

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Morrill County**  
**62**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>171</b>	<b>COD</b>	<b>12.36</b>
Total Sales Price	7626213	<b>PRD</b>	<b>107.01</b>
Total Adj. Sales Price	7661613	COV	26.52
Total Assessed Value	7504382	STD	27.80
Avg. Adj. Sales Price	44804.75	Avg. Abs. Dev.	11.86
Avg. Assessed Value	43885.27	Min	68.01
<b>Median</b>	<b>96.00</b>	Max	269.59
Wgt. Mean	97.95	95% Median C.I.	96.00 to 96.01
Mean	104.82	95% Wgt. Mean C.I.	96.21 to 99.69
		95% Mean C.I.	100.65 to 108.98
% of Value of the Class of all Real Property Value in the County			22.09
% of Records Sold in the Study Period			6.92
% of Value Sold in the Study Period			12.69
Average Assessed Value of the Base			23,932

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>171</b>	<b>96.00</b>	<b>12.36</b>	<b>107.01</b>
<b>2005</b>	162	96.00	24.04	114.70
<b>2004</b>	180	95.25	36.03	121.93
<b>2003</b>	168	96	18.67	111.74
<b>2002</b>	160	94	35.63	125.39
<b>2001</b>	160	93	50.54	134.61

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>46</b>	<b>COD</b>	<b>16.99</b>
Total Sales Price	1815211	<b>PRD</b>	<b>101.37</b>
Total Adj. Sales Price	1823811	COV	38.11
Total Assessed Value	1783730	STD	37.79
Avg. Adj. Sales Price	39648.07	Avg. Abs. Dev.	16.30
Avg. Assessed Value	38776.74	Min	18.75
<b>Median</b>	<b>95.94</b>	Max	271.06
Wgt. Mean	97.80	95% Median C.I.	94.00 to 97.00
Mean	99.14	95% Wgt. Mean C.I.	81.44 to 114.17
		95% Mean C.I.	88.22 to 110.06
% of Value of the Class of all Real Property Value in the County			7.03
% of Records Sold in the Study Period			12.07
% of Value Sold in the Study Period			9.47
Average Assessed Value of the Base			49,412

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>46</b>	<b>95.94</b>	<b>16.99</b>	<b>101.37</b>
<b>2005</b>	30	95.94	26.48	117.48
<b>2004</b>	25	96.00	38.81	132.57
<b>2003</b>	21	93	44.22	127.54
<b>2002</b>	25	94	40.62	154.69
<b>2001</b>	25	96	36.79	115.69



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>64</b>	<b>COD</b>	<b>17.81</b>
Total Sales Price	5891269	<b>PRD</b>	<b>108.85</b>
Total Adj. Sales Price	5891269	COV	28.15
Total Assessed Value	4289691	STD	22.31
Avg. Adj. Sales Price	92051.08	Avg. Abs. Dev.	13.71
Avg. Assessed Value	67026.42	Min	6.84
<b>Median</b>	<b>76.95</b>	Max	152.10
Wgt. Mean	72.81	95% Median C.I.	75.00 to 79.57
Mean	79.26	95% Wgt. Mean C.I.	65.93 to 79.69
		95% Mean C.I.	73.79 to 84.72
% of Value of the Class of all Real Property Value in the County			69.1
% of Records Sold in the Study Period			1.51
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			43,763

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>64</b>	<b>76.95</b>	<b>17.81</b>	<b>108.85</b>
<b>2005</b>	47	78.29	24.78	113.40
<b>2004</b>	41	73.78	30.69	118.25
<b>2003</b>	47	75	21.6	101.67
<b>2002</b>	56	75	33.44	100.28
<b>2001</b>	63	76	28.14	102.2

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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Morrill County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Morrill 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 Morrill County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Morrill 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 Morrill County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Morrill County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

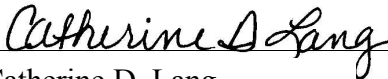
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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**Residential Real Property**

**I. Correlation**

Morrill: RESIDENTIAL: A review of the three measures of central tendency shows both the median and the aggregate are well within range. Either could be used to describe the overall level of value for the residential property class. The mean is about seven points (rounded) higher than the aggregate. Further examination of the sales file reveals that the mean is not being skewed by extreme outlying sales—in fact, if these were hypothetically removed, the mean would remain outside the upper limit of acceptable range. Regarding the two qualitative statistics, only the coefficient of dispersion is within compliance. The price-related differential is approximately four points outside of the upper limit of acceptable range for this statistic. Again, the hypothetical removal of the eight extreme outlying sales would fail to bring this measure within compliance.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>193</b>	<b>160</b>	<b>82.9</b>
<b>2002</b>	<b>197</b>	<b>160</b>	<b>81.22</b>
<b>2003</b>	<b>204</b>	<b>168</b>	<b>82.35</b>
<b>2004</b>	<b>215</b>	<b>180</b>	<b>83.72</b>
<b>2005</b>	<b>207</b>	<b>162</b>	<b>78.26</b>
<b>2006</b>	<b>209</b>	<b>171</b>	<b>81.82</b>

Morrill: RESIDENTIAL: As shown in the above table, a significant proportion of the total sales are used by the County to establish level of value for the residential property class, and indicates that the sales file is not excessively trimmed.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>89</b>	<b>9.08</b>	<b>97.08</b>	<b>93</b>
<b>2002</b>	<b>94</b>	<b>-0.62</b>	<b>93.42</b>	<b>94</b>
<b>2003</b>	<b>96</b>	<b>20.76</b>	<b>115.93</b>	<b>96</b>
<b>2004</b>	<b>95.78</b>	<b>19.55</b>	<b>114.5</b>	<b>95.25</b>
<b>2005</b>	<b>96.00</b>	<b>11.4</b>	<b>106.94</b>	<b>96.00</b>
<b>2006</b>	<b>96.00</b>	<b>0.5</b>	<b>96.48</b>	<b>96.00</b>

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Morrill: RESIDENTIAL: There is no significant statistical difference among the Preliminary Median, the Trended Preliminary and the R&O Median—and this is not surprising, since no assessment actions were taken by the assessor to address this property class for assessment year 2006.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.81</b>	<b>2001</b>	<b>9.08</b>
<b>0</b>	<b>2002</b>	<b>-0.62</b>
<b>0</b>	<b>2003</b>	<b>21</b>
<b>-15.9</b>	<b>2004</b>	<b>19.55</b>
<b>0</b>	<b>2005</b>	<b>11.4</b>
<b>0</b>	<b>2006</b>	<b>0.5</b>

Morrill: RESIDENTIAL: As indicated in the “Assessment Actions” section of the 2006 Assessment Survey for Morrill County, no actions were taken to address the residential property class for this

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assessment year (other than the completion of pickup work) and the lack of significant statistical difference between the two above figures merely confirms this.

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

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

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.00</b>	<b>97.95</b>	<b>104.82</b>

Morrill: RESIDENTIAL: Of the three measures of central tendency, both the median and the aggregate are well within range. The mean is about seven points (rounded) higher than the aggregate (and almost nine points above the median). Further examination of the sales file reveals that the mean is not being skewed by extreme outlying sales—in fact, if these were hypothetically removed, the mean would remain outside the upper limit of acceptable range.

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

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

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

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

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

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

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

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

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



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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.36</b>	<b>107.01</b>
<b>Difference</b>	<b>0</b>	<b>4.01</b>

Morrill: RESIDENTIAL: Of the two qualitative statistics, only the coefficient of dispersion is within compliance. The price-related differential is approximately four points outside of the upper limit of acceptable range for this statistic. The removal of the eight extreme outlying sales would fail to bring this measure within compliance.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>171</b>	<b>171</b>	<b>0</b>
<b>Median</b>	<b>96.00</b>	<b>96.00</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>97.95</b>	<b>97.95</b>	<b>0</b>
<b>Mean</b>	<b>104.82</b>	<b>104.82</b>	<b>0</b>
<b>COD</b>	<b>12.36</b>	<b>12.36</b>	<b>0</b>
<b>PRD</b>	<b>107.01</b>	<b>107.01</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>68.01</b>	<b>68.01</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>269.59</b>	<b>269.59</b>	<b>0</b>

Morrill: RESIDENTIAL: As noted in the Assessment Actions section of the “2006 Assessment Survey for Morrill County,” other than the completion of pickup work, no assessment actions were taken to adjust the valuation of this property class for assessment year 2006 (and the survey further notes that the last assessment “update” was in assessment year 2004). The above table confirms this by indicating no change between the Preliminary and the R&O statistical profiles.

## 2006 Correlation Section for Morrill County

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### Commerical Real Property

#### I. Correlation

Morrill: COMMERCIAL: All three measures of central tendency appear to be well within range and the mean and the median differ roughly by less than four points (3.20). Both of the qualitative statistics are within compliance and show remarkable uniformity, although the assessor notes that other than the completion of pickup work, no adjustments were made to the commercial property class for assessment 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>37</b>	<b>25</b>	<b>67.57</b>
<b>2002</b>	<b>41</b>	<b>25</b>	<b>60.98</b>
<b>2003</b>	<b>45</b>	<b>21</b>	<b>46.67</b>
<b>2004</b>	<b>46</b>	<b>25</b>	<b>54.35</b>
<b>2005</b>	<b>51</b>	<b>30</b>	<b>58.82</b>
<b>2006</b>	<b>57</b>	<b>46</b>	<b>80.7</b>

Morrill: COMMERCIAL: The percentage of sales used in assessment year 2006 is substantially larger than any of the previous years' used, and indicates that the Assessor has not excessively trimmed the sample.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The

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analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor’s assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>96</b>	<b>0.46</b>	<b>96.44</b>	<b>96</b>
<b>2002</b>	<b>94</b>	<b>0.51</b>	<b>94.48</b>	<b>94</b>
<b>2003</b>	<b>79</b>	<b>3.59</b>	<b>81.84</b>	<b>93</b>
<b>2004</b>	<b>92.86</b>	<b>2.37</b>	<b>95.06</b>	<b>96.00</b>
<b>2005</b>	<b>95.94</b>	<b>-0.49</b>	<b>95.47</b>	<b>95.94</b>
<b>2006</b>	<b>95.87</b>	<b>0.06</b>	<b>95.92</b>	<b>95.94</b>

Morrill: COMMERCIAL: Since no assessment actions (other than the completion of pickup work) were taken to address the commercial property class for assessment year 2006, it is not surprising that the three statistical figures show no significant difference. The explanation for the difference between

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the preliminary and R&O medians is due to the fact that one sale was removed from the sales file in the time between the preliminary and R&O profiles (this was for Department of Roads right-of-way).

**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)
<b>0</b>	<b>2001</b>	<b>0.46</b>
<b>0</b>	<b>2002</b>	<b>0.51</b>
<b>18</b>	<b>2003</b>	<b>4</b>
<b>0</b>	<b>2004</b>	<b>2.37</b>
<b>0</b>	<b>2005</b>	<b>-0.49</b>
<b>0</b>	<b>2006</b>	<b>0.06</b>

Morrill: COMMERCIAL: There is no significant statistical difference between the percent change in the sales file compared to the percent change to the commercial base as a whole (excluding growth), attributable to the aforementioned fact that no assessment actions were taken to address the commercial

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property class (other than the completion of pickup work).

