I.:	70.78 to 81.59	
(AgLand) TOTAL Assessed Value:	3,779,650							
AVG. Adj. Sales Price:	191,282	COD:	14.27	MAX Sales Ratio:	105.69			
AVG. Assessed Value:	134,987	PRD:	107.95	MIN Sales Ratio:	51.23			

Printed: 03/29/2006 20:54:28

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1997	1	59.84	59.84	59.84			59.84	59.84	N/A	164,000	98,134	
1999	1	68.00	68.00	68.00			68.00	68.00	N/A	60,000	40,800	
2001	1	98.55	98.55	98.55			98.55	98.55	N/A	55,200	54,400	
2003	1	76.55	76.55	76.55			76.55	76.55	N/A	189,200	144,840	
2005	2	77.50	77.50	77.50	0.18	100.00	77.36	77.63	N/A	70,400	54,557	
2007	1	56.48	56.48	56.48			56.48	56.48	N/A	286,800	161,995	
2177	1	75.99	75.99	75.99			75.99	75.99	N/A	365,399	277,671	
2179	1	103.23	103.23	103.23			103.23	103.23	N/A	105,400	108,800	
2181	3	71.02	71.15	71.23	0.32	99.89	70.88	71.55	N/A	357,244	254,451	
2183	2	75.50	75.50	72.87	6.75	103.61	70.40	80.59	N/A	278,700	203,087	
2187	2	90.36	90.36	90.35	2.01	100.00	88.54	92.17	N/A	115,100	103,997	
2283	2	67.63	67.63	66.05	6.26	102.40	63.40	71.86	N/A	242,100	159,900	
2285	1	68.00	68.00	68.00			68.00	68.00	N/A	120,000	81,600	
2465	1	86.65	86.65	86.65			86.65	86.65	N/A	126,600	109,700	
2467	1	87.21	87.21	87.21			87.21	87.21	N/A	125,300	109,280	
2469	1	51.23	51.23	51.23			51.23	51.23	N/A	840,000	430,306	
2471	2	92.37	92.37	92.29	14.42	100.09	79.06	105.69	N/A	102,133	94,260	
2473	1	82.96	82.96	82.96			82.96	82.96	N/A	74,100	61,470	
2475	3	58.53	66.08	68.06	14.63	97.09	57.01	82.70	N/A	51,766	35,231	
ALL												
	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987	
ALL												
	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987	
ALL												
	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987	

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:	28	MEDIAN:	76	COV:	18.29	95% Median C.I.:	70.40 to 82.70	(!: Derived)
(AgLand) TOTAL Sales Price:	5,382,500	WGT. MEAN:	71	STD:	13.94	95% Wgt. Mean C.I.:	63.31 to 77.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	76	AVG.ABS.DEV:	10.88	95% Mean C.I.:	70.78 to 81.59	
(AgLand) TOTAL Assessed Value:	3,779,650							
AVG. Adj. Sales Price:	191,282	COD:	14.27	MAX Sales Ratio:	105.69			
AVG. Assessed Value:	134,987	PRD:	107.95	MIN Sales Ratio:	51.23			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032	1	82.96	82.96	82.96			82.96	82.96	N/A	74,100	61,470
03-0500											
57-0501	1	59.84	59.84	59.84			59.84	59.84	N/A	164,000	98,134
60-0004	15	76.55	78.60	74.30	11.65	105.78	56.48	103.23	70.88 to 88.54	204,142	151,676
60-0026	5	82.70	74.42	79.73	14.11	93.34	57.01	87.21	N/A	81,440	64,934
60-0028	6	69.93	73.21	61.89	17.63	118.29	51.23	105.69	51.23 to 105.69	274,744	170,037
60-0090											
NonValid School											
ALL	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
180.01 TO 330.00	6	77.50	76.87	75.66	12.15	101.61	57.01	98.55	57.01 to 98.55	67,416	51,004
330.01 TO 650.00	13	82.96	82.82	81.26	12.36	101.92	59.84	105.69	70.88 to 92.17	122,297	99,382
650.01 +	8	70.71	67.08	64.91	9.48	103.34	51.23	76.55	51.23 to 76.55	419,341	272,208
ALL	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	23	77.63	79.59	74.99	12.42	106.13	56.48	105.69	71.02 to 86.65	169,460	127,076
GRASS-N/A	3	58.53	58.46	58.88	1.61	99.28	57.01	59.84	N/A	84,300	49,639
IRRGTD-N/A	2	63.61	63.61	58.73	19.47	108.30	51.23	75.99	N/A	602,699	353,988
ALL	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	25	77.36	77.89	74.03	13.44	105.22	56.48	105.69	70.88 to 82.96	165,748	122,707
GRASS-N/A	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
IRRGTD-N/A	2	63.61	63.61	58.73	19.47	108.30	51.23	75.99	N/A	602,699	353,988
ALL	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

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:	28	MEDIAN:	76	COV:	18.29	95% Median C.I.:	70.40 to 82.70	(!: Derived)
(AgLand) TOTAL Sales Price:	5,382,500	WGT. MEAN:	71	STD:	13.94	95% Wgt. Mean C.I.:	63.31 to 77.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	76	AVG.ABS.DEV:	10.88	95% Mean C.I.:	70.78 to 81.59	
(AgLand) TOTAL Assessed Value:	3,779,650							
AVG. Adj. Sales Price:	191,282	COD:	14.27	MAX Sales Ratio:	105.69			
AVG. Assessed Value:	134,987	PRD:	107.95	MIN Sales Ratio:	51.23			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	26	76.96	77.15	74.01	13.93	104.24	56.48	105.69	70.40 to 82.96	159,634	118,141
IRRGTD	2	63.61	63.61	58.73	19.47	108.30	51.23	75.99	N/A	602,699	353,988
ALL	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
Total \$											
1 TO 9999	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
30000 TO 59999	1	98.55	98.55	98.55			98.55	98.55	N/A	55,200	54,400
60000 TO 99999	6	77.50	74.28	73.95	8.80	100.44	57.01	82.96	57.01 to 82.96	70,566	52,183
100000 TO 149999	9	87.21	87.90	87.38	9.60	100.60	68.00	105.69	79.06 to 103.23	116,307	101,632
150000 TO 249999	4	71.37	69.78	69.99	6.20	99.71	59.84	76.55	N/A	164,550	115,162
250000 TO 499999	6	70.71	68.14	68.91	6.66	98.88	56.48	75.99	56.48 to 75.99	387,588	267,086
500000 +	1	51.23	51.23	51.23			51.23	51.23	N/A	840,000	430,306
ALL	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
Total \$											
1 TO 9999	1	58.53	58.53	58.53			58.53	58.53	N/A	6,800	3,980
30000 TO 59999	6	77.50	76.87	75.66	12.15	101.61	57.01	98.55	57.01 to 98.55	67,416	51,004
60000 TO 99999	4	73.53	72.46	69.97	11.62	103.57	59.84	82.96	N/A	115,216	80,611
100000 TO 149999	10	86.93	86.34	84.54	10.39	102.13	70.88	105.69	71.86 to 103.23	131,820	111,436
150000 TO 249999	2	59.94	59.94	60.20	5.77	99.57	56.48	63.40	N/A	309,800	186,497
250000 TO 499999	5	71.02	68.04	65.20	7.30	104.36	51.23	75.99	N/A	509,186	331,966
ALL	28	76.27	76.18	70.57	14.27	107.95	51.23	105.69	70.40 to 82.70	191,282	134,987

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.31
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,064						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	1	58.69	58.69	58.69			58.69	58.69	N/A	14,000	8,216
10/01/03 TO 12/31/03	1	92.73	92.73	92.73			92.73	92.73	N/A	90,000	83,455
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	92.05	92.05	92.05			92.05	92.05	N/A	15,000	13,807
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	4	86.45	80.31	65.61	15.92	122.39	48.04	100.29	N/A	38,875	25,507
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	144.48	144.48	125.15	28.25	115.45	103.67	185.30	N/A	19,000	23,778
____Study Years____											
07/01/03 TO 06/30/04	3	92.05	81.15	88.64	12.33	91.56	58.69	92.73	N/A	39,666	35,159
07/01/04 TO 06/30/05	6	94.06	101.70	77.31	29.82	131.55	48.04	185.30	48.04 to 185.30	32,250	24,931
____Calendar Yrs____											
01/01/04 TO 12/31/04	5	87.84	82.65	67.94	13.49	121.66	48.04	100.29	N/A	34,100	23,167
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
RURAL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
3	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	7	92.05	99.24	82.49	24.95	120.31	48.04	185.30	48.04 to 185.30	42,142	34,762
2	2	79.49	79.49	67.01	26.17	118.63	58.69	100.29	N/A	8,750	5,863
____ALL____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.31
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,064						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	87.84	80.67	75.59	15.17	106.71	48.04	100.29	48.04 to 100.29	39,214	29,643
06											
07	2	144.48	144.48	125.15	28.25	115.45	103.67	185.30	N/A	19,000	23,778
ALL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032	1	185.30	185.30	185.30			185.30	185.30	N/A	10,000	18,530
03-0500											
57-0501											
60-0004	8	89.95	83.54	78.19	15.16	106.84	48.04	103.67	48.04 to 103.67	37,812	29,566
60-0026											
60-0028											
60-0090											
NonValid School											
ALL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