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.94</b>	<b>97.80</b>	<b>99.14</b>

Morrill: COMMERCIAL: All three measures of central tendency appear to be well within range and the mean and the median differ roughly by less than four points (3.20).

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>16.99</b>	<b>101.37</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Morrill: COMMERCIAL: Both of the qualitative statistics are within compliance and show remarkable uniformity, though the assessor notes that other than the completion of pickup work, no changes were made to the commercial property class for assessment year 2006 (and as indicated in the Survey the last

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assessment “update” occurred in assessment year 2003).

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>47</b>	<b>46</b>	<b>-1</b>
<b>Median</b>	<b>95.87</b>	<b>95.94</b>	<b>0.07</b>
<b>Wgt. Mean</b>	<b>97.79</b>	<b>97.80</b>	<b>0.01</b>
<b>Mean</b>	<b>97.04</b>	<b>99.14</b>	<b>2.1</b>
<b>COD</b>	<b>18.76</b>	<b>16.99</b>	<b>-1.77</b>
<b>PRD</b>	<b>99.24</b>	<b>101.37</b>	<b>2.13</b>
<b>Min Sales Ratio</b>	<b>0.40</b>	<b>18.75</b>	<b>18.35</b>
<b>Max Sales Ratio</b>	<b>271.06</b>	<b>271.06</b>	<b>0</b>

Morrill: COMMERCIAL: The discrepancy between the number of sales as shown in the Preliminary versus the R&O statistical profile is due to the removal of one “sale,” book 69, page 421 (sale date 2.12.04) that was discovered to be a Nebraska Department of Roads access purchase (i.e., right of way), rather than a commercial sale. The removal of this transaction is the cause of the statistical changes to the R&O profile, since as noted previously, other than the completion of pickup work, no adjustments to value were made to the commercial property class for assessment year 2006.

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**Agricultural Land**

**I. Correlation**

Morrill: AGRICULTURAL UNIMPROVED: A review of the three measures of central tendency reveals that the median and the mean are well within acceptable range. Further examination of the qualified sales file indicates that four outlying sales are skewing the aggregate, and the hypothetical removal of these would bring the aggregate within range. Of the two qualitative statistics, it appears that only the coefficient of dispersion is within compliance. However, further examination of the sales file reveals that four outlying sales appear to be skewing the price-related differential. The hypothetical removal of the four outlying sales would move the PRD within less than one point outside of the upper limit of range.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>108</b>	<b>63</b>	<b>58.33</b>
<b>2002</b>	<b>99</b>	<b>56</b>	<b>56.57</b>
<b>2003</b>	<b>90</b>	<b>47</b>	<b>52.22</b>
<b>2004</b>	<b>85</b>	<b>41</b>	<b>48.24</b>
<b>2005</b>	<b>97</b>	<b>47</b>	<b>48.45</b>
<b>2006</b>	<b>99</b>	<b>64</b>	<b>64.65</b>

Morrill: AGRICULTURAL UNIMPROVED: Analysis of the percent of agricultural land sales used for assessment year 2006 indicates a sharp increase in the number of sales deemed qualified for the land sales study, and further appears to be a historical “peak” for at least the last six years shown.

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



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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>70</b>	<b>16.44</b>	<b>81.51</b>	<b>76</b>
<b>2002</b>	<b>65</b>	<b>4.97</b>	<b>68.23</b>	<b>75</b>
<b>2003</b>	<b>75</b>	<b>-0.02</b>	<b>74.98</b>	<b>75</b>
<b>2004</b>	<b>73.78</b>	<b>0.85</b>	<b>74.41</b>	<b>73.78</b>
<b>2005</b>	<b>78.29</b>	<b>-0.58</b>	<b>77.83</b>	<b>78.29</b>
<b>2006</b>	<b>76.26</b>	<b>2.84</b>	<b>78.42</b>	<b>76.95</b>

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Morrill: AGRICULTURAL UNIMPROVED: There is less than a two-point difference between the Trended and the R&O medians. This indicates that each figure strongly supports the other.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>2.95</b>	<b>2001</b>	<b>16.44</b>
<b>22.14</b>	<b>2002</b>	<b>4.97</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>0</b>	<b>2004</b>	<b>0.85</b>
<b>0</b>	<b>2005</b>	<b>-0.58</b>
<b>0.61</b>	<b>2006</b>	<b>2.84</b>

Morrill: AGRICULTURAL UNIMPROVED: There is no statistically significant difference between the percent change in the sales file versus the percent change to the assessed base (excluding growth), and this would indicate that all agricultural land (both sold and unsold) is similarly assessed.

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>76.95</b>	<b>72.81</b>	<b>79.26</b>

Morrill: AGRICULTURAL UNIMPROVED: The median and the mean are well within acceptable range. Further examination of the qualified sales file indicates that four outlying sales are skewing the aggregate, and the hypothetical removal of these would bring the aggregate within range.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.81</b>	<b>108.85</b>
<b>Difference</b>	<b>0</b>	<b>5.85</b>

Morrill: AGRICULTURAL UNIMPROVED: Of the two qualitative statistics, only the coefficient of dispersion appears to be within compliance. Further examination of the sales file reveals that four

**2006 Correlation Section  
for Morrill County**

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outlying sales appear to be skewing the price-related differential. The hypothetical removal of the four outlying sales would move the PRD within less than one point outside of the upper limit of range.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>64</b>	<b>64</b>	<b>0</b>
<b>Median</b>	<b>76.26</b>	<b>76.95</b>	<b>0.69</b>
<b>Wgt. Mean</b>	<b>71.98</b>	<b>72.81</b>	<b>0.83</b>
<b>Mean</b>	<b>78.07</b>	<b>79.26</b>	<b>1.19</b>
<b>COD</b>	<b>17.82</b>	<b>17.81</b>	<b>-0.01</b>
<b>PRD</b>	<b>108.45</b>	<b>108.85</b>	<b>0.4</b>
<b>Min Sales Ratio</b>	<b>6.62</b>	<b>6.84</b>	<b>0.22</b>
<b>Max Sales Ratio</b>	<b>141.10</b>	<b>152.10</b>	<b>11</b>

Morrill: AGRICULTURAL UNIMPROVED: Assessment actions taken to address agricultural land for assessment year 2006 included the increase to grassland subclasses 4G1 and 4G in both agricultural Market Areas. Accretion land was also reviewed, and that land found to have predominantly recreational use was valued as such.

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

62 Morrill

	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	57,933,873	58,885,276	951,403	1.64	661,445	0.5
2. Recreational	251,535	251,535	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	23,864,929	24,793,663	928,734	3.89	*-----	3.89
<b>4. Total Residential (sum lines 1-3)</b>	<b>82,050,337</b>	<b>83,930,474</b>	<b>1,880,137</b>	<b>2.29</b>	<b>661,445</b>	<b>1.49</b>
5. Commercial	16,860,917	16,946,475	85,558	0.51	75,168	0.06
6. Industrial	1,879,305	1,879,305	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	9,495,574	9,363,912	-131,662	-1.39	1,121,467	-13.2
8. Minerals	3,487,524	4,752,045	1,264,521	36.26	0	36.26
<b>9. Total Commercial (sum lines 5-8)</b>	<b>31,723,320</b>	<b>32,941,737</b>	<b>1,218,417</b>	<b>3.84</b>	<b>300,808</b>	<b>2.89</b>
<b>10. Total Non-Agland Real Property</b>	<b>113,773,657</b>	<b>116,872,211</b>	<b>3,098,554</b>	<b>2.72</b>	<b>1,858,080</b>	<b>1.09</b>
11. Irrigated	60,526,795	60,590,540	63,745	0.11		
12. Dryland	17,344,660	17,267,590	-77,070	-0.44		
13. Grassland	66,833,670	71,002,005	4,168,335	6.24		
14. Wasteland	161,800	168,420	6,620	4.09		
15. Other Agland	1,799,330	1,798,850	-480	-0.03		
<b>16. Total Agricultural Land</b>	<b>146,666,255</b>	<b>150,827,405</b>	<b>4,161,150</b>	<b>2.84</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>260,439,912</b>	<b>267,699,616</b>	<b>7,259,704</b>	<b>2.79</b>	<b>1,858,080</b>	<b>2.07</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	22	96.05	101.45	95.21	11.56	106.55	68.01	183.49	95.00 to 100.00	30,197	28,751	
10/01/03 TO 12/31/03	19	96.00	98.19	96.23	4.73	102.04	88.00	131.25	94.00 to 99.08	47,107	45,332	
01/01/04 TO 03/31/04	15	96.00	108.24	96.88	14.65	111.73	89.14	262.50	95.00 to 96.13	37,283	36,121	
04/01/04 TO 06/30/04	19	99.90	116.88	105.50	22.01	110.78	91.04	239.97	96.00 to 129.41	40,133	42,341	
07/01/04 TO 09/30/04	26	95.39	97.84	94.07	6.29	104.02	89.97	139.45	92.00 to 96.01	43,192	40,628	
10/01/04 TO 12/31/04	22	96.00	113.15	101.22	19.48	111.78	91.84	269.59	95.00 to 106.56	46,228	46,794	
01/01/05 TO 03/31/05	24	95.71	105.38	98.23	13.44	107.28	88.04	198.60	93.00 to 104.68	42,641	41,886	
04/01/05 TO 06/30/05	24	96.00	100.81	97.29	7.98	103.63	89.44	135.68	95.00 to 99.82	67,374	65,546	
<u>Study Years</u>												
07/01/03 TO 06/30/04	75	96.00	105.89	98.58	13.44	107.42	68.01	262.50	96.00 to 97.00	38,415	37,868	
07/01/04 TO 06/30/05	96	96.00	103.98	97.57	11.51	106.57	88.04	269.59	95.00 to 96.01	49,796	48,585	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	82	96.00	108.26	99.14	15.32	109.20	89.14	269.59	95.78 to 96.03	42,217	41,855	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

<b>ASSESSOR LOCATION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BAYARD	53	96.00	112.66	101.73	19.85	110.75	88.04	262.50	96.00 to 105.00	35,989	36,610	
BRIDGEPORT	74	96.00	103.40	97.75	11.01	105.78	68.01	269.59	95.82 to 96.13	42,834	41,869	
BROADWATER	13	96.01	97.40	96.18	2.36	101.26	93.88	107.27	95.00 to 100.00	11,865	11,413	
RURAL	31	95.86	97.90	95.35	6.96	102.67	72.19	135.68	93.00 to 96.78	78,392	74,750	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	140	96.00	106.35	99.15	13.56	107.26	68.01	269.59	96.00 to 96.12	37,367	37,050	
3	31	95.86	97.90	95.35	6.96	102.67	72.19	135.68	93.00 to 96.78	78,392	74,750	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	148	96.00	104.45	97.86	12.18	106.73	68.01	269.59	95.86 to 96.01	49,262	48,209	
2	23	96.43	107.20	99.60	13.42	107.63	89.44	262.50	95.82 to 100.00	16,121	16,057	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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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	169	96.00	104.89	97.93	12.48	107.11	68.01	269.59	95.99 to 96.01	42,068	41,198
06	2	98.30	98.30	98.17	1.54	100.13	96.78	99.82	N/A	275,995	270,940
07											
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	110.65	110.65	110.65			110.65	110.65	N/A	20,000	22,130
04-0001	1	90.00	90.00	90.00			90.00	90.00	N/A	79,000	71,100
07-0006											
17-0003											
35-0001											
35-0010											
62-0021	64	96.00	109.56	98.66	17.09	111.05	88.04	262.50	95.00 to 97.27	47,029	46,397
62-0041											
62-0044	1	93.00	93.00	93.00			93.00	93.00	N/A	35,000	32,550
62-0063	86	96.00	103.45	98.26	10.84	105.29	68.01	269.59	95.99 to 96.78	47,052	46,231
62-0128	18	96.00	95.63	91.93	3.48	104.01	72.19	107.27	95.00 to 97.00	26,180	24,069
79-0005											
NonValid School	1	110.65	110.65	110.65			110.65	110.65	N/A	20,000	22,130
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885



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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	33	96.43	106.87	96.41	14.99	110.85	72.19	262.50	95.82 to 100.00	28,615	27,587
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	34	96.56	111.70	105.29	17.67	106.09	88.00	269.59	96.00 to 105.26	29,537	31,099
1920 TO 1939	42	95.56	98.55	95.67	7.65	103.00	68.01	140.63	93.00 to 96.00	47,957	45,882
1940 TO 1949	13	98.33	110.69	105.93	15.77	104.49	91.84	183.49	95.69 to 121.89	29,988	31,766
1950 TO 1959	15	96.00	107.35	98.97	14.74	108.47	90.00	239.97	92.04 to 100.09	48,857	48,352
1960 TO 1969	13	95.00	105.38	95.57	13.98	110.27	89.14	210.00	92.00 to 99.90	77,724	74,278
1970 TO 1979	14	95.37	95.28	94.95	1.72	100.34	90.00	99.72	93.33 to 96.00	70,664	67,098
1980 TO 1989	2	94.93	94.93	94.71	0.98	100.23	94.00	95.86	N/A	52,450	49,675
1990 TO 1994	1	105.31	105.31	105.31			105.31	105.31	N/A	68,000	71,610
1995 TO 1999	4	97.46	102.99	97.97	9.22	105.12	92.00	125.03	N/A	100,875	98,830
2000 TO Present											
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**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	18	99.94	112.51	104.77	16.48	107.39	94.00	262.50	96.00 to 107.27	2,061	2,159
5000 TO 9999	16	96.12	110.54	107.80	19.09	102.55	89.44	210.00	90.91 to 105.26	7,050	7,599
Total \$											
1 TO 9999	34	96.96	111.58	107.05	18.10	104.24	89.44	262.50	95.82 to 105.00	4,408	4,719
10000 TO 29999	42	99.75	118.60	117.30	23.28	101.11	90.45	269.59	96.00 to 117.65	19,373	22,725
30000 TO 59999	45	96.00	98.92	98.46	6.29	100.47	68.01	129.41	95.86 to 96.12	41,896	41,251
60000 TO 99999	35	95.00	94.02	94.02	3.56	99.99	72.19	105.31	92.20 to 96.00	71,980	67,679
100000 TO 149999	9	92.02	92.52	92.47	2.86	100.05	88.04	96.00	89.97 to 95.99	116,266	107,507
150000 TO 249999	4	95.00	94.25	94.23	0.79	100.02	92.00	95.00	N/A	173,750	163,727
250000 TO 499999	2	98.30	98.30	98.17	1.54	100.13	96.78	99.82	N/A	275,995	270,940
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**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:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

(!: AVTot=0)

(!: Derived)

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	17	99.88	111.41	101.56	15.61	109.69	94.00	262.50	96.00 to 107.27	1,947	1,977
5000 TO 9999	15	95.82	105.65	102.91	14.29	102.66	89.44	198.60	90.91 to 103.41	6,753	6,949
Total \$ _____											
1 TO 9999	32	96.43	108.71	102.58	15.37	105.98	89.44	262.50	95.69 to 103.41	4,200	4,308
10000 TO 29999	38	96.06	108.67	105.73	14.72	102.79	90.45	210.00	95.83 to 104.68	18,710	19,782
30000 TO 59999	61	96.00	106.95	100.54	15.43	106.38	68.01	269.59	96.00 to 97.22	43,295	43,528
60000 TO 99999	29	95.00	94.82	94.58	3.10	100.26	88.04	105.31	92.04 to 96.00	79,873	75,541
100000 TO 149999	5	95.00	93.63	93.49	1.93	100.15	89.97	95.99	N/A	122,380	114,414
150000 TO 249999	4	95.00	94.25	94.23	0.79	100.02	92.00	95.00	N/A	173,750	163,727
250000 TO 499999	2	98.30	98.30	98.17	1.54	100.13	96.78	99.82	N/A	275,995	270,940
ALL _____											
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	96.43	106.87	96.41	14.99	110.85	72.19	262.50	95.82 to 100.00	28,615	27,587
10	6	98.00	108.43	103.01	14.45	105.26	92.00	135.00	92.00 to 135.00	8,408	8,661
20	29	96.00	103.96	100.21	10.03	103.74	89.88	210.00	95.69 to 99.08	26,415	26,471
30	103	96.00	104.19	97.86	11.99	106.47	68.01	269.59	95.00 to 96.01	57,289	56,061
ALL _____											
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	34	96.61	106.67	96.42	14.63	110.63	72.19	262.50	95.82 to 100.00	27,832	26,835
100	5	96.00	119.54	103.55	24.53	115.45	96.00	210.00	N/A	19,350	20,037
101	117	96.00	102.75	97.94	10.06	104.91	68.01	239.97	95.69 to 96.00	48,982	47,973
102	11	96.01	118.08	100.78	27.72	117.16	88.00	269.59	88.04 to 156.36	57,101	57,548
104	4	94.50	94.50	94.73	1.06	99.75	93.00	96.00	N/A	64,875	61,458
ALL _____											
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

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

Base Stat

State Stat Run

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	96.43	106.87	96.41	14.99	110.85	72.19	262.50	95.82 to 100.00	28,615	27,587
10	4	116.38	115.94	123.29	15.41	94.04	96.00	135.00	N/A	4,050	4,993
20	24	96.00	102.76	101.10	9.40	101.64	89.88	210.00	94.00 to 96.03	19,166	19,377
30	109	96.00	104.36	98.06	11.94	106.43	68.01	269.59	95.15 to 96.01	55,624	54,542
40	1	92.00	92.00	92.00			92.00	92.00	N/A	178,000	163,760
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>96</b>	COV:	38.11	95% Median C.I.:	94.00 to 97.00
TOTAL Sales Price:	1,815,211	WGT. MEAN:	98	STD:	37.79	95% Wgt. Mean C.I.:	81.44 to 114.17
TOTAL Adj.Sales Price:	1,823,811	MEAN:	99	AVG.ABS.DEV:	16.30	95% Mean C.I.:	88.22 to 110.06
TOTAL Assessed Value:	1,783,730						
AVG. Adj. Sales Price:	39,648	COD:	16.99	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	38,776	PRD:	101.37	MIN Sales Ratio:	18.75		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	95.87	95.87	95.87			95.87	95.87	N/A	50,000	47,935
10/01/02 TO 12/31/02	2	97.44	97.44	97.96	1.48	99.47	96.00	98.88	N/A	6,250	6,122
01/01/03 TO 03/31/03	4	71.80	80.84	79.47	58.20	101.73	30.67	149.11	N/A	10,750	8,542
04/01/03 TO 06/30/03	4	65.98	65.43	43.39	57.71	150.79	18.75	111.00	N/A	53,000	22,996
07/01/03 TO 09/30/03	3	100.39	101.17	102.78	2.31	98.43	98.08	105.03	N/A	12,300	12,642
10/01/03 TO 12/31/03	3	94.58	93.52	93.14	2.11	100.42	90.00	96.00	N/A	51,500	47,965
01/01/04 TO 03/31/04	3	95.50	153.19	110.27	62.15	138.92	93.00	271.06	N/A	35,666	39,330
04/01/04 TO 06/30/04	4	93.87	94.24	94.54	0.82	99.68	93.20	96.01	N/A	17,141	16,206
07/01/04 TO 09/30/04	6	94.09	93.31	95.43	2.57	97.78	86.67	98.00	86.67 to 98.00	16,623	15,863
10/01/04 TO 12/31/04	4	103.69	110.13	123.58	13.48	89.12	95.10	138.04	N/A	120,500	148,912
01/01/05 TO 03/31/05	6	94.84	94.47	95.39	1.90	99.04	92.00	97.16	92.00 to 97.16	56,916	54,291
04/01/05 TO 06/30/05	6	97.96	116.16	100.03	21.37	116.12	92.05	207.42	92.05 to 207.42	36,017	36,029
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	96.00	79.62	58.69	30.54	135.67	18.75	149.11	30.67 to 111.00	28,863	16,939
07/01/03 TO 06/30/04	13	95.50	109.28	99.37	16.76	109.97	90.00	271.06	93.20 to 100.39	28,228	28,049
07/01/04 TO 06/30/05	22	95.84	102.92	108.20	10.38	95.12	86.67	207.42	94.00 to 98.00	51,788	56,034
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	96.00	83.51	68.99	25.47	121.05	18.75	149.11	35.96 to 105.03	31,885	21,998
01/01/04 TO 12/31/04	17	95.00	108.05	115.36	16.12	93.66	86.67	271.06	93.20 to 98.00	44,547	51,390
<u>ALL</u>	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BAYARD	18	93.87	84.62	84.03	13.25	100.71	18.75	104.95	92.00 to 96.00	27,005	22,693
BRIDGEPORT	18	95.84	104.34	102.81	18.30	101.49	35.96	207.42	94.00 to 105.03	58,818	60,472
BROADWATER	4	99.64	141.58	153.78	44.30	92.07	96.00	271.06	N/A	7,850	12,071
RURAL	6	96.39	98.82	96.32	3.17	102.59	95.10	111.00	95.10 to 111.00	41,260	39,742
<u>ALL</u>	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	95.59	99.19	98.04	19.10	101.18	18.75	271.06	94.00 to 97.00	39,406	38,631
3	6	96.39	98.82	96.32	3.17	102.59	95.10	111.00	95.10 to 111.00	41,260	39,742
<u>ALL</u>	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>96</b>	COV:	38.11	95% Median C.I.:	94.00 to 97.00
TOTAL Sales Price:	1,815,211	WGT. MEAN:	98	STD:	37.79	95% Wgt. Mean C.I.:	81.44 to 114.17
TOTAL Adj.Sales Price:	1,823,811	MEAN:	99	AVG.ABS.DEV:	16.30	95% Mean C.I.:	88.22 to 110.06
TOTAL Assessed Value:	1,783,730						
AVG. Adj. Sales Price:	39,648	COD:	16.99	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	38,776	PRD:	101.37	MIN Sales Ratio:	18.75		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	35	96.00	101.78	97.79	18.85	104.07	18.75	271.06	95.00 to 97.20	45,371	44,370
2	11	94.17	90.76	97.86	10.78	92.75	30.67	111.00	86.67 to 110.18	21,436	20,977
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
07-0006											
17-0003											
35-0001											
35-0010											
62-0021	20	94.00	85.89	86.12	12.26	99.74	18.75	104.95	92.00 to 96.63	28,805	24,806
62-0041	2	103.58	103.58	100.39	7.17	103.17	96.15	111.00	N/A	7,000	7,027
62-0044											
62-0063	20	95.84	103.46	101.91	16.51	101.52	35.96	207.42	94.17 to 98.08	60,115	61,263
62-0128	4	99.64	141.58	153.78	44.30	92.07	96.00	271.06	N/A	7,850	12,071
79-0005											
NonValid School											
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>96</b>	COV:	38.11	95% Median C.I.:	94.00 to 97.00
TOTAL Sales Price:	1,815,211	WGT. MEAN:	98	STD:	37.79	95% Wgt. Mean C.I.:	81.44 to 114.17
TOTAL Adj.Sales Price:	1,823,811	MEAN:	99	AVG.ABS.DEV:	16.30	95% Mean C.I.:	88.22 to 110.06
TOTAL Assessed Value:	1,783,730						
AVG. Adj. Sales Price:	39,648	COD:	16.99	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	38,776	PRD:	101.37	MIN Sales Ratio:	18.75		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	94.58	92.53	97.07	8.78	95.33	30.67	111.00	93.20 to 96.15	28,787	27,943
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	95.87	96.49	89.51	21.63	107.79	47.44	149.11	N/A	20,000	17,902
1920 TO 1939	11	97.00	122.08	109.71	28.35	111.27	92.00	271.06	92.00 to 207.42	17,854	19,588
1940 TO 1949	4	95.50	95.48	95.05	2.05	100.45	92.05	98.88	N/A	85,125	80,912
1950 TO 1959	6	91.50	71.77	60.80	25.72	118.05	18.75	98.92	18.75 to 98.92	55,584	33,793
1960 TO 1969	3	97.16	97.26	97.34	0.47	99.92	96.63	98.00	N/A	37,500	36,503
1970 TO 1979	1	104.95	104.95	104.95			104.95	104.95	N/A	9,100	9,550
1980 TO 1989	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