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	3	100.29	114.76	110.02	42.08	104.30	58.69	185.30	N/A	9,166	10,085
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	87.84	87.84	87.84			87.84	87.84	N/A	25,000	21,961
1920 TO 1939	2	88.55	88.55	86.89	3.95	101.91	85.05	92.05	N/A	28,500	24,763
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	92.73	92.73	92.73			92.73	92.73	N/A	90,000	83,455
1980 TO 1989	1	48.04	48.04	48.04			48.04	48.04	N/A	85,000	40,838
1990 TO 1994											
1995 TO 1999	1	103.67	103.67	103.67			103.67	103.67	N/A	28,000	29,027
2000 TO Present											
ALL	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.31
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,064						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
Total \$ _____											
1 TO 9999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
10000 TO 29999	5	92.05	105.51	99.50	30.95	106.04	58.69	185.30	N/A	18,400	18,308
30000 TO 59999	1	85.05	85.05	85.05			85.05	85.05	N/A	42,000	35,720
60000 TO 99999	2	70.39	70.39	71.02	31.74	99.10	48.04	92.73	N/A	87,500	62,146
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.29	100.29	100.29			100.29	100.29	N/A	3,500	3,510
5000 TO 9999	1	58.69	58.69	58.69			58.69	58.69	N/A	14,000	8,216
Total \$ _____											
1 TO 9999	2	79.49	79.49	67.01	26.17	118.63	58.69	100.29	N/A	8,750	5,863
10000 TO 29999	4	97.86	117.21	106.83	27.87	109.72	87.84	185.30	N/A	19,500	20,831
30000 TO 59999	2	66.55	66.55	60.28	27.80	110.39	48.04	85.05	N/A	63,500	38,279
60000 TO 99999	1	92.73	92.73	92.73			92.73	92.73	N/A	90,000	83,455
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.29	114.76	110.02	42.08	104.30	58.69	185.30	N/A	9,166	10,085
10	2	70.05	70.05	54.65	31.41	128.18	48.04	92.05	N/A	50,000	27,322
20	2	86.45	86.45	86.09	1.62	100.41	85.05	87.84	N/A	33,500	28,840
30	2	98.20	98.20	95.32	5.57	103.02	92.73	103.67	N/A	59,000	56,241
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.29	114.76	110.02	42.08	104.30	58.69	185.30	N/A	9,166	10,085
100	1	103.67	103.67	103.67			103.67	103.67	N/A	28,000	29,027
101	4	88.55	79.47	74.92	14.59	106.07	48.04	92.73	N/A	58,000	43,455
104	1	87.84	87.84	87.84			87.84	87.84	N/A	25,000	21,961
ALL _____											
	9	92.05	94.85	81.62	24.43	116.21	48.04	185.30	58.69 to 103.67	34,722	28,340

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	92	COV:	40.74	95% Median C.I.:	58.69 to 103.67
TOTAL Sales Price:	317,500	WGT. MEAN:	82	STD:	38.64	95% Wgt. Mean C.I.:	55.93 to 107.31
TOTAL Adj.Sales Price:	312,500	MEAN:	95	AVG.ABS.DEV:	22.48	95% Mean C.I.:	65.15 to 124.55
TOTAL Assessed Value:	255,064						
AVG. Adj. Sales Price:	34,722	COD:	24.43	MAX Sales Ratio:	185.30		
AVG. Assessed Value:	28,340	PRD:	116.21	MIN Sales Ratio:	48.04		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	100.29	114.76	110.02	42.08	104.30	58.69	185.30	N/A	9,166	10,085
20	1	92.05	92.05	92.05			92.05	92.05	N/A	15,000	13,807
30	5	87.84	83.47	78.15	14.41	106.80	48.04	103.67	N/A	54,000	42,200
<u>ALL</u>	<u>9</u>	<u>92.05</u>	<u>94.85</u>	<u>81.62</u>	<u>24.43</u>	<u>116.21</u>	<u>48.04</u>	<u>185.30</u>	<u>58.69 to 103.67</u>	<u>34,722</u>	<u>28,340</u>

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____	_____										
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
_____Study Years_____	_____										
07/01/02 TO 06/30/03											
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05											
_____Calendar Yrs_____	_____										
01/01/03 TO 12/31/03											
01/01/04 TO 12/31/04											
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032											
03-0500											
57-0501											
60-0004											
60-0026											
60-0028											
60-0090											
NonValid School											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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 \$____											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ Low \$ _____	_____										
____ Total \$ _____	_____										
____ ALL _____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL _____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL _____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03											
04											
____ ALL _____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	28	MEDIAN:	75	COV:	18.16	95% Median C.I.:	68.33 to 80.29	(!: Derived)
(AgLand) TOTAL Sales Price:	5,382,500	WGT. MEAN:	69	STD:	13.45	95% Wgt. Mean C.I.:	61.94 to 75.63	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	74	AVG.ABS.DEV:	10.53	95% Mean C.I.:	68.84 to 79.27	
(AgLand) TOTAL Assessed Value:	3,684,078							
AVG. Adj. Sales Price:	191,282	COD:	14.10	MAX Sales Ratio:	102.58			
AVG. Assessed Value:	131,574	PRD:	107.66	MIN Sales Ratio:	50.80			

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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	89.66	89.66	89.58	14.42	100.09	76.73	102.58	N/A	102,133	91,488
10/01/02 TO 12/31/02	1	100.19	100.19	100.19			100.19	100.19	N/A	105,400	105,600
01/01/03 TO 03/31/03	1	89.46	89.46	89.46			89.46	89.46	N/A	115,000	102,880
04/01/03 TO 06/30/03	1	95.65	95.65	95.65			95.65	95.65	N/A	55,200	52,800
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	75.36	71.50	75.05	9.55	95.27	55.38	84.12	55.38 to 84.12	122,385	91,846
01/01/04 TO 03/31/04	3	68.93	69.06	69.14	0.32	99.89	68.80	69.45	N/A	357,244	246,985
04/01/04 TO 06/30/04	3	61.54	65.67	56.82	18.34	115.57	50.80	84.66	N/A	432,700	245,864
07/01/04 TO 09/30/04	7	66.00	65.35	65.03	7.21	100.49	54.83	74.30	54.83 to 74.30	199,114	129,481
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	85.94	85.94	85.94			85.94	85.94	N/A	115,200	99,000
04/01/05 TO 06/30/05	2	80.41	80.41	80.41	0.15	99.99	80.29	80.53	N/A	70,250	56,490
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	95.65	92.92	92.58	7.65	100.37	76.73	102.58	N/A	95,973	88,851
07/01/03 TO 06/30/04	13	69.45	69.59	65.75	12.24	105.84	50.80	84.66	56.91 to 78.22	248,194	163,190
07/01/04 TO 06/30/05	10	69.04	70.42	67.80	11.21	103.87	54.83	85.94	58.24 to 80.53	164,950	111,835
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	9	75.42	76.18	77.77	12.48	97.96	55.38	95.65	56.91 to 89.46	114,099	88,733
01/01/04 TO 12/31/04	13	68.33	66.28	63.37	8.84	104.60	50.80	84.66	58.24 to 69.75	289,510	183,455
<u>ALL</u>											
	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	28	MEDIAN:	75	COV:	18.16	95% Median C.I.:	68.33 to 80.29	(!: Derived)
(AgLand) TOTAL Sales Price:	5,382,500	WGT. MEAN:	69	STD:	13.45	95% Wgt. Mean C.I.:	61.94 to 75.63	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	74	AVG.ABS.DEV:	10.53	95% Mean C.I.:	68.84 to 79.27	
(AgLand) TOTAL Assessed Value:	3,684,078							
AVG. Adj. Sales Price:	191,282	COD:	14.10	MAX Sales Ratio:	102.58			
AVG. Assessed Value:	131,574	PRD:	107.66	MIN Sales Ratio:	50.80			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1997	1	58.24	58.24	58.24			58.24	58.24	N/A	164,000	95,516	
1999	1	66.00	66.00	66.00			66.00	66.00	N/A	60,000	39,600	
2001	1	95.65	95.65	95.65			95.65	95.65	N/A	55,200	52,800	
2003	1	74.30	74.30	74.30			74.30	74.30	N/A	189,200	140,580	
2005	2	75.22	75.22	75.22	0.18	100.00	75.09	75.36	N/A	70,400	52,957	
2007	1	54.83	54.83	54.83			54.83	54.83	N/A	286,800	157,245	
2177	1	75.42	75.42	75.42			75.42	75.42	N/A	365,399	275,576	
2179	1	100.19	100.19	100.19			100.19	100.19	N/A	105,400	105,600	
2181	3	68.93	69.06	69.14	0.32	99.89	68.80	69.45	N/A	357,244	246,985	
2183	2	73.28	73.28	70.73	6.75	103.61	68.33	78.22	N/A	278,700	197,115	
2187	2	87.70	87.70	87.70	2.01	100.00	85.94	89.46	N/A	115,100	100,940	
2283	2	65.64	65.64	64.11	6.25	102.40	61.54	69.75	N/A	242,100	155,200	
2285	1	66.00	66.00	66.00			66.00	66.00	N/A	120,000	79,200	
2465	1	84.12	84.12	84.12			84.12	84.12	N/A	126,600	106,500	
2467	1	84.66	84.66	84.66			84.66	84.66	N/A	125,300	106,080	
2469	1	50.80	50.80	50.80			50.80	50.80	N/A	840,000	426,712	
2471	2	89.66	89.66	89.58	14.42	100.09	76.73	102.58	N/A	102,133	91,488	
2473	1	80.53	80.53	80.53			80.53	80.53	N/A	74,100	59,670	
2475	3	56.91	64.19	66.09	14.59	97.12	55.38	80.29	N/A	51,766	34,214	
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574	
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574	
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	74	AVG.ABS.DEV:	10.53	95% Mean C.I.:	68.84 to 79.27	
(AgLand) TOTAL Assessed Value:	3,684,078							
AVG. Adj. Sales Price:	191,282	COD:	14.10	MAX Sales Ratio:	102.58			
AVG. Assessed Value:	131,574	PRD:	107.66	MIN Sales Ratio:	50.80			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0032	1	80.53	80.53	80.53			80.53	80.53	N/A	74,100	59,670
03-0500											
57-0501	1	58.24	58.24	58.24			58.24	58.24	N/A	164,000	95,516
60-0004	15	75.09	76.40	72.32	11.51	105.65	54.83	100.19	68.80 to 85.94	204,142	147,625
60-0026	5	80.29	72.27	77.41	14.07	93.36	55.38	84.66	N/A	81,440	63,044
60-0028	6	67.87	71.23	60.62	17.37	117.51	50.80	102.58	50.80 to 102.58	274,744	166,548
60-0090											
NonValid School											
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	56.91	56.91	56.91			56.91	56.91	N/A	6,800	3,870
180.01 TO 330.00	6	75.22	74.63	73.45	12.15	101.61	55.38	95.65	55.38 to 95.65	67,416	49,514
330.01 TO 650.00	13	80.53	80.40	78.89	12.34	101.91	58.24	102.58	68.80 to 89.46	122,297	96,484
650.01 +	8	68.63	65.45	63.46	9.58	103.14	50.80	75.42	50.80 to 75.42	419,341	266,102
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	23	75.36	77.25	72.79	12.42	106.13	54.83	102.58	68.93 to 84.12	169,460	123,345
GRASS-N/A	3	56.91	56.84	57.28	1.68	99.25	55.38	58.24	N/A	84,300	48,283
IRRGTD-N/A	2	63.11	63.11	58.26	19.51	108.32	50.80	75.42	N/A	602,699	351,144
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	25	75.09	75.61	71.87	13.43	105.22	54.83	102.58	68.80 to 80.53	165,748	119,116
GRASS-N/A	1	56.91	56.91	56.91			56.91	56.91	N/A	6,800	3,870
IRRGTD-N/A	2	63.11	63.11	58.26	19.51	108.32	50.80	75.42	N/A	602,699	351,144
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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

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(AgLand) TOTAL Sales Price:	5,382,500	WGT. MEAN:	69	STD:	13.45	95% Wgt. Mean C.I.:	61.94 to 75.63	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,355,899	MEAN:	74	AVG.ABS.DEV:	10.53	95% Mean C.I.:	68.84 to 79.27	
(AgLand) TOTAL Assessed Value:	3,684,078							
AVG. Adj. Sales Price:	191,282	COD:	14.10	MAX Sales Ratio:	102.58			
AVG. Assessed Value:	131,574	PRD:	107.66	MIN Sales Ratio:	50.80			

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MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	26	74.69	74.90	71.84	13.92	104.25	54.83	102.58	68.33 to 80.53	159,634	114,684
IRRGTD	2	63.11	63.11	58.26	19.51	108.32	50.80	75.42	N/A	602,699	351,144
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	56.91	56.91	56.91			56.91	56.91	N/A	6,800	3,870
Total \$											
1 TO 9999	1	56.91	56.91	56.91			56.91	56.91	N/A	6,800	3,870
30000 TO 59999	1	95.65	95.65	95.65			95.65	95.65	N/A	55,200	52,800
60000 TO 99999	6	75.22	72.11	71.79	8.80	100.44	55.38	80.53	55.38 to 80.53	70,566	50,659
100000 TO 149999	9	84.66	85.32	84.82	9.59	100.60	66.00	102.58	76.73 to 100.19	116,307	98,648
150000 TO 249999	4	69.27	67.77	67.97	6.14	99.71	58.24	74.30	N/A	164,550	111,842
250000 TO 499999	6	68.63	66.42	67.15	7.07	98.91	54.83	75.42	54.83 to 75.42	387,588	260,255
500000 +	1	50.80	50.80	50.80			50.80	50.80	N/A	840,000	426,712
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	56.91	56.91	56.91			56.91	56.91	N/A	6,800	3,870
Total \$											
1 TO 9999	1	56.91	56.91	56.91			56.91	56.91	N/A	6,800	3,870
30000 TO 59999	7	75.36	75.47	74.54	11.37	101.24	55.38	95.65	55.38 to 95.65	68,371	50,965
60000 TO 99999	4	71.37	71.73	70.24	13.46	102.12	58.24	85.94	N/A	125,491	88,142
100000 TO 149999	9	84.12	83.57	81.68	11.34	102.31	68.80	102.58	69.75 to 100.19	133,666	109,181
150000 TO 249999	2	58.18	58.18	58.43	5.77	99.57	54.83	61.54	N/A	309,800	181,022
250000 TO 499999	5	68.93	66.59	63.87	7.47	104.25	50.80	75.42	N/A	509,186	325,239
ALL	28	74.69	74.05	68.79	14.10	107.66	50.80	102.58	68.33 to 80.29	191,282	131,574

2006 Assessment Survey for McPherson County

I. General Office

A. Staffing and Funding Information

1. Deputy(ies) on staff: 0
2. Appraiser(s) on staff: 0
3. Other full-time employees: 0
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$12,045
 - a. Does this include employee benefits? No
7. Part of the budget that is dedicated to the computer system: \$2,950
8. Adopted budget, or granted budget if different from above: Same
 - a. Does this amount include employee benefits? No
9. Amount of total budget set aside for appraisal work: 0
10. Amount of the total budget set aside for education/workshops: \$1,590
11. Appraisal/Reappraisal budget, if not part of the total budget: \$9,650
12. Other miscellaneous funds: \$7,505
13. Total budget: \$21,695
 - a. Was any of last year's budget not used? Yes, \$11,948

B. Residential Appraisal Information

1. Data collection done by: Appraiser and assessor
2. Valuation done by: Assessor with assistance from the appraiser

3. **Date of last appraisal:** ¹ (see endnotes) 2003 with the assistance of Chart Nicholson who did the data collection.

4. **Date of last “update”:** ² 2003

5. **Pickup work done by:** ³ Appraiser and assessor

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	9			9

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 1999

7. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2003

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 Not applicable; too few sales in McPherson County

9. **Number of market areas/neighborhoods for this property class:** 1

10. **How are these defined?** Similar characteristics

C. Commercial/Industrial Appraisal Information

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

2. **Valuation done by:** Assessor; with assistance from the appraiser.

3. **Date of last appraisal:** ¹ 2005

4. **Date of last “update”:** ² 2005

5. **Pickup work done by whom:** ³ Appraiser and assessor

Property Type	# of Permits	# Of Info. Statements	Other	Total
Commercial	2			2

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 1999

7. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2005
8. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** ⁵ Not available on the commercial properties except for the motel in which the income was used.
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 Not applicable
10. **Number of market areas/neighborhoods for this property class?** 1
11. **How are these defined?** Similar characteristics i.e. land classification groups

D. Agricultural Appraisal Information

1. **Data collection done by:** Appraiser and assessor
2. **Valuation done by:** Assessor with assistance from the appraiser
3. **Date of last appraisal:** ¹ 2003 – Agricultural buildings (Agricultural residential is included in residential information).
4. **Date of last “update”:** ² 2003 – Agricultural buildings; 2006 – Agricultural land
5. **Pickup work done by whom:** ³ Appraiser and assessor

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	1				1

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 N/A
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 2005 - Agricultural land is analyzed and values adjusted annually (if applicable) to arrive at 74-80% of market value for agricultural land. An Excel spreadsheet is developed with sales in the current study period and 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?** 1969
9. **What date was the last countywide land use study completed?** Annually

a. By what method? (Physical inspection, FSA maps, etc.) Physical inspection, FSA maps, NRD information and taxpayer reporting.

b. By whom? Assessor and staff

c. What proportion is complete / implemented at this time? Land use is reviewed and updated annually.

10. Number of market areas/neighborhoods for this property class: 1

11. How are these defined? Similar characteristics i.e. land classification groups.

12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No

E. Computer, Automation Information and GIS

1. Administrative software: TerraScan

2. CAMA software: TerraScan

3. Cadastral maps or GIS software: None

a. Who maintains the Cadastral Maps? The county does not have cadastral maps that have been kept up-to-date.

b. Who maintains the GIS software and maps? N/A

4. Personal Property software: TerraScan

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? The unincorporated Village of Tryon has been zoned as a transitional area including a two mile radius from the Village. The remainder of the county is zoned agricultural.

c. When was zoning implemented? 2000

G. Contracted Services

- 1. Appraisal Services:** The County contracts with Larry Rexroth for appraisal services.
- 2. Other Services:** TerraScan

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**-The County did not address the residential property class for 2006 (including agricultural residential); except for annual pick up work.
2. **Commercial**-The County did not change valuations in the commercial property class for 2006; except for annual pick up work.
3. **Agricultural**-Valuations on the agricultural buildings for 2006 did not change; except in the case where there was annual pick up work.

Agricultural land valuations were increased by \$5.00 per/acre in all grassland classification groups.

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 60 - McPherson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	1,588	Value	107,667,694	Total Growth (Sum 17, 25, & 41)	277,018
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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	0	0	0	0	29	70,684	29	70,684	
2. Res Improv Land	0	0	0	0	83	322,954	83	322,954	
3. Res Improvements	0	0	0	0	85	3,197,062	85	3,197,062	
4. Res Total	0	0	0	0	114	3,590,700	114	3,590,700	246,096
% of Total	0.00	0.00	0.00	0.00	***	***	7.17	3.33	88.83
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	0	0	0	0	114	3,590,700	114	3,590,700	246,096
% of Total	0.00	0.00	0.00	0.00	***	***	7.17	3.33	88.83

County 60 - McPherson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,588	Value 107,667,694	Total Growth 277,018 (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	0	0	0	0	3	5,342	3	5,342	
10. Comm Improv Land	0	0	0	0	8	34,431	8	34,431	
11. Comm Improvements	0	0	0	0	8	378,936	8	378,936	
12. Comm Total	0	0	0	0	11	418,709	11	418,709	0
% of Total	0.00	0.00	0.00	0.00	**.*	**.*	0.69	0.38	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	0	0	0	0	11	418,709	0	0	0
% of Total	0.00	0.00	0.00	0.00	**.*	**.*	0.69	0.38	0.00
17. Taxable Total	0	0	0	0	125	4,009,409	125	4,009,409	246,096
% of Total	0.00	0.00	0.00	0.00	**.*	89.55	7.87	3.72	88