**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	4	96.00	83.42	93.29	20.92	89.42	30.67	111.00	N/A	3,500	3,265
5000 TO 9999	11	98.08	111.15	112.94	18.26	98.41	86.67	207.42	92.00 to 149.11	8,112	9,162
Total \$											
1 TO 9999	15	97.20	103.75	110.27	19.24	94.09	30.67	207.42	93.74 to 104.95	6,882	7,589
10000 TO 29999	16	95.25	103.57	97.86	16.66	105.84	47.44	271.06	93.20 to 97.16	18,598	18,199
30000 TO 59999	7	96.00	86.49	86.52	14.91	99.97	18.75	110.18	18.75 to 110.18	46,857	40,540
60000 TO 99999	3	93.00	94.02	93.74	1.77	100.29	92.05	97.00	N/A	71,666	67,181
100000 TO 149999	3	94.58	75.21	73.52	20.85	102.30	35.96	95.10	N/A	115,000	84,548
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>96</b>	COV:	38.11	95% Median C.I.:	94.00 to 97.00
TOTAL Sales Price:	1,815,211	WGT. MEAN:	98	STD:	37.79	95% Wgt. Mean C.I.:	81.44 to 114.17
TOTAL Adj.Sales Price:	1,823,811	MEAN:	99	AVG.ABS.DEV:	16.30	95% Mean C.I.:	88.22 to 110.06
TOTAL Assessed Value:	1,783,730						
AVG. Adj. Sales Price:	39,648	COD:	16.99	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	38,776	PRD:	101.37	MIN Sales Ratio:	18.75		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	96.00	83.42	93.29	20.92	89.42	30.67	111.00	N/A	3,500	3,265
5000 TO 9999	12	95.16	89.52	69.40	10.26	128.98	18.75	104.95	92.00 to 98.88	11,603	8,052
Total \$											
1 TO 9999	16	96.00	87.99	71.58	12.86	122.92	18.75	111.00	92.00 to 98.88	9,577	6,855
10000 TO 29999	16	95.59	114.02	102.97	27.23	110.74	47.44	271.06	94.00 to 105.03	18,473	19,021
30000 TO 59999	7	96.00	87.06	77.40	10.39	112.49	35.96	98.00	35.96 to 98.00	58,571	45,332
60000 TO 99999	4	93.79	97.45	96.30	5.25	101.20	92.05	110.18	N/A	77,500	74,630
100000 TO 149999	1	95.10	95.10	95.10			95.10	95.10	N/A	120,000	114,125
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	94.58	92.57	97.74	8.82	94.71	30.67	111.00	93.20 to 96.15	21,620	21,132
10	19	97.16	108.07	91.99	26.76	117.48	18.75	271.06	95.00 to 100.39	18,368	16,897
20	12	94.55	93.23	99.58	10.99	93.62	35.96	138.04	92.00 to 97.00	95,875	95,475
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	46	<b>MEDIAN:</b>	<b>96</b>	COV:	38.11	95% Median C.I.:	94.00 to 97.00
TOTAL Sales Price:	1,815,211	WGT. MEAN:	98	STD:	37.79	95% Wgt. Mean C.I.:	81.44 to 114.17
TOTAL Adj.Sales Price:	1,823,811	MEAN:	99	AVG.ABS.DEV:	16.30	95% Mean C.I.:	88.22 to 110.06
TOTAL Assessed Value:	1,783,730						
AVG. Adj. Sales Price:	39,648	COD:	16.99	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	38,776	PRD:	101.37	MIN Sales Ratio:	18.75		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	95.04	92.88	97.05	8.42	95.71	30.67	111.00	93.20 to 97.16	35,581	34,530
304	1	35.96	35.96	35.96			35.96	35.96	N/A	125,000	44,945
311	1	100.39	100.39	100.39			100.39	100.39	N/A	8,900	8,935
318	1	93.00	93.00	93.00			93.00	93.00	N/A	70,000	65,100
325	1	97.20	97.20	97.20			97.20	97.20	N/A	7,000	6,804
341	1	149.11	149.11	149.11			149.11	149.11	N/A	9,000	13,420
343	1	95.10	95.10	95.10			95.10	95.10	N/A	120,000	114,125
350	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
353	17	96.00	105.19	90.86	26.52	115.77	18.75	271.06	92.00 to 98.08	24,117	21,914
383	1	96.63	96.63	96.63			96.63	96.63	N/A	40,000	38,650
404	1	95.00	95.00	95.00			95.00	95.00	N/A	12,000	11,400
406	2	97.47	97.47	92.30	7.67	105.60	90.00	104.95	N/A	29,550	27,275
455	1	92.05	92.05	92.05			92.05	92.05	N/A	85,000	78,245
528	1	98.88	98.88	98.88			98.88	98.88	N/A	8,500	8,405
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776

**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	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776
04											
ALL	46	95.94	99.14	97.80	16.99	101.37	18.75	271.06	94.00 to 97.00	39,648	38,776



**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:	64	<b>MEDIAN:</b>	<b>77</b>	COV:	28.15	95% Median C.I.:	75.00 to 79.57	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	73	STD:	22.31	95% Wgt. Mean C.I.:	65.93 to 79.69	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	79	AVG.ABS.DEV:	13.71	95% Mean C.I.:	73.79 to 84.72	
(AgLand) TOTAL Assessed Value:	4,289,691							
AVG. Adj. Sales Price:	92,051	COD:	17.81	MAX Sales Ratio:	152.10			
AVG. Assessed Value:	67,026	PRD:	108.85	MIN Sales Ratio:	6.84			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	66.01	79.88	41.44	65.93	192.77	21.54	152.10	N/A	18,438	7,640
10/01/02 TO 12/31/02	1	108.88	108.88	108.88			108.88	108.88	N/A	45,000	48,995
01/01/03 TO 03/31/03	6	66.13	66.66	66.70	22.54	99.94	41.63	107.51	41.63 to 107.51	102,166	68,143
04/01/03 TO 06/30/03	4	72.23	71.39	19.38	62.69	368.43	6.84	134.27	N/A	87,650	16,984
07/01/03 TO 09/30/03	2	80.63	80.63	86.51	15.63	93.20	68.03	93.23	N/A	150,000	129,763
10/01/03 TO 12/31/03	3	79.45	77.70	78.50	2.31	98.97	74.08	79.57	N/A	100,850	79,172
01/01/04 TO 03/31/04	3	80.37	81.76	80.03	4.78	102.17	76.70	88.22	N/A	60,400	48,336
04/01/04 TO 06/30/04	10	81.20	86.02	81.72	12.57	105.26	72.56	122.00	75.00 to 94.86	85,260	69,671
07/01/04 TO 09/30/04	8	75.00	79.67	76.36	8.89	104.33	71.02	96.52	71.02 to 96.52	31,709	24,212
10/01/04 TO 12/31/04	11	77.53	84.15	77.04	13.97	109.22	66.09	130.73	72.54 to 109.00	103,121	79,448
01/01/05 TO 03/31/05	3	76.28	76.65	77.22	2.35	99.26	74.14	79.52	N/A	32,833	25,353
04/01/05 TO 06/30/05	10	76.86	74.56	73.84	8.22	100.98	57.36	85.16	64.59 to 81.30	170,449	125,851
<u>Study Years</u>											
07/01/02 TO 06/30/03	14	66.34	73.86	51.58	47.81	143.21	6.84	152.10	41.63 to 108.88	75,993	39,194
07/01/03 TO 06/30/04	18	79.51	83.32	81.81	10.15	101.84	68.03	122.00	76.39 to 89.15	90,908	74,375
07/01/04 TO 06/30/05	32	76.74	79.33	75.28	10.04	105.37	57.36	130.73	74.14 to 79.60	99,718	75,069
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	15	70.53	71.99	62.18	30.72	115.78	6.84	134.27	48.05 to 93.23	104,410	64,922
01/01/04 TO 12/31/04	32	77.74	83.39	78.84	11.89	105.77	66.09	130.73	75.00 to 86.31	75,681	59,667
<u>ALL</u>											
	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**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:	64	<b>MEDIAN:</b>	<b>77</b>	COV:	28.15	95% Median C.I.:	75.00 to 79.57	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	73	STD:	22.31	95% Wgt. Mean C.I.:	65.93 to 79.69	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	79	AVG.ABS.DEV:	13.71	95% Mean C.I.:	73.79 to 84.72	
(AgLand) TOTAL Assessed Value:	4,289,691							
AVG. Adj. Sales Price:	92,051	COD:	17.81	MAX Sales Ratio:	152.10			
AVG. Assessed Value:	67,026	PRD:	108.85	MIN Sales Ratio:	6.84			