County 60 - McPherson

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	0	2	32	34

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,277	82,401,015	1,277	82,401,015
28. Ag-Improved Land	0	0	0	0	176	13,656,740	176	13,656,740
29. Ag-Improvements	0	0	0	0	186	7,600,530	186	7,600,530
30. Ag-Total Taxable							1,463	103,658,285

County 60 - McPherson

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	
31. HomeSite UnImp Land	2	2.000	5,000	2	2.000	5,000	
32. HomeSite Improv Land	132	151.220	380,000	132	151.220	380,000	
33. HomeSite Improvements	127		5,858,795	127		5,858,795	30,922
34. HomeSite Total				129	153.220	6,243,795	
35. FarmSite UnImp Land	2	8.000	1,360	2	8.000	1,360	
36. FarmSite Impr Land	170	586.000	100,790	170	586.000	100,790	
37. FarmSite Improv	183		1,741,735	183		1,741,735	0
38. FarmSite Total				185	594.000	1,843,885	
39. Road & Ditches		1,529.300			1,529.300		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				314	2,276.520	8,087,680	30,922

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	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

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

County 60 - McPherson

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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	61.100	21,996	61.100	21,996
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	4,157.100	1,496,556	4,157.100	1,496,556
51. 4A1	0.000	0	0.000	0	561.000	201,960	561.000	201,960
52. 4A	0.000	0	0.000	0	8,207.300	2,954,628	8,207.300	2,954,628
53. Total	0.000	0	0.000	0	12,986.500	4,675,140	12,986.500	4,675,140
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	157.900	29,212	157.900	29,212
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	1,440.500	266,497	1,440.500	266,497
60. 4D1	0.000	0	0.000	0	675.200	124,915	675.200	124,915
61. 4D	0.000	0	0.000	0	1,952.900	361,295	1,952.900	361,295
62. Total	0.000	0	0.000	0	4,226.500	781,919	4,226.500	781,919
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	425.000	82,875	425.000	82,875
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	23,129.010	4,278,877	23,129.010	4,278,877
69. 4G1	0.000	0	0.000	0	8,428.900	1,432,913	8,428.900	1,432,913
70. 4G	0.000	0	0.000	0	495,863.950	84,296,873	495,863.950	84,296,873
71. Total	0.000	0	0.000	0	527,846.860	90,091,538	527,846.860	90,091,538
72. Waste	0.000	0	0.000	0	4,401.430	22,008	4,401.430	22,008
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		13.630		13.630	
75. Total	0.000	0	0.000	0	549,461.290	95,570,605	549,461.290	95,570,605

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	12,986.500	4,675,140	12,986.500	4,675,140
77.Dry Land	0.000	0	0.000	0	4,226.500	781,919	4,226.500	781,919
78.Grass	0.000	0	0.000	0	527,846.860	90,091,538	527,846.860	90,091,538
79.Waste	0.000	0	0.000	0	4,401.430	22,008	4,401.430	22,008
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	13.630	0	13.630	0
82.Total	0.000	0	0.000	0	549,461.290	95,570,605	549,461.290	95,570,605

2006 Agricultural Land Detail

County 60 - McPherson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	61.100	0.47%	21,996	0.47%	360.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	4,157.100	32.01%	1,496,556	32.01%	360.000
4A1	561.000	4.32%	201,960	4.32%	360.000
4A	8,207.300	63.20%	2,954,628	63.20%	360.000
Irrigated Total	12,986.500	100.00%	4,675,140	100.00%	360.000

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	157.900	3.74%	29,212	3.74%	185.003
3D1	0.000	0.00%	0	0.00%	0.000
3D	1,440.500	34.08%	266,497	34.08%	185.003
4D1	675.200	15.98%	124,915	15.98%	185.004
4D	1,952.900	46.21%	361,295	46.21%	185.004
Dry Total	4,226.500	100.00%	781,919	100.00%	185.003

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	425.000	0.08%	82,875	0.09%	195.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	23,129.010	4.38%	4,278,877	4.75%	185.000
4G1	8,428.900	1.60%	1,432,913	1.59%	170.000
4G	495,863.950	93.94%	84,296,873	93.57%	170.000
Grass Total	527,846.860	100.00%	90,091,538	100.00%	170.677

Irrigated Total	12,986.500	2.36%	4,675,140	4.89%	360.000
Dry Total	4,226.500	0.77%	781,919	0.82%	185.003
Grass Total	527,846.860	96.07%	90,091,538	94.27%	170.677
Waste	4,401.430	0.80%	22,008	0.02%	5.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	13.630	0.00%			
Market Area Total	549,461.290	100.00%	95,570,605	100.00%	173.935

As Related to the County as a Whole

Irrigated Total	12,986.500	100.00%	4,675,140	100.00%
Dry Total	4,226.500	100.00%	781,919	100.00%
Grass Total	527,846.860	100.00%	90,091,538	100.00%
Waste	4,401.430	100.00%	22,008	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	13.630	100.00%		
Market Area Total	549,461.290	100.00%	95,570,605	100.00%

2006 Agricultural Land Detail

County 60 - McPherson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	12,986.500	4,675,140
Dry	0.000	0	0.000	0	4,226.500	781,919
Grass	0.000	0	0.000	0	527,846.860	90,091,538
Waste	0.000	0	0.000	0	4,401.430	22,008
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	13.630	0
Total	0.000	0	0.000	0	549,461.290	95,570,605

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	12,986.500	4,675,140	12,986.500	2.36%	4,675,140	4.89%	360.000
Dry	4,226.500	781,919	4,226.500	0.77%	781,919	0.82%	185.003
Grass	527,846.860	90,091,538	527,846.860	96.07%	90,091,538	94.27%	170.677
Waste	4,401.430	22,008	4,401.430	0.80%	22,008	0.02%	5.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	13.630	0	13.630	0.00%	0	0.00%	0.000
Total	549,461.290	95,570,605	549,461.290	100.00%	95,570,605	100.00%	173.935

* Department of Property Assessment & Taxation Calculates

MCPHERSON COUNTY
2005 PLAN OF ASSESSMENT
YEARS 2006, 2007, 2008

Nebraska State Law establishes the framework within which the assessor must operate. However, a real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is repeated. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establishes taxpayer confidence in local government and enables the local government to serve its citizens more effectively. The important role the assessment practices play in local government cannot be overstated.

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and the two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the County Board. A copy of the plan and any amendment shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of the County

McPherson County has 1,590 parcels of taxable real property and 32 parcels of exempt property. The residential parcel count is approximately 7% of the total taxable parcels, commercial is 1% and agricultural is 92%. Exempt parcels represent 2% of the total county parcels.

The taxable value of real property in the County for the 2005 year is \$104,725,244, with approximately 3% attributed to residential, .004% to Commercial and 96.67% to agricultural.

McPherson County has 550,029.44 acres of taxable agricultural land. Of that 96% consists primarily of grassland. For assessment 2005 an estimated 12 building permits and/or information statements were filed for new property construction and additions in the county.

Staff/Training/Budget

Due to the population of the county, the McPherson County Clerk is required to be an ex-officio County official, who must also hold the office of Assessor, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor's Certificate is required in order to file for or assume the elected position of County Clerk. Statutes also now require the completion of 60 hours of continuing education within the four year term of office, in order to hold the Assessor's Certificate.

The County Clerk/Assessor has held this position since being elected in 1982 and assuming the office in 1983. The office has one part time employee who helps with all the many duties of the County Clerk's position. Due to the combination of the many offices and duties, it is impossible for the County Clerk to devote 100% of her time to the duties of assessing. Each office held has its own share of duties, reports and deadlines which must be met. The County clerk is also responsible for the compilation of the County Budget and conducts the County Elections on election years.

The Assessor has contracted with Appraiser Larry Rexroth, to review sold properties, complete the annual pick-up work, analyze the statistical measures used by the Department of Property Assessment and Taxation, & provide opinions of the planned actions to be taken by the Assessor's office for the current assessment of all county real property.

Normal office hours are 35 hours a week, normal working hours for the County Clerk are 50-60 hours a week. The Clerk/Assessor has attended IAAO courses and attends the Property Tax Administrator's Annual Course of Training and workshops.

The Assessor's general budget for 2005-2006 is \$12,045. (This amount also includes funds needed to pay clerical help for the moving of all office records, furniture & equipment from the temporary courthouse, back into the newly built courthouse in August.) The County Reappraisal Budget is \$9,650.

Responsibilities

Record Maintenance/Procedure Manual

The record cards are in hardcopy format and they contain the required information such as ownership, legal description, classification codes, building lists and measurements, parcel identification number, land size, value and annual value posting. The records also show any splits or sales of the parcel including the book and page of the transferring deed and prior owner. Current pictures and land summary is included on each record. The record cards are also in an electronic format. The Assessor is in the process of compiling a Procedure Manual for the Assessment of Property in the County.

Mapping/Software

The County has contracted with ASI/Terra Scan computer services through the Department of Revenue. All residential improvements have been entered into the CAMA program. Future plans are to utilize the sketching program. Sales have been entered into the sales file on the system and statistical information is received from the Department of Revenue. The County has a set of cadastral maps dated 1955 which have not been fully utilized, however the assessor does have 2 large wall maps on which ownership and splits are kept current. Zoning was adopted in McPherson County in 2000. The Village of Tryon is unincorporated but was included in the transition area of the Comprehensive Plan.

Reports

Assessor is responsible for the timely filings of the following schedules & reports:

Personal Property

County Abstract

Certification of Values to Subdivisions

School District Taxable Value Report

Certificate of Taxes levied

Generate the County Tax Roll

Tax List Corrections as needed.

Administer Homestead Exemptions

Sales Review

The Assessor considers all sales to be arm's length, unless through the verification process, it is proven to be otherwise. Along with her personal knowledge, the sales are verified with the buyer if at all possible; the seller or real estate agent may also be contacted if the buyer cannot be reached. Most of the verification is done by personal contact or by telephone. Since the Assessor is also the Register of Deeds, any special financing arrangements are known to her at the time the Deed and Mortgages are filed in her office. If the sale involves personal property or is an outlying sale, an extended effort is made to verify the sale. No sale is qualified or disqualified based on a particular percentage above or below the acceptable ranch. The Real Estate Transfer Statements are completed on a monthly basis and filed timely with the Department of Revenue.

County Progress for the Three Property Classes:

Residential: A reappraisal was completed on all residential properties and mobile homes in 2003. It consisted of re-measuring, new data collection and new pictures as needed. The appraisal was based on June/1999 Marshall Swift costing index. A new depreciation, derived from the sales, was applied to all residential properties in the county.

Commercial: There are a total of 9 Commercial properties in McPherson County. A Reappraisal of all commercial property in the county, was done by Larry Rexroth in 2005. The commercial property will be entered into the CAMA program when time allows. New listings were made with re-measuring and new data collected. Pictures of the commercial property were also updated.

Agricultural:

The 1969 soil survey for McPherson County with a 1995 conversion date has been implemented. Soil types and land valuation groups are entered and captured on the Terra Scan Computer system. The County has established one market area for the entire county. Market studies are done on all agricultural sales each year.

Pickup Work

New Improvements are added to the tax roll each year. Publications are made each year in the local paper informing patrons of the need to report new and improved structures. Building permits are required for all residential improvements and all other non-ag improvements. Information Statements are also received in the Assessor's office for any new improvements. Pickup work commences as soon as the project is reported and all values are established for the new improvements in a timely manner each year prior to the March 20th deadline.

Future Appraisal Plans:

- 2006: Add new improvements to the property record cards. Conduct a market study on all classes of Agricultural land and set the values to be within the required statistical measures. Review land usage on all agricultural parcels and coordinate cropland acres with the Farm Service Agency records. Review sales study on mobile homes and residential property to see if any county wide adjustments are needed to bring them within the required statistical level.
- 2007: Add new improvements to the property record cards. Review sales statistical measures to determine if any adjustments are needed to bring county residential properties into the required range of value. Conduct a market study on Agricultural land (dryland, grassland and irrigated) and set values accordingly. A reappraisal will be conducted on mobile home properties, with new listing information and updated pictures being included.
- 2008: Add new improvements to the property record cards. Review market study on mobile homes & acreages, and residential properties and set values accordingly. Conduct a market study on all classes of Agricultural land, (dryland, irrigated & grass) and set values to be within compliance of the statutory statistical requirements.

These are tentative plans. Some of the reappraisals and adjustments to property classes may be done sooner if the market dictates changes need to be done earlier than planned.

This report is submitted June 15, 2005.

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

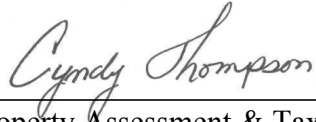
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

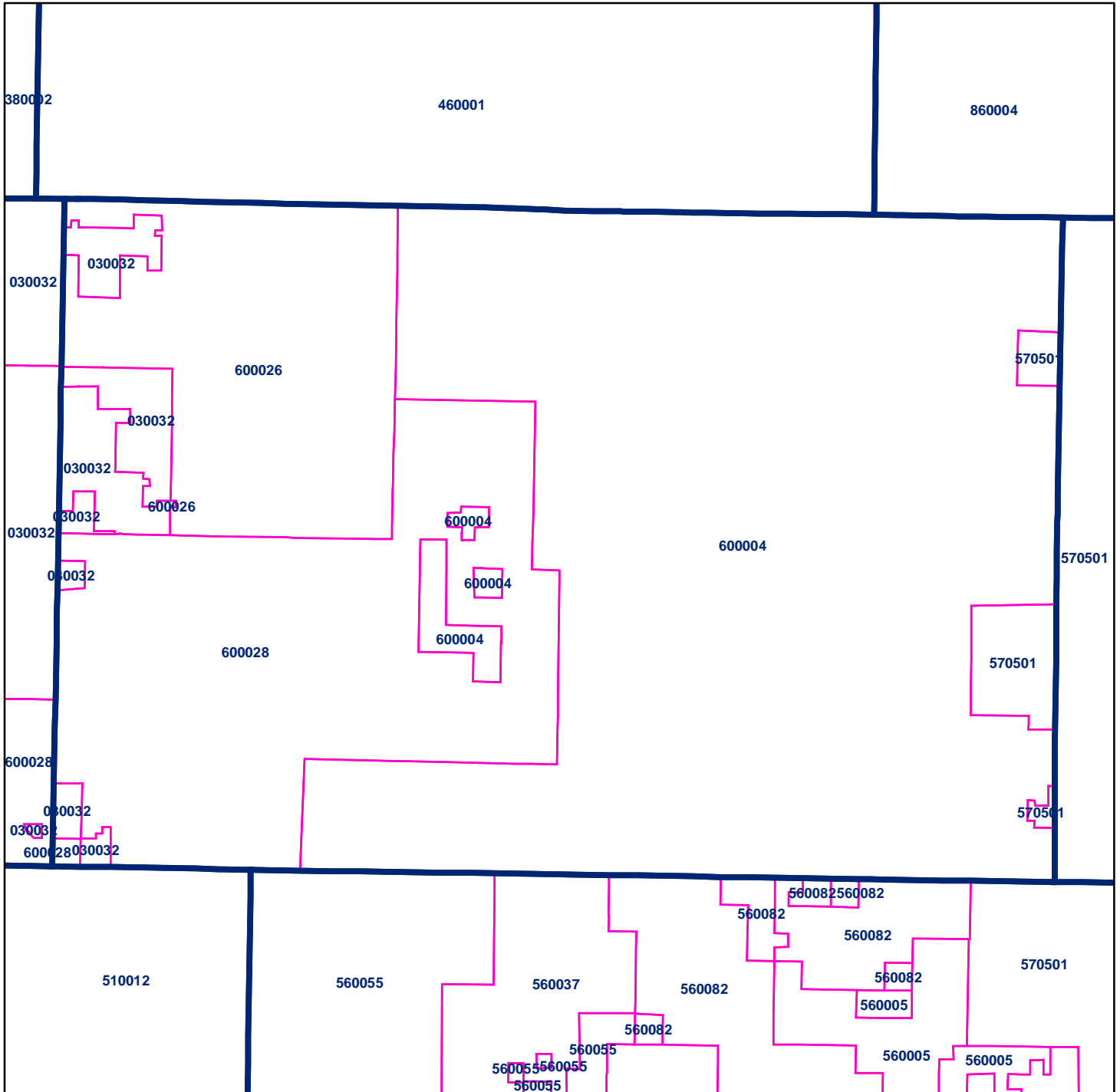
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the McPherson County County Assessor, by certified mail, return receipt requested, 7064 1160 0001 1212 8977.

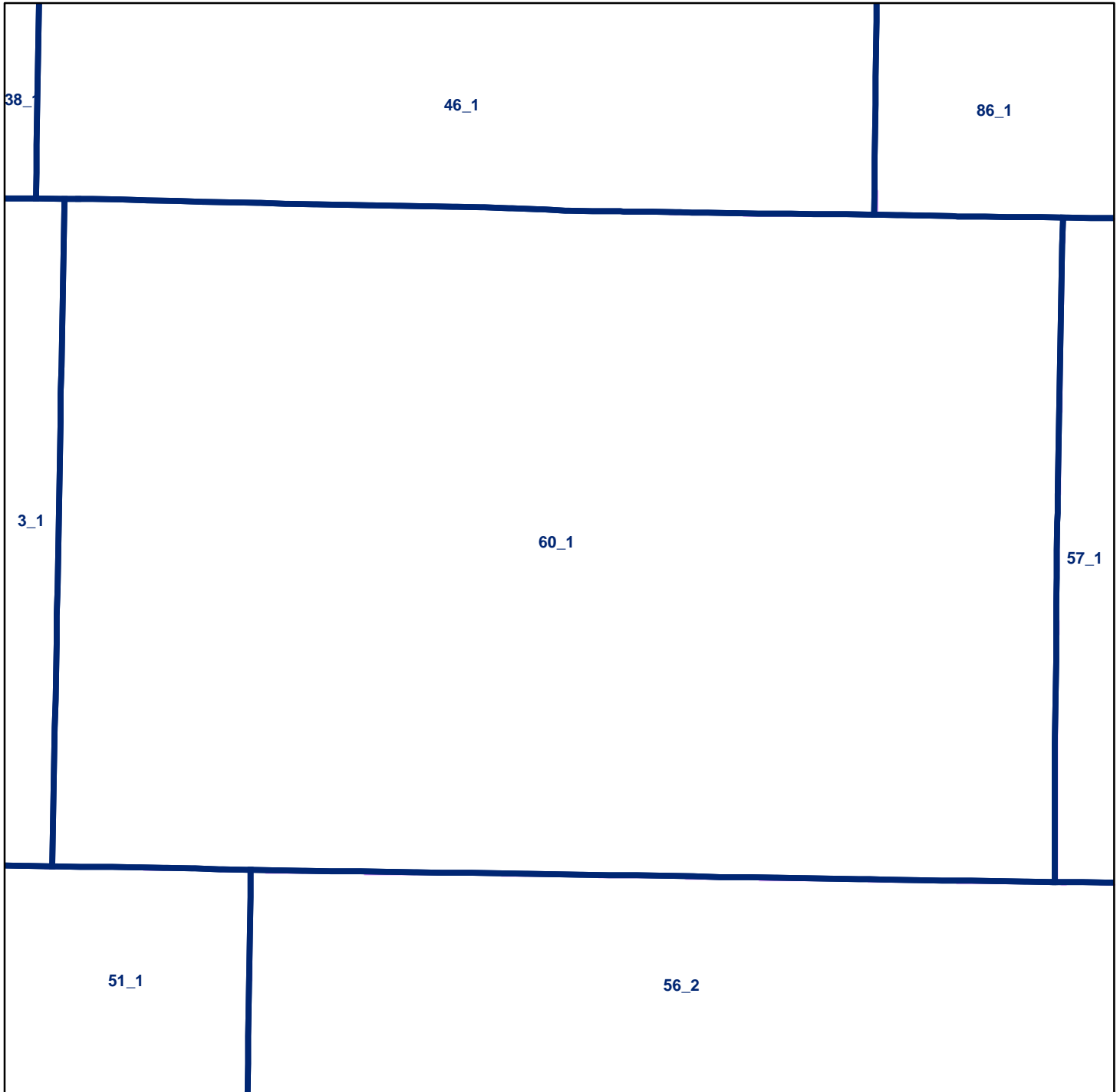
Dated this 10th day of April, 2006.