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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	
1647	4	75.12	73.96	74.93	5.91	98.70	66.01	79.60	N/A	184,435	138,202	
1649	2	72.95	72.95	72.36	2.65	100.82	71.02	74.88	N/A	37,450	27,097	
1651	3	81.30	81.62	79.45	7.57	102.73	72.54	91.01	N/A	58,493	46,471	
1653	2	76.58	76.58	76.58	1.25	100.00	75.62	77.53	N/A	50,000	38,287	
1679	4	91.48	88.25	75.26	29.72	117.26	48.05	122.00	N/A	41,413	31,167	
1681	2	101.65	101.65	75.40	28.61	134.81	72.56	130.73	N/A	78,847	59,452	
1683	1	79.44	79.44	79.44			79.44	79.44	N/A	137,500	109,235	
1689	1	79.45	79.45	79.45			79.45	79.45	N/A	95,900	76,191	
1929	1	86.31	86.31	86.31			86.31	86.31	N/A	52,215	45,065	
1935	7	78.47	75.76	77.59	8.79	97.64	64.59	85.16	64.59 to 85.16	88,285	68,500	
1937	5	76.70	92.17	78.64	28.62	117.20	66.67	152.10	N/A	71,580	56,291	
1963	1	76.28	76.28	76.28			76.28	76.28	N/A	28,500	21,740	
1965	1	21.54	21.54	21.54			21.54	21.54	N/A	32,500	7,001	
1967	2	92.37	92.37	89.15	4.49	103.61	88.22	96.52	N/A	16,896	15,062	
1971	2	71.53	71.53	73.66	8.31	97.11	65.59	77.47	N/A	306,125	225,485	
1973	1	76.39	76.39	76.39			76.39	76.39	N/A	122,000	93,195	
2209	1	72.77	72.77	72.77			72.77	72.77	N/A	412,500	300,190	
2213	4	84.34	83.95	79.88	12.06	105.09	68.03	99.08	N/A	54,050	43,176	
2215	2	26.11	26.11	12.38	73.82	210.95	6.84	45.38	N/A	163,500	20,236	
2217	1	82.80	82.80	82.80			82.80	82.80	N/A	20,000	16,560	
2219	2	121.63	121.63	116.40	10.39	104.49	109.00	134.27	N/A	19,800	23,047	
2221	4	75.00	75.41	76.12	0.54	99.06	75.00	76.62	N/A	32,500	24,740	
2249	2	92.21	92.21	92.84	1.11	99.32	91.18	93.23	N/A	136,000	126,261	
2253	1	41.63	41.63	41.63			41.63	41.63	N/A	100,000	41,630	
2257	3	79.57	79.30	79.12	1.02	100.22	77.94	80.37	N/A	117,400	92,888	
2259	2	73.25	73.25	71.13	4.09	102.97	70.25	76.24	N/A	139,372	99,142	
2501	1	57.36	57.36	57.36			57.36	57.36	N/A	136,000	78,015	
2503	1	107.51	107.51	107.51			107.51	107.51	N/A	80,000	86,005	
2507	1	74.14	74.14	74.14			74.14	74.14	N/A	25,000	18,535	
ALL												
	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	26	79.00	78.50	67.48	22.43	116.32	6.84	152.10	70.53 to 83.93	76,611	51,699	
2	38	76.32	79.77	75.54	14.13	105.61	41.63	130.73	74.14 to 79.45	102,614	77,512	
ALL												
	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026	

**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:	64	<b>MEDIAN:</b>	<b>77</b>	COV:	28.15	95% Median C.I.:	75.00 to 79.57	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	73	STD:	22.31	95% Wgt. Mean C.I.:	65.93 to 79.69	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	79	AVG.ABS.DEV:	13.71	95% Mean C.I.:	73.79 to 84.72	
(AgLand) TOTAL Assessed Value:	4,289,691							
AVG. Adj. Sales Price:	92,051	COD:	17.81	MAX Sales Ratio:	152.10			
AVG. Assessed Value:	67,026	PRD:	108.85	MIN Sales Ratio:	6.84			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026
ALL	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	6	75.81	88.19	88.40	17.39	99.76	75.00	134.27	75.00 to 134.27	60,266	53,273
07-0006											
17-0003	4	65.75	70.16	65.74	31.43	106.72	41.63	107.51	N/A	85,250	56,046
35-0001	1	77.94	77.94	77.94			77.94	77.94	N/A	132,000	102,885
35-0010	6	76.32	75.93	74.26	3.73	102.25	70.25	80.37	70.25 to 80.37	172,240	127,908
62-0021	18	77.58	86.54	77.43	22.67	111.76	48.05	152.10	71.10 to 94.86	72,874	56,427
62-0041	12	76.41	76.60	76.06	5.78	100.71	66.01	91.01	72.54 to 79.60	102,135	77,685
62-0044	2	43.82	43.82	36.24	50.84	120.91	21.54	66.09	N/A	24,250	8,788
62-0063	10	84.55	75.13	51.55	22.61	145.72	6.84	109.00	45.38 to 96.52	80,540	41,522
62-0128	5	79.52	82.65	78.30	10.75	105.56	68.03	99.08	N/A	126,390	98,959
79-0005											
NonValid School											
ALL	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	109.26	109.26	109.60	11.66	99.69	96.52	122.00	N/A	3,896	4,270
10.01 TO 30.00	4	79.54	94.46	75.85	28.90	124.54	66.67	152.10	N/A	18,575	14,088
30.01 TO 50.00	2	48.27	48.27	32.10	55.37	150.37	21.54	75.00	N/A	20,250	6,500
50.01 TO 100.00	15	75.00	85.90	74.26	24.91	115.68	41.63	134.27	71.10 to 108.88	41,929	31,135
100.01 TO 180.00	21	78.47	74.33	64.93	13.24	114.47	6.84	94.86	71.02 to 81.30	71,389	46,355
180.01 TO 330.00	4	72.55	69.27	73.09	12.37	94.78	48.05	83.93	N/A	110,625	80,853
330.01 TO 650.00	9	77.94	79.63	76.67	10.32	103.86	57.36	107.51	72.77 to 89.15	142,788	109,476
650.01 +	7	77.20	76.62	76.46	7.66	100.21	65.59	93.23	65.59 to 93.23	273,278	208,942
ALL	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**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:	64	<b>MEDIAN:</b>	<b>77</b>	COV:	28.15	95% Median C.I.:	75.00 to 79.57	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	73	STD:	22.31	95% Wgt. Mean C.I.:	65.93 to 79.69	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	79	AVG.ABS.DEV:	13.71	95% Mean C.I.:	73.79 to 84.72	
(AgLand) TOTAL Assessed Value:	4,289,691							
AVG. Adj. Sales Price:	92,051	COD:	17.81	MAX Sales Ratio:	152.10			
AVG. Assessed Value:	67,026	PRD:	108.85	MIN Sales Ratio:	6.84			

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	81.30	83.20	85.58	8.74	97.22	72.54	93.23	72.54 to 93.23	78,211	66,930
DRY-N/A	1	74.14	74.14	74.14			74.14	74.14	N/A	25,000	18,535
GRASS	19	76.24	83.75	74.63	22.60	112.21	45.38	152.10	70.25 to 89.15	80,888	60,370
GRASS-N/A	13	76.39	67.31	60.13	20.56	111.95	6.84	107.51	57.36 to 79.52	107,430	64,593
IRRGTD	11	82.80	84.68	79.17	16.42	106.96	64.59	122.00	66.67 to 108.88	65,900	52,175
IRRGTD-N/A	13	77.47	78.31	74.80	12.89	104.69	41.63	109.00	72.56 to 86.31	127,723	95,535
ALL	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	79.41	82.07	85.08	8.95	96.46	72.54	93.23	72.54 to 93.23	71,560	60,880
GRASS	23	76.24	79.39	73.01	23.05	108.74	21.54	152.10	70.25 to 79.57	85,429	62,368
GRASS-N/A	9	76.62	71.14	57.02	18.42	124.78	6.84	107.51	65.59 to 80.37	107,622	61,363
IRRGTD	17	76.70	80.06	74.77	16.03	107.08	41.63	122.00	70.53 to 88.22	86,162	64,420
IRRGTD-N/A	7	80.99	84.07	78.30	12.59	107.38	68.03	109.00	68.03 to 109.00	131,506	102,964
ALL	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	79.41	82.07	85.08	8.95	96.46	72.54	93.23	72.54 to 93.23	71,560	60,880
GRASS	28	76.32	79.59	73.96	21.40	107.61	21.54	152.10	71.02 to 79.57	89,020	65,838
GRASS-N/A	4	75.75	59.47	32.50	24.56	182.99	6.84	79.52	N/A	110,225	35,820
IRRGTD	24	77.97	81.23	76.13	15.22	106.70	41.63	122.00	72.56 to 86.31	99,387	75,662
ALL	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**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:	64	<b>MEDIAN:</b>	<b>77</b>	COV:	28.15	95% Median C.I.:	75.00 to 79.57	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	73	STD:	22.31	95% Wgt. Mean C.I.:	65.93 to 79.69	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	79	AVG.ABS.DEV:	13.71	95% Mean C.I.:	73.79 to 84.72	
(AgLand) TOTAL Assessed Value:	4,289,691							
AVG. Adj. Sales Price:	92,051	COD:	17.81	MAX Sales Ratio:	152.10			
AVG. Assessed Value:	67,026	PRD:	108.85	MIN Sales Ratio:	6.84			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	122.00	123.54	114.43	15.19	107.96	96.52	152.10	N/A	2,930	3,353
5000 TO 9999	2	102.87	102.87	102.33	27.09	100.53	75.00	130.73	N/A	7,847	8,030
Total \$ _____											
1 TO 9999	5	122.00	115.27	106.67	18.25	108.06	75.00	152.10	N/A	4,897	5,224
10000 TO 29999	13	75.00	82.99	81.17	16.23	102.24	66.01	134.27	66.67 to 99.08	20,641	16,754
30000 TO 59999	14	78.53	76.27	77.13	16.83	98.89	21.54	108.88	71.02 to 91.01	45,970	35,458
60000 TO 99999	15	78.47	78.24	78.79	11.88	99.31	48.05	107.51	71.10 to 85.16	84,680	66,715
100000 TO 149999	5	76.39	66.55	67.72	15.29	98.27	41.63	79.44	N/A	125,500	84,992
150000 TO 249999	7	72.56	76.52	76.60	9.92	99.89	65.59	93.23	65.59 to 93.23	179,385	137,415
250000 TO 499999	5	73.04	61.46	64.49	20.55	95.31	6.84	77.47	N/A	360,290	232,349
ALL _____											
	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	122.00	123.54	114.43	15.19	107.96	96.52	152.10	N/A	2,930	3,353
5000 TO 9999	2	48.27	48.27	32.10	55.37	150.37	21.54	75.00	N/A	20,250	6,500
Total \$ _____											
1 TO 9999	5	96.52	93.43	46.79	36.79	199.70	21.54	152.10	N/A	9,858	4,612
10000 TO 29999	17	75.00	75.83	44.08	24.93	172.04	6.84	134.27	66.01 to 88.22	39,119	17,242
30000 TO 59999	16	78.53	80.27	76.49	13.60	104.93	41.63	109.00	72.54 to 91.01	55,924	42,778
60000 TO 99999	13	78.47	79.87	78.71	11.21	101.48	57.36	107.51	71.10 to 89.15	95,038	74,801
100000 TO 149999	7	77.94	75.65	75.12	6.28	100.70	65.59	83.93	65.59 to 83.93	152,528	114,583
150000 TO 249999	2	81.74	81.74	81.30	14.06	100.54	70.25	93.23	N/A	228,750	185,972
250000 TO 499999	4	75.12	75.12	75.10	2.95	100.03	72.77	77.47	N/A	380,362	285,651
ALL _____											
	64	76.95	79.26	72.81	17.81	108.85	6.84	152.10	75.00 to 79.57	92,051	67,026