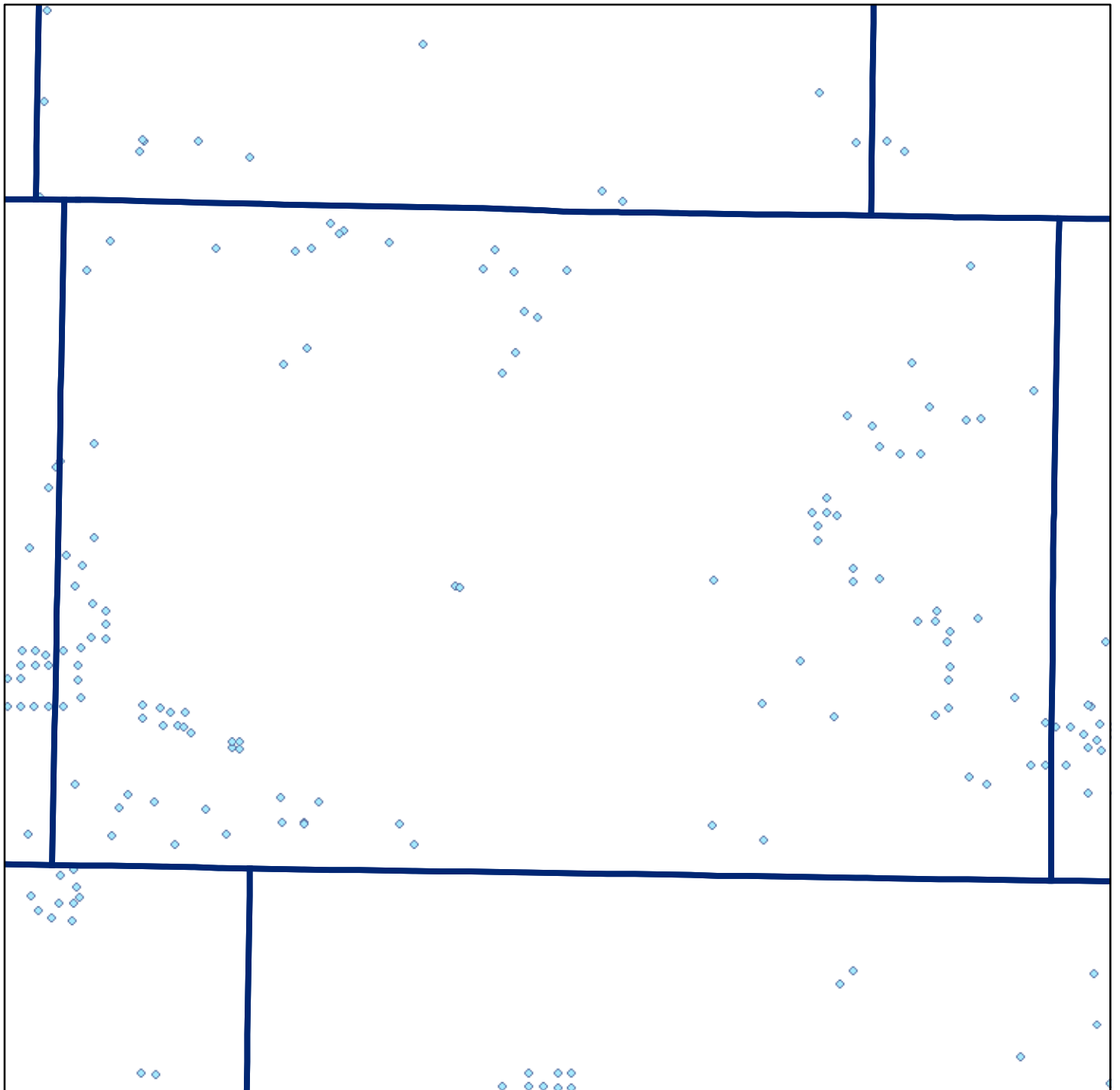
Property Assessment & Taxation



 School Districts



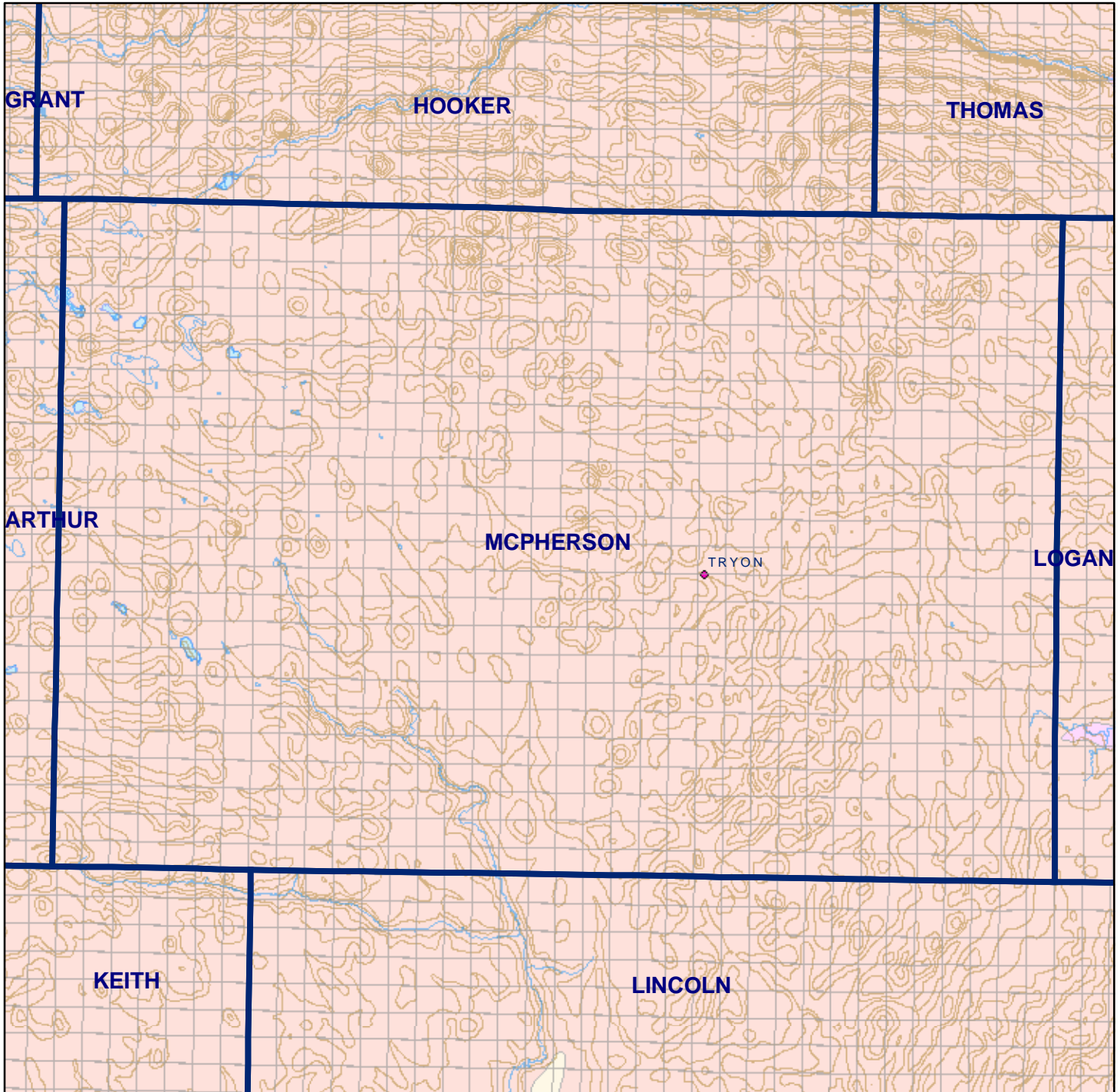
 Market Areas



● Registered Wells > 500 GPM

1711	1713	1715	1717	1719	1721	1723	1725
1905	1903	1901	1899	1897	1895	1893	1891
1995	1997	1999	2001	2003	2005	2007	2009
2189	2187	2185	2183	2181	2179	2177	2175
2279	2281	2283	2285	2287	2289	2291	2293
2477	2475	2473	2471	2469	2467	2465	2463
2569	2571	2573	2575	2577	2579	2581	2583
2771	2769	2767	2765	2763	2761	2759	2757

 Geo Codes



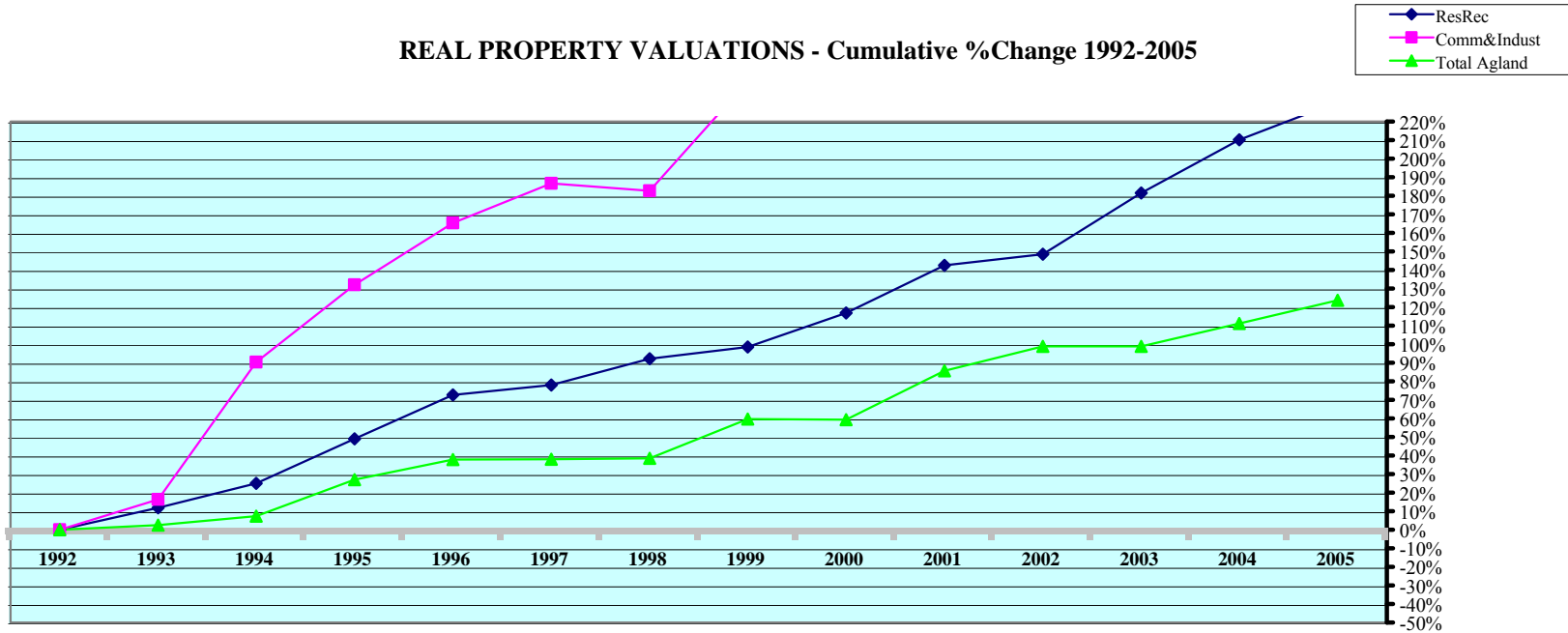
Legend

- 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

McPherson 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	977,889	--	--	--	86,140	--	--	--	41,597,698	--	--	--
1993	1,093,725	115,836	11.85%	11.85%	100,194	14,054	16.32%	16.32%	42,654,375	1,056,677	2.54%	2.54%
1994	1,222,689	128,964	11.79%	25.03%	163,959	63,765	63.64%	90.34%	44,616,406	1,962,031	4.60%	7.26%
1995	1,457,744	235,055	19.22%	49.07%	199,805	35,846	21.86%	131.95%	52,811,095	8,194,689	18.37%	26.96%
1996	1,687,737	229,993	15.78%	72.59%	228,563	28,758	14.39%	165.34%	57,344,248	4,533,153	8.58%	37.85%
1997	1,739,925	52,188	3.09%	77.93%	246,999	18,436	8.07%	186.74%	57,428,019	83,771	0.15%	38.06%
1998	1,879,466	139,541	8.02%	92.20%	243,436	-3,563	-1.44%	182.61%	57,623,441	195,422	0.34%	38.53%
1999	1,940,397	60,931	3.24%	98.43%	294,313	50,877	20.90%	241.67%	66,383,515	8,760,074	15.20%	59.58%
2000	2,120,253	179,856	9.27%	116.82%	294,994	681	0.23%	242.46%	66,278,111	-105,404	-0.16%	59.33%
2001	2,372,059	251,806	11.88%	142.57%	295,722	728	0.25%	243.30%	77,267,442	10,989,331	16.58%	85.75%
2002	2,429,987	57,928	2.44%	148.49%	297,657	1,935	0.65%	245.55%	82,730,412	5,462,970	7.07%	98.88%
2003	2,752,687	322,700	13.28%	181.49%	301,903	4,246	1.43%	250.48%	82,729,506	-906	0.00%	98.88%
2004	3,033,556	280,869	10.20%	210.21%	307,105	5,202	1.72%	256.52%	87,806,732	5,077,226	6.14%	111.09%
2005	3,231,655	198,099	6.53%	230.47%	407,539	100,434	32.70%	373.11%	93,024,398	5,217,666	5.94%	123.63%

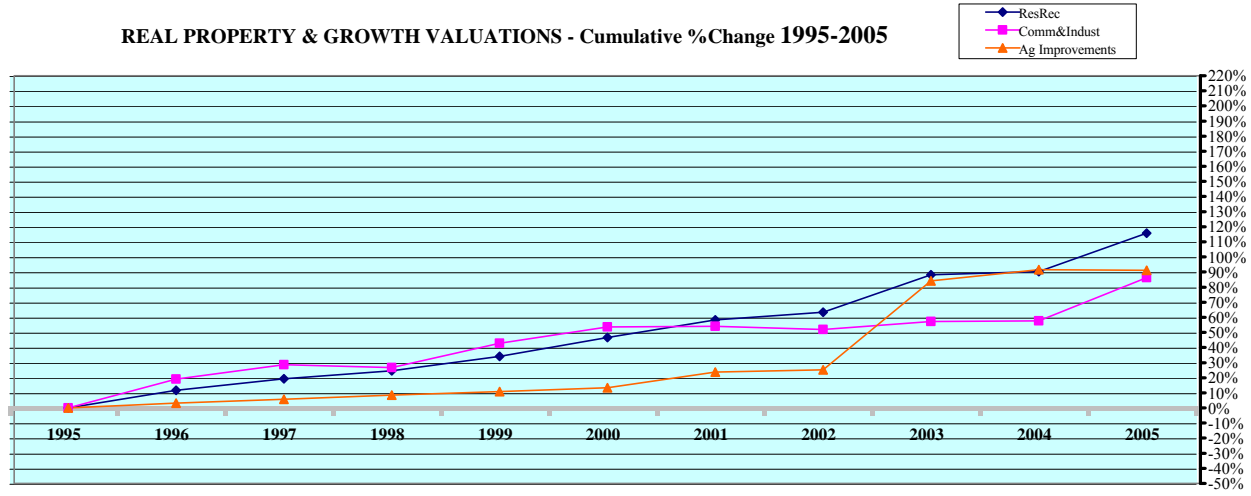
1992-2005 Rate Ann. %chg: Resid & Rec. **9.63%** Comm & Indust **12.70%** Agland **6.39%**

Cnty# **60**
County **MCPHERSON**

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	977,889	not avail.	--	--	--	--	86,140	not avail.	--	--	--	--
1993	1,093,725	not avail.	--	--	--	--	100,194	not avail.	--	--	--	--
1994	1,222,689	not avail.	--	--	--	--	163,959	not avail.	--	--	--	--
1995	1,457,744	12,500	0.86%	1,445,244	--	--	199,805	7,827	3.92%	191,978	--	--
1996	1,687,737	74,508	4.41%	1,613,229	10.67%	11.62%	228,563	0	0.00%	228,563	14.39%	19.06%
1997	1,739,925	14,629	0.84%	1,725,296	2.23%	19.38%	246,999	0	0.00%	246,999	8.07%	28.66%
1998	1,879,466	80,151	4.26%	1,799,315	3.41%	24.50%	243,436	0	0.00%	243,436	-1.44%	26.80%
1999	1,940,397	1,616	0.08%	1,938,781	3.16%	34.15%	294,313	20,000	6.80%	274,313	12.68%	42.89%
2000	2,120,253	528	0.02%	2,119,725	9.24%	46.67%	294,994	0	0.00%	294,994	0.23%	53.66%
2001	2,372,059	83,157	3.51%	2,288,902	7.95%	58.37%	295,722	0	0.00%	295,722	0.25%	54.04%
2002	2,429,987	69,850	2.87%	2,360,137	-0.50%	63.30%	297,657	6,000	2.02%	291,657	-1.37%	51.92%
2003	2,752,687	34,050	1.24%	2,718,637	11.88%	88.11%	301,903	0	0.00%	301,903	1.43%	57.26%
2004	3,033,556	283,997	9.36%	2,749,559	-0.11%	90.25%	307,105	4,500	1.47%	302,605	0.23%	57.62%
2005	3,231,655	115,282	3.57%	3,116,373	2.73%	115.63%	407,539	50,000	12.27%	357,539	16.42%	86.24%

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

Resid & Rec. **7.99%**

Comm & Indust **6.42%**

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	3,090,741					
1993	not avail	not avail	3,053,847					
1994	not avail	not avail	3,093,677					
1995	2,775,984	1,321,697	4,097,681	31,900	0.78%	4,065,781	--	--
1996	2,908,714	1,418,519	4,327,233	131,905	3.05%	4,195,328	2.38%	3.19%
1997	3,041,116	1,344,782	4,385,898	87,217	1.99%	4,298,681	-0.66%	5.73%
1998	3,117,880	1,338,154	4,456,034	41,178	0.92%	4,414,856	0.66%	8.59%
1999	3,205,592	1,362,548	4,568,140	58,970	1.29%	4,509,170	1.19%	10.91%
2000	3,366,864	1,395,374	4,762,238	151,811	3.19%	4,610,427	0.93%	13.40%
2001	3,636,258	1,416,347	5,052,605	24,873	0.49%	5,027,732	5.57%	23.66%
2002	3,867,324	1,545,010	5,412,334	322,683	5.96%	5,089,651	0.73%	25.18%
2003	6,011,471	1,773,171	7,784,642	296,255	3.81%	7,488,387	38.36%	84.18%
2004	6,138,106	1,783,323	7,921,429	135,108	1.71%	7,786,321	0.02%	91.51%
2005	6,252,218	1,809,434	8,061,652	292,531	3.63%	7,769,121	-1.92%	91.09%