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/03 TO 09/30/03	22	96.05	101.45	95.21	11.56	106.55	68.01	183.49	95.00 to 100.00	30,197	28,751	
10/01/03 TO 12/31/03	19	96.00	98.19	96.23	4.73	102.04	88.00	131.25	94.00 to 99.08	47,107	45,332	
01/01/04 TO 03/31/04	15	96.00	108.24	96.88	14.65	111.73	89.14	262.50	95.00 to 96.13	37,283	36,121	
04/01/04 TO 06/30/04	19	99.90	116.88	105.50	22.01	110.78	91.04	239.97	96.00 to 129.41	40,133	42,341	
07/01/04 TO 09/30/04	26	95.39	97.84	94.07	6.29	104.02	89.97	139.45	92.00 to 96.01	43,192	40,628	
10/01/04 TO 12/31/04	22	96.00	113.15	101.22	19.48	111.78	91.84	269.59	95.00 to 106.56	46,228	46,794	
01/01/05 TO 03/31/05	24	95.71	105.38	98.23	13.44	107.28	88.04	198.60	93.00 to 104.68	42,641	41,886	
04/01/05 TO 06/30/05	24	96.00	100.81	97.29	7.98	103.63	89.44	135.68	95.00 to 99.82	67,374	65,546	
<u>Study Years</u>												
07/01/03 TO 06/30/04	75	96.00	105.89	98.58	13.44	107.42	68.01	262.50	96.00 to 97.00	38,415	37,868	
07/01/04 TO 06/30/05	96	96.00	103.98	97.57	11.51	106.57	88.04	269.59	95.00 to 96.01	49,796	48,585	
<u>Calendar Yrs</u>												
01/01/04 TO 12/31/04	82	96.00	108.26	99.14	15.32	109.20	89.14	269.59	95.78 to 96.03	42,217	41,855	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

<b>ASSESSOR LOCATION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
BAYARD	53	96.00	112.66	101.73	19.85	110.75	88.04	262.50	96.00 to 105.00	35,989	36,610	
BRIDGEPORT	74	96.00	103.40	97.75	11.01	105.78	68.01	269.59	95.82 to 96.13	42,834	41,869	
BROADWATER	13	96.01	97.40	96.18	2.36	101.26	93.88	107.27	95.00 to 100.00	11,865	11,413	
RURAL	31	95.86	97.90	95.35	6.96	102.67	72.19	135.68	93.00 to 96.78	78,392	74,750	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	140	96.00	106.35	99.15	13.56	107.26	68.01	269.59	96.00 to 96.12	37,367	37,050	
3	31	95.86	97.90	95.35	6.96	102.67	72.19	135.68	93.00 to 96.78	78,392	74,750	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	148	96.00	104.45	97.86	12.18	106.73	68.01	269.59	95.86 to 96.01	49,262	48,209	
2	23	96.43	107.20	99.60	13.42	107.63	89.44	262.50	95.82 to 100.00	16,121	16,057	
<u>ALL</u>												
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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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	169	96.00	104.89	97.93	12.48	107.11	68.01	269.59	95.99 to 96.01	42,068	41,198
06	2	98.30	98.30	98.17	1.54	100.13	96.78	99.82	N/A	275,995	270,940
07											
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	110.65	110.65	110.65			110.65	110.65	N/A	20,000	22,130
04-0001	1	90.00	90.00	90.00			90.00	90.00	N/A	79,000	71,100
07-0006											
17-0003											
35-0001											
35-0010											
62-0021	64	96.00	109.56	98.66	17.09	111.05	88.04	262.50	95.00 to 97.27	47,029	46,397
62-0041											
62-0044	1	93.00	93.00	93.00			93.00	93.00	N/A	35,000	32,550
62-0063	86	96.00	103.45	98.26	10.84	105.29	68.01	269.59	95.99 to 96.78	47,052	46,231
62-0128	18	96.00	95.63	91.93	3.48	104.01	72.19	107.27	95.00 to 97.00	26,180	24,069
79-0005											
NonValid School	1	110.65	110.65	110.65			110.65	110.65	N/A	20,000	22,130
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**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:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	33	96.43	106.87	96.41	14.99	110.85	72.19	262.50	95.82 to 100.00	28,615	27,587
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	34	96.56	111.70	105.29	17.67	106.09	88.00	269.59	96.00 to 105.26	29,537	31,099
1920 TO 1939	42	95.56	98.55	95.67	7.65	103.00	68.01	140.63	93.00 to 96.00	47,957	45,882
1940 TO 1949	13	98.33	110.69	105.93	15.77	104.49	91.84	183.49	95.69 to 121.89	29,988	31,766
1950 TO 1959	15	96.00	107.35	98.97	14.74	108.47	90.00	239.97	92.04 to 100.09	48,857	48,352
1960 TO 1969	13	95.00	105.38	95.57	13.98	110.27	89.14	210.00	92.00 to 99.90	77,724	74,278
1970 TO 1979	14	95.37	95.28	94.95	1.72	100.34	90.00	99.72	93.33 to 96.00	70,664	67,098
1980 TO 1989	2	94.93	94.93	94.71	0.98	100.23	94.00	95.86	N/A	52,450	49,675
1990 TO 1994	1	105.31	105.31	105.31			105.31	105.31	N/A	68,000	71,610
1995 TO 1999	4	97.46	102.99	97.97	9.22	105.12	92.00	125.03	N/A	100,875	98,830
2000 TO Present											
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**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	18	99.94	112.51	104.77	16.48	107.39	94.00	262.50	96.00 to 107.27	2,061	2,159
5000 TO 9999	16	96.12	110.54	107.80	19.09	102.55	89.44	210.00	90.91 to 105.26	7,050	7,599
Total \$											
1 TO 9999	34	96.96	111.58	107.05	18.10	104.24	89.44	262.50	95.82 to 105.00	4,408	4,719
10000 TO 29999	42	99.75	118.60	117.30	23.28	101.11	90.45	269.59	96.00 to 117.65	19,373	22,725
30000 TO 59999	45	96.00	98.92	98.46	6.29	100.47	68.01	129.41	95.86 to 96.12	41,896	41,251
60000 TO 99999	35	95.00	94.02	94.02	3.56	99.99	72.19	105.31	92.20 to 96.00	71,980	67,679
100000 TO 149999	9	92.02	92.52	92.47	2.86	100.05	88.04	96.00	89.97 to 95.99	116,266	107,507
150000 TO 249999	4	95.00	94.25	94.23	0.79	100.02	92.00	95.00	N/A	173,750	163,727
250000 TO 499999	2	98.30	98.30	98.17	1.54	100.13	96.78	99.82	N/A	275,995	270,940
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885



**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	17	99.88	111.41	101.56	15.61	109.69	94.00	262.50	96.00 to 107.27	1,947	1,977
5000 TO 9999	15	95.82	105.65	102.91	14.29	102.66	89.44	198.60	90.91 to 103.41	6,753	6,949
Total \$ _____											
1 TO 9999	32	96.43	108.71	102.58	15.37	105.98	89.44	262.50	95.69 to 103.41	4,200	4,308
10000 TO 29999	38	96.06	108.67	105.73	14.72	102.79	90.45	210.00	95.83 to 104.68	18,710	19,782
30000 TO 59999	61	96.00	106.95	100.54	15.43	106.38	68.01	269.59	96.00 to 97.22	43,295	43,528
60000 TO 99999	29	95.00	94.82	94.58	3.10	100.26	88.04	105.31	92.04 to 96.00	79,873	75,541
100000 TO 149999	5	95.00	93.63	93.49	1.93	100.15	89.97	95.99	N/A	122,380	114,414
150000 TO 249999	4	95.00	94.25	94.23	0.79	100.02	92.00	95.00	N/A	173,750	163,727
250000 TO 499999	2	98.30	98.30	98.17	1.54	100.13	96.78	99.82	N/A	275,995	270,940
ALL _____											
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	96.43	106.87	96.41	14.99	110.85	72.19	262.50	95.82 to 100.00	28,615	27,587
10	6	98.00	108.43	103.01	14.45	105.26	92.00	135.00	92.00 to 135.00	8,408	8,661
20	29	96.00	103.96	100.21	10.03	103.74	89.88	210.00	95.69 to 99.08	26,415	26,471
30	103	96.00	104.19	97.86	11.99	106.47	68.01	269.59	95.00 to 96.01	57,289	56,061
ALL _____											
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	34	96.61	106.67	96.42	14.63	110.63	72.19	262.50	95.82 to 100.00	27,832	26,835
100	5	96.00	119.54	103.55	24.53	115.45	96.00	210.00	N/A	19,350	20,037
101	117	96.00	102.75	97.94	10.06	104.91	68.01	239.97	95.69 to 96.00	48,982	47,973
102	11	96.01	118.08	100.78	27.72	117.16	88.00	269.59	88.04 to 156.36	57,101	57,548
104	4	94.50	94.50	94.73	1.06	99.75	93.00	96.00	N/A	64,875	61,458
ALL _____											
	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**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:	171	<b>MEDIAN:</b>	<b>96</b>	COV:	26.52	95% Median C.I.:	96.00 to 96.01
TOTAL Sales Price:	7,626,213	WGT. MEAN:	98	STD:	27.80	95% Wgt. Mean C.I.:	96.21 to 99.69
TOTAL Adj.Sales Price:	7,661,613	MEAN:	105	AVG.ABS.DEV:	11.86	95% Mean C.I.:	100.65 to 108.98
TOTAL Assessed Value:	7,504,382						
AVG. Adj. Sales Price:	44,804	COD:	12.36	MAX Sales Ratio:	269.59		
AVG. Assessed Value:	43,885	PRD:	107.01	MIN Sales Ratio:	68.01		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	96.43	106.87	96.41	14.99	110.85	72.19	262.50	95.82 to 100.00	28,615	27,587
10	4	116.38	115.94	123.29	15.41	94.04	96.00	135.00	N/A	4,050	4,993
20	24	96.00	102.76	101.10	9.40	101.64	89.88	210.00	94.00 to 96.03	19,166	19,377
30	109	96.00	104.36	98.06	11.94	106.43	68.01	269.59	95.15 to 96.01	55,624	54,542
40	1	92.00	92.00	92.00			92.00	92.00	N/A	178,000	163,760
ALL	171	96.00	104.82	97.95	12.36	107.01	68.01	269.59	96.00 to 96.01	44,804	43,885