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

Ag Imprvmts **6.69%**

(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

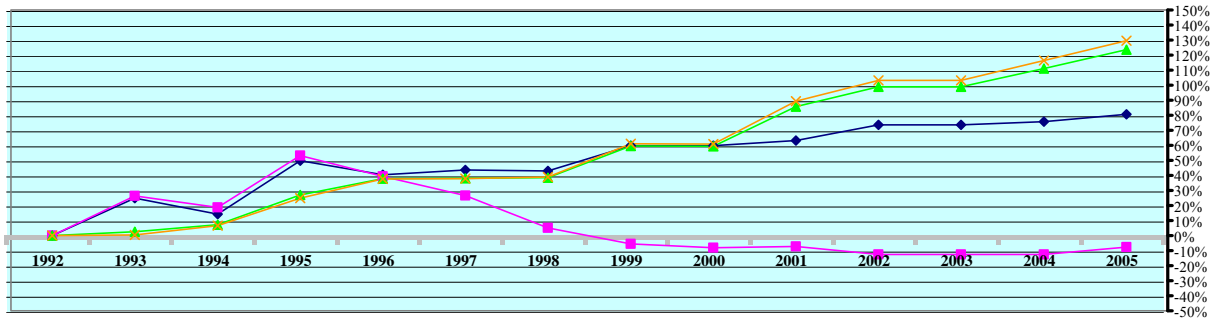
Cnty# **60**
County **MCPHERSON**

FL area **2**

CHART 2

EXHIBIT **60B** 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	2,587,646	--	--	--	845,877	--	--	--	38,144,840	--	--	--
1993	3,231,006	643,360	24.86%	24.86%	1,069,136	223,259	26.39%	26.39%	38,334,898	190,058	0.50%	0.50%
1994	2,955,495	-275,511	-8.53%	14.22%	1,004,332	-64,804	-6.06%	18.73%	40,637,244	2,302,346	6.01%	6.53%
1995	3,874,767	919,272	31.10%	49.74%	1,295,084	290,752	28.95%	53.11%	47,620,989	6,983,745	17.19%	24.84%
1996	3,634,668	-240,099	-6.20%	40.46%	1,178,039	-117,045	-9.04%	39.27%	52,511,286	4,890,297	10.27%	37.66%
1997	3,713,755	79,087	2.18%	43.52%	1,071,034	-107,005	-9.08%	26.62%	52,621,685	110,399	0.21%	37.95%
1998	3,697,575	-16,180	-0.44%	42.89%	888,673	-182,361	-17.03%	5.06%	53,015,648	393,963	0.75%	38.99%
1999	4,137,105	439,530	11.89%	59.88%	799,803	-88,870	-10.00%	-5.45%	61,441,147	8,425,499	15.89%	61.07%
2000	4,137,105	0	0.00%	59.88%	776,685	-23,118	-2.89%	-8.18%	61,341,586	-99,561	-0.16%	60.81%
2001	4,222,925	85,820	2.07%	63.20%	785,312	8,627	1.11%	-7.16%	72,236,102	10,894,516	17.76%	89.37%
2002	4,490,640	267,715	6.34%	73.54%	739,654	-45,658	-5.81%	-12.56%	77,478,070	5,241,968	7.26%	103.12%
2003	4,490,640	0	0.00%	73.54%	739,654	0	0.00%	-12.56%	77,477,164	-906	0.00%	103.11%
2004	4,545,275	54,635	1.22%	75.65%	739,654	0	0.00%	-12.56%	82,499,755	5,022,591	6.48%	116.28%
2005	4,675,140	129,865	2.86%	80.67%	781,919	42,265	5.71%	-7.56%	87,545,291	5,045,536	6.12%	129.51%

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	--	--	--	--	19,335	--	--	--	41,597,698	--	--	--
1993	--	--	--	--	19,335	0	0.00%	0.00%	42,654,375	1,056,677	2.54%	2.54%
1994	--	--	--	--	19,335	--	0.00%	0.00%	44,616,406	1,962,031	4.60%	7.26%
1995	--	--	--	--	20,255	920	4.76%	4.76%	52,811,095	8,194,689	18.37%	26.96%
1996	--	--	--	--	20,255	0	0.00%	4.76%	57,344,248	4,533,153	8.58%	37.85%
1997	--	--	--	--	21,545	1,290	6.37%	11.43%	57,428,019	83,771	0.15%	38.06%
1998	--	--	--	--	21,545	0	0.00%	11.43%	57,623,441	195,422	0.34%	38.53%
1999	--	--	--	--	5,460	-16,085	-74.66%	-71.76%	66,383,515	8,760,074	15.20%	59.58%
2000	--	--	--	--	22,735	17,275	316.39%	17.58%	66,278,111	-105,404	-0.16%	59.33%
2001	--	--	--	--	23,103	368	1.62%	19.49%	77,267,442	10,989,331	16.58%	85.75%
2002	--	--	--	--	22,048	-1,055	-4.57%	14.03%	82,730,412	5,462,970	7.07%	98.88%
2003	22,048	n/a	n/a	n/a	0	n/a	n/a	n/a	82,729,506	-906	0.00%	98.88%
2004	22,048	0	0.00%	0.00%	0	0	0	0	87,806,732	5,077,226	6.14%	111.09%
2005	22,048	0	0.00%	0.00%	0	0	0	0	93,024,398	5,217,666	5.94%	123.63%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 60B 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	2,587,646	10,663	243	--	--	845,877	5,318	159	--	--	38,144,840	501,217	76	--	--
1993	3,267,246	10,766	303	24.69%	24.69%	1,069,136	5,221	205	28.93%	28.93%	38,323,573	501,212	76	0.00%	0.00%
1994	2,955,495	10,612	278	-8.25%	14.40%	1,004,652	5,164	195	-4.88%	22.64%	40,662,869	501,423	81	6.58%	6.58%
1995	3,874,767	11,060	350	25.90%	44.03%	1,295,084	6,166	210	7.69%	32.08%	47,606,788	499,341	95	17.28%	25.00%
1996	3,580,018	11,023	325	-7.14%	33.74%	1,210,329	6,181	196	-6.67%	23.27%	52,512,337	499,503	105	10.53%	38.16%
1997	3,714,145	11,699	317	-2.46%	30.45%	1,089,203	5,534	197	0.51%	23.90%	52,647,821	499,424	105	0.00%	38.16%
1998	3,697,575	11,598	319	0.63%	31.28%	888,673	4,875	182	-7.61%	14.47%	52,994,690	500,078	106	0.95%	39.47%
1999	4,073,230	11,638	350	9.72%	44.03%	853,073	4,875	175	-3.85%	10.06%	61,416,165	500,234	123	16.04%	61.84%
2000	4,137,105	11,820	350	0.00%	44.03%	781,585	4,466	175	0.00%	10.06%	61,418,165	500,236	123	0.00%	61.84%
2001	4,222,925	12,066	350	0.00%	44.03%	785,312	4,487	175	0.00%	10.06%	72,237,771	528,909	137	11.38%	80.26%
2002	4,490,640	12,830	350	0.00%	44.03%	739,654	4,227	175	0.00%	10.06%	77,448,494	528,409	147	7.30%	93.42%
2003	4,490,640	12,830	350	0.00%	44.03%	739,654	4,227	175	0.00%	10.06%	77,477,019	528,591	147	0.00%	93.42%
2004	4,537,890	12,965	350	0.00%	44.03%	739,654	4,227	175	0.00%	10.07%	82,504,703	528,456	156	6.21%	105.43%
2005	4,675,140	12,987	360	2.86%	48.15%	781,919	4,227	185	5.71%	16.35%	87,661,126	528,407	166	6.26%	118.29%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.07%

1.17%

6.19%

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	19,335	3,867	5	--	--	0	0		--	--	41,597,698	521,065	80	--	--
1993	19,335	3,867	5	0.00%		0	0				42,679,290	521,066	82	2.50%	2.50%
1994	19,335	3,867	5	0.00%		0	0				44,642,351	521,066	86	4.88%	7.50%
1995	20,255	4,051	5	0.00%		0	0				52,796,894	520,617	101	17.44%	26.25%
1996	20,255	4,051	5	0.00%		0	0				57,322,939	520,758	110	8.91%	37.50%
1997						20,255	4,051	5	--	--	57,471,424	520,707	110	0.00%	37.50%
1998						21,545	4,309	5	0.00%		57,602,483	520,859	111	0.91%	38.75%
1999						21,545	4,309	5	0.00%		66,364,013	521,056	127	14.41%	58.75%
2000						22,735	4,547	5	0.00%		66,359,590	521,069	127	0.00%	58.75%
2001						23,103	4,620	5	0.00%		77,269,111	550,082	140	10.24%	75.00%
2002						23,063	4,612	5	0.00%		82,701,851	550,079	150	7.14%	87.50%
2003	22,048	4,409	5	n/a	n/a	0	0		n/a	n/a	82,729,361	550,057	150	0.00%	87.50%
2004	22,048	4,409	5	0.00%	n/a	0	0				87,804,295	550,057	160	6.42%	99.53%
2005	22,048	4,409	5	0.00%	n/a	0	0				93,140,233	550,029	169	6.08%	111.67%

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

5.94%

60
MCPHERSON

FL area 2

CHART 4 EXHIBIT 60B Page 4

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
533	MCPHERSON	2,859,428	420,380	72,659	3,231,655	407,539	0	0	93,024,398	6,252,218	1,809,434	0	108,077,711
<i>cnty sectorvalue % of total value:</i>		2.65%	0.39%	0.07%	2.99%	0.38%			86.07%	5.78%	1.67%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
	City information not applicable												
	Tryon County Seat												
No city data reported on CTL because Tryon is unincorporated and the subdivision cannot levy a property tax.													
Total of All City Values:		0	0	0	0	0	0	0	0	0	0	0	0
<i>% total citysect of cnty sector</i>													

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
	City information not applicable												
	Tryon County Seat												
No city data reported on CTL because Tryon is unincorporated and the subdivision cannot levy a property tax.													

Cnty# 60
 County MCPHERSON

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