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>96</b>	COV:	41.28	95% Median C.I.:	94.00 to 96.63
TOTAL Sales Price:	1,815,461	WGT. MEAN:	98	STD:	40.05	95% Wgt. Mean C.I.:	81.43 to 114.15
TOTAL Adj.Sales Price:	1,824,061	MEAN:	97	AVG.ABS.DEV:	17.99	95% Mean C.I.:	85.59 to 108.49
TOTAL Assessed Value:	1,783,731						
AVG. Adj. Sales Price:	38,809	COD:	18.76	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	37,951	PRD:	99.24	MIN Sales Ratio:	0.40		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	95.87	95.87	95.87			95.87	95.87	N/A	50,000	47,935
10/01/02 TO 12/31/02	2	97.44	97.44	97.96	1.48	99.47	96.00	98.88	N/A	6,250	6,122
01/01/03 TO 03/31/03	4	71.80	80.84	79.47	58.20	101.73	30.67	149.11	N/A	10,750	8,542
04/01/03 TO 06/30/03	4	65.98	65.43	43.39	57.71	150.79	18.75	111.00	N/A	53,000	22,996
07/01/03 TO 09/30/03	3	100.39	101.17	102.78	2.31	98.43	98.08	105.03	N/A	12,300	12,642
10/01/03 TO 12/31/03	3	94.58	93.52	93.14	2.11	100.42	90.00	96.00	N/A	51,500	47,965
01/01/04 TO 03/31/04	4	94.25	114.99	110.02	72.46	104.52	0.40	271.06	N/A	26,812	29,498
04/01/04 TO 06/30/04	4	93.87	94.24	94.54	0.82	99.68	93.20	96.01	N/A	17,141	16,206
07/01/04 TO 09/30/04	6	94.09	93.31	95.43	2.57	97.78	86.67	98.00	86.67 to 98.00	16,623	15,863
10/01/04 TO 12/31/04	4	103.69	110.13	123.58	13.48	89.12	95.10	138.04	N/A	120,500	148,912
01/01/05 TO 03/31/05	6	94.84	94.47	95.39	1.90	99.04	92.00	97.16	92.00 to 97.16	56,916	54,291
04/01/05 TO 06/30/05	6	97.96	116.16	100.03	21.37	116.12	92.05	207.42	92.05 to 207.42	36,017	36,029
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	96.00	79.62	58.69	30.54	135.67	18.75	149.11	30.67 to 111.00	28,863	16,939
07/01/03 TO 06/30/04	14	95.04	101.50	99.30	22.79	102.22	0.40	271.06	93.00 to 100.39	26,229	26,045
07/01/04 TO 06/30/05	22	95.84	102.92	108.20	10.38	95.12	86.67	207.42	94.00 to 98.00	51,788	56,034
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	96.00	83.51	68.99	25.47	121.05	18.75	149.11	35.96 to 105.03	31,885	21,998
01/01/04 TO 12/31/04	18	94.59	102.07	115.32	20.85	88.51	0.40	271.06	93.20 to 97.20	42,086	48,535
<u>ALL</u>	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951

<b>ASSESSOR LOCATION</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BAYARD	18	93.87	84.62	84.03	13.25	100.71	18.75	104.95	92.00 to 96.00	27,005	22,693	
BRIDGEPORT	19	95.68	98.87	102.79	22.60	96.19	0.40	207.42	93.20 to 105.03	55,736	57,290	
BROADWATER	4	99.64	141.58	153.78	44.30	92.07	96.00	271.06	N/A	7,850	12,071	
RURAL	6	96.39	98.82	96.32	3.17	102.59	95.10	111.00	95.10 to 111.00	41,260	39,742	
<u>ALL</u>	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951	

<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	41	95.50	96.78	98.02	21.08	98.74	0.40	271.06	93.74 to 97.00	38,451	37,689	
3	6	96.39	98.82	96.32	3.17	102.59	95.10	111.00	95.10 to 111.00	41,260	39,742	
<u>ALL</u>	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>96</b>	COV:	41.28	95% Median C.I.:	94.00 to 96.63
TOTAL Sales Price:	1,815,461	WGT. MEAN:	98	STD:	40.05	95% Wgt. Mean C.I.:	81.43 to 114.15
TOTAL Adj.Sales Price:	1,824,061	MEAN:	97	AVG.ABS.DEV:	17.99	95% Mean C.I.:	85.59 to 108.49
TOTAL Assessed Value:	1,783,731						
AVG. Adj. Sales Price:	38,809	COD:	18.76	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	37,951	PRD:	99.24	MIN Sales Ratio:	0.40		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	35	96.00	101.78	97.79	18.85	104.07	18.75	271.06	95.00 to 97.20	45,371	44,370
2	12	93.96	83.23	97.75	18.22	85.14	0.40	111.00	86.67 to 96.15	19,671	19,229
<u>ALL</u>	<u>47</u>	<u>95.87</u>	<u>97.04</u>	<u>97.79</u>	<u>18.76</u>	<u>99.24</u>	<u>0.40</u>	<u>271.06</u>	<u>94.00 to 96.63</u>	<u>38,809</u>	<u>37,951</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
07-0006											
17-0003											
35-0001											
35-0010											
62-0021	20	94.00	85.89	86.12	12.26	99.74	18.75	104.95	92.00 to 96.63	28,805	24,806
62-0041	2	103.58	103.58	100.39	7.17	103.17	96.15	111.00	N/A	7,000	7,027
62-0044											
62-0063	21	95.68	98.55	101.89	20.50	96.73	0.40	207.42	94.00 to 98.08	57,264	58,345
62-0128	4	99.64	141.58	153.78	44.30	92.07	96.00	271.06	N/A	7,850	12,071
79-0005											
NonValid School											
<u>ALL</u>	<u>47</u>	<u>95.87</u>	<u>97.04</u>	<u>97.79</u>	<u>18.76</u>	<u>99.24</u>	<u>0.40</u>	<u>271.06</u>	<u>94.00 to 96.63</u>	<u>38,809</u>	<u>37,951</u>

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>96</b>	COV:	41.28	95% Median C.I.:	94.00 to 96.63
TOTAL Sales Price:	1,815,461	WGT. MEAN:	98	STD:	40.05	95% Wgt. Mean C.I.:	81.43 to 114.15
TOTAL Adj.Sales Price:	1,824,061	MEAN:	97	AVG.ABS.DEV:	17.99	95% Mean C.I.:	85.59 to 108.49
TOTAL Assessed Value:	1,783,731						
AVG. Adj. Sales Price:	38,809	COD:	18.76	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	37,951	PRD:	99.24	MIN Sales Ratio:	0.40		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	16	94.37	86.78	97.01	14.48	89.45	0.40	111.00	92.00 to 96.15	27,003	26,197
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	95.87	96.49	89.51	21.63	107.79	47.44	149.11	N/A	20,000	17,902
1920 TO 1939	11	97.00	122.08	109.71	28.35	111.27	92.00	271.06	92.00 to 207.42	17,854	19,588
1940 TO 1949	4	95.50	95.48	95.05	2.05	100.45	92.05	98.88	N/A	85,125	80,912
1950 TO 1959	6	91.50	71.77	60.80	25.72	118.05	18.75	98.92	18.75 to 98.92	55,584	33,793
1960 TO 1969	3	97.16	97.26	97.34	0.47	99.92	96.63	98.00	N/A	37,500	36,503
1970 TO 1979	1	104.95	104.95	104.95			104.95	104.95	N/A	9,100	9,550
1980 TO 1989	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951

**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	5	96.00	66.81	91.66	36.65	72.90	0.40	111.00	N/A	2,850	2,612
5000 TO 9999	11	98.08	111.15	112.94	18.26	98.41	86.67	207.42	92.00 to 149.11	8,112	9,162
Total \$											
1 TO 9999	16	96.60	97.29	110.01	24.42	88.44	0.40	207.42	92.00 to 104.95	6,468	7,115
10000 TO 29999	16	95.25	103.57	97.86	16.66	105.84	47.44	271.06	93.20 to 97.16	18,598	18,199
30000 TO 59999	7	96.00	86.49	86.52	14.91	99.97	18.75	110.18	18.75 to 110.18	46,857	40,540
60000 TO 99999	3	93.00	94.02	93.74	1.77	100.29	92.05	97.00	N/A	71,666	67,181
100000 TO 149999	3	94.58	75.21	73.52	20.85	102.30	35.96	95.10	N/A	115,000	84,548
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951

**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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TOTAL Sales Price:	1,815,461	WGT. MEAN:	98	STD:	40.05	95% Wgt. Mean C.I.:	81.43 to 114.15
TOTAL Adj.Sales Price:	1,824,061	MEAN:	97	AVG.ABS.DEV:	17.99	95% Mean C.I.:	85.59 to 108.49
TOTAL Assessed Value:	1,783,731						
AVG. Adj. Sales Price:	38,809	COD:	18.76	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	37,951	PRD:	99.24	MIN Sales Ratio:	0.40		

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

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	96.00	66.81	91.66	36.65	72.90	0.40	111.00	N/A	2,850	2,612
5000 TO 9999	12	95.16	89.52	69.40	10.26	128.98	18.75	104.95	92.00 to 98.88	11,603	8,052
Total \$											
1 TO 9999	17	96.00	82.84	71.47	17.96	115.91	0.40	111.00	86.67 to 98.88	9,028	6,452
10000 TO 29999	16	95.59	114.02	102.97	27.23	110.74	47.44	271.06	94.00 to 105.03	18,473	19,021
30000 TO 59999	7	96.00	87.06	77.40	10.39	112.49	35.96	98.00	35.96 to 98.00	58,571	45,332
60000 TO 99999	4	93.79	97.45	96.30	5.25	101.20	92.05	110.18	N/A	77,500	74,630
100000 TO 149999	1	95.10	95.10	95.10			95.10	95.10	N/A	120,000	114,125
150000 TO 249999	1	96.00	96.00	96.00			96.00	96.00	N/A	235,000	225,600
250000 TO 499999	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
ALL	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	94.37	86.81	97.67	14.52	88.88	0.40	111.00	92.00 to 96.15	20,284	19,811
10	19	97.16	108.07	91.99	26.76	117.48	18.75	271.06	95.00 to 100.39	18,368	16,897
20	12	94.55	93.23	99.58	10.99	93.62	35.96	138.04	92.00 to 97.00	95,875	95,475
ALL	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951

**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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TOTAL Sales Price:	1,815,461	WGT. MEAN:	98	STD:	40.05	95% Wgt. Mean C.I.:	81.43 to 114.15
TOTAL Adj.Sales Price:	1,824,061	MEAN:	97	AVG.ABS.DEV:	17.99	95% Mean C.I.:	85.59 to 108.49
TOTAL Assessed Value:	1,783,731						
AVG. Adj. Sales Price:	38,809	COD:	18.76	MAX Sales Ratio:	271.06		
AVG. Assessed Value:	37,951	PRD:	99.24	MIN Sales Ratio:	0.40		

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

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	94.58	87.44	97.00	13.82	90.14	0.40	111.00	92.00 to 97.16	33,503	32,499
304	1	35.96	35.96	35.96			35.96	35.96	N/A	125,000	44,945
311	1	100.39	100.39	100.39			100.39	100.39	N/A	8,900	8,935
318	1	93.00	93.00	93.00			93.00	93.00	N/A	70,000	65,100
325	1	97.20	97.20	97.20			97.20	97.20	N/A	7,000	6,804
341	1	149.11	149.11	149.11			149.11	149.11	N/A	9,000	13,420
343	1	95.10	95.10	95.10			95.10	95.10	N/A	120,000	114,125
350	1	138.04	138.04	138.04			138.04	138.04	N/A	300,000	414,120
353	17	96.00	105.19	90.86	26.52	115.77	18.75	271.06	92.00 to 98.08	24,117	21,914
383	1	96.63	96.63	96.63			96.63	96.63	N/A	40,000	38,650
404	1	95.00	95.00	95.00			95.00	95.00	N/A	12,000	11,400
406	2	97.47	97.47	92.30	7.67	105.60	90.00	104.95	N/A	29,550	27,275
455	1	92.05	92.05	92.05			92.05	92.05	N/A	85,000	78,245
528	1	98.88	98.88	98.88			98.88	98.88	N/A	8,500	8,405
ALL	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951

**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	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951
04											
ALL	47	95.87	97.04	97.79	18.76	99.24	0.40	271.06	94.00 to 96.63	38,809	37,951

**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:	64	<b>MEDIAN:</b>	<b>76</b>	COV:	27.82	95% Median C.I.:	73.94 to 78.47	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	72	STD:	21.72	95% Wgt. Mean C.I.:	65.11 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	78	AVG.ABS.DEV:	13.59	95% Mean C.I.:	72.74 to 83.39	
(AgLand) TOTAL Assessed Value:	4,240,762							
AVG. Adj. Sales Price:	92,051	COD:	17.82	MAX Sales Ratio:	141.10			
AVG. Assessed Value:	66,261	PRD:	108.45	MIN Sales Ratio:	6.62			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	62.34	74.97	39.75	63.97	188.61	21.46	141.10	N/A	18,438	7,329
10/01/02 TO 12/31/02	1	108.88	108.88	108.88			108.88	108.88	N/A	45,000	48,995
01/01/03 TO 03/31/03	6	64.37	64.52	64.50	24.04	100.03	41.57	102.78	41.57 to 102.78	102,166	65,898
04/01/03 TO 06/30/03	4	68.94	69.27	18.64	64.82	371.58	6.62	132.59	N/A	87,650	16,340
07/01/03 TO 09/30/03	2	80.61	80.61	86.48	15.61	93.21	68.03	93.19	N/A	150,000	129,713
10/01/03 TO 12/31/03	3	74.08	75.30	75.99	2.15	99.09	73.53	78.29	N/A	100,850	76,638
01/01/04 TO 03/31/04	3	79.79	81.57	79.80	4.81	102.21	76.70	88.22	N/A	60,400	48,199
04/01/04 TO 06/30/04	10	81.11	85.12	80.64	13.00	105.55	72.52	122.00	72.56 to 94.86	85,260	68,755
07/01/04 TO 09/30/04	8	75.00	79.15	76.03	9.22	104.11	71.02	95.46	71.02 to 95.46	31,709	24,108
10/01/04 TO 12/31/04	11	77.20	83.08	76.63	13.76	108.42	63.47	125.21	72.54 to 108.50	103,121	79,020
01/01/05 TO 03/31/05	3	76.28	76.02	76.40	1.70	99.51	73.94	77.83	N/A	32,833	25,083
04/01/05 TO 06/30/05	10	76.73	74.00	73.35	8.33	100.89	54.17	85.16	64.59 to 81.30	170,449	125,018
<u>Study Years</u>											
07/01/02 TO 06/30/03	14	64.51	71.29	49.98	48.47	142.63	6.62	141.10	41.57 to 108.88	75,993	37,981
07/01/03 TO 06/30/04	18	78.38	82.39	80.76	10.84	102.02	68.03	122.00	74.08 to 88.22	90,908	73,416
07/01/04 TO 06/30/05	32	76.26	78.60	74.82	9.98	105.05	54.17	125.21	73.04 to 79.60	99,718	74,610
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	15	70.53	70.09	60.66	30.13	115.53	6.62	132.59	43.50 to 93.19	104,410	63,339
01/01/04 TO 12/31/04	32	77.36	82.59	78.22	12.06	105.60	63.47	125.21	75.00 to 85.94	75,681	59,195
<u>ALL</u>											
	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261



**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:	64	<b>MEDIAN:</b>	<b>76</b>	COV:	27.82	95% Median C.I.:	73.94 to 78.47	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	72	STD:	21.72	95% Wgt. Mean C.I.:	65.11 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	78	AVG.ABS.DEV:	13.59	95% Mean C.I.:	72.74 to 83.39	
(AgLand) TOTAL Assessed Value:	4,240,762							
AVG. Adj. Sales Price:	92,051	COD:	17.82	MAX Sales Ratio:	141.10			
AVG. Assessed Value:	66,261	PRD:	108.45	MIN Sales Ratio:	6.62			

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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	
1647	4	75.12	73.05	74.82	7.13	97.62	62.34	79.60	N/A	184,435	138,002	
1649	2	71.43	71.43	71.30	0.57	100.18	71.02	71.83	N/A	37,450	26,702	
1651	3	81.30	81.62	79.45	7.57	102.73	72.54	91.01	N/A	58,493	46,471	
1653	2	76.58	76.58	76.58	1.25	100.00	75.62	77.53	N/A	50,000	38,287	
1679	4	91.48	87.11	73.61	30.97	118.34	43.50	122.00	N/A	41,413	30,485	
1681	2	98.86	98.86	75.09	26.65	131.66	72.52	125.21	N/A	78,847	59,205	
1683	1	77.38	77.38	77.38			77.38	77.38	N/A	137,500	106,395	
1689	1	73.53	73.53	73.53			73.53	73.53	N/A	95,900	70,511	
1929	1	85.94	85.94	85.94			85.94	85.94	N/A	52,215	44,875	
1935	7	78.47	75.35	77.47	9.22	97.27	63.47	85.16	63.47 to 85.16	88,285	68,391	
1937	5	76.70	89.97	78.61	25.75	114.45	66.67	141.10	N/A	71,580	56,269	
1963	1	76.28	76.28	76.28			76.28	76.28	N/A	28,500	21,740	
1965	1	21.46	21.46	21.46			21.46	21.46	N/A	32,500	6,976	
1967	2	91.84	91.84	89.03	3.95	103.16	88.22	95.46	N/A	16,896	15,042	
1971	2	69.64	69.64	72.36	10.87	96.25	62.07	77.21	N/A	306,125	221,497	
1973	1	72.56	72.56	72.56			72.56	72.56	N/A	122,000	88,525	
2209	1	72.77	72.77	72.77			72.77	72.77	N/A	412,500	300,190	
2213	4	82.17	81.93	78.36	10.95	104.56	68.03	95.33	N/A	54,050	42,351	
2215	2	24.59	24.59	11.79	73.07	208.60	6.62	42.55	N/A	163,500	19,271	
2217	1	82.80	82.80	82.80			82.80	82.80	N/A	20,000	16,560	
2219	2	120.54	120.54	115.56	9.99	104.32	108.50	132.59	N/A	19,800	22,880	
2221	4	75.00	74.83	74.54	0.22	100.40	74.33	75.00	N/A	32,500	24,225	
2249	2	92.18	92.18	92.80	1.09	99.33	91.18	93.19	N/A	136,000	126,211	
2253	1	41.57	41.57	41.57			41.57	41.57	N/A	100,000	41,570	
2257	3	78.29	77.78	77.46	1.92	100.42	75.27	79.79	N/A	117,400	90,935	
2259	2	73.25	73.25	71.13	4.09	102.97	70.25	76.24	N/A	139,372	99,142	
2501	1	54.17	54.17	54.17			54.17	54.17	N/A	136,000	73,665	
2503	1	102.78	102.78	102.78			102.78	102.78	N/A	80,000	82,225	
2507	1	73.94	73.94	73.94			73.94	73.94	N/A	25,000	18,486	
ALL												
	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	26	78.06	77.28	66.86	22.02	115.57	6.62	141.10	70.53 to 83.75	76,611	51,226	
2	38	75.00	78.61	74.60	14.56	105.37	41.57	125.21	73.04 to 77.53	102,614	76,549	
ALL												
	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261	

**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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AVG. Adj. Sales Price:	92,051	COD:	17.82	MAX Sales Ratio:	141.10			
AVG. Assessed Value:	66,261	PRD:	108.45	MIN Sales Ratio:	6.62			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261
ALL	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	6	75.00	87.52	87.75	16.99	99.74	74.33	132.59	74.33 to 132.59	60,266	52,881
07-0006											
17-0003	4	64.05	68.12	63.33	31.61	107.56	41.57	102.78	N/A	85,250	53,986
35-0001	1	75.27	75.27	75.27			75.27	75.27	N/A	132,000	99,355
35-0010	6	74.51	74.98	73.58	4.19	101.90	70.25	79.79	70.25 to 79.79	172,240	126,741
62-0021	18	77.58	85.35	77.15	21.80	110.63	43.50	141.10	71.10 to 94.86	72,874	56,223
62-0041	12	76.41	75.87	75.70	6.28	100.22	62.34	91.01	71.83 to 79.60	102,135	77,316
62-0044	2	42.47	42.47	35.32	49.46	120.23	21.46	63.47	N/A	24,250	8,565
62-0063	10	84.37	73.69	49.71	23.91	148.24	6.62	108.50	42.55 to 95.46	80,540	40,034
62-0128	5	77.83	80.98	77.60	9.41	104.35	68.03	95.33	N/A	126,390	98,084
79-0005											
NonValid School											
ALL	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	108.73	108.73	109.09	12.20	99.68	95.46	122.00	N/A	3,896	4,250
10.01 TO 30.00	4	79.54	91.71	75.70	25.44	121.15	66.67	141.10	N/A	18,575	14,061
30.01 TO 50.00	2	48.23	48.23	32.04	55.50	150.54	21.46	75.00	N/A	20,250	6,488
50.01 TO 100.00	15	75.00	84.94	73.98	24.15	114.82	41.57	132.59	71.10 to 108.50	41,929	31,019
100.01 TO 180.00	21	77.83	73.73	64.60	13.82	114.13	6.62	94.86	71.02 to 81.30	71,389	46,120
180.01 TO 330.00	4	72.53	68.08	72.39	13.88	94.04	43.50	83.75	N/A	110,625	80,085
330.01 TO 650.00	9	74.33	76.59	74.41	10.30	102.92	54.17	102.78	72.56 to 86.51	142,788	106,253
650.01 +	7	77.20	75.89	75.94	8.02	99.94	62.07	93.19	62.07 to 93.19	273,278	207,514
ALL	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261

**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:	64	<b>MEDIAN:</b>	<b>76</b>	COV:	27.82	95% Median C.I.:	73.94 to 78.47	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	72	STD:	21.72	95% Wgt. Mean C.I.:	65.11 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	78	AVG.ABS.DEV:	13.59	95% Mean C.I.:	72.74 to 83.39	
(AgLand) TOTAL Assessed Value:	4,240,762							
AVG. Adj. Sales Price:	92,051	COD:	17.82	MAX Sales Ratio:	141.10			
AVG. Assessed Value:	66,261	PRD:	108.45	MIN Sales Ratio:	6.62			

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**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	81.30	83.19	85.56	8.73	97.24	72.54	93.19	72.54 to 93.19	78,211	66,916
DRY-N/A	1	73.94	73.94	73.94			73.94	73.94	N/A	25,000	18,486
GRASS	19	75.00	81.36	73.58	21.99	110.56	42.55	141.10	70.25 to 86.51	80,888	59,520
GRASS-N/A	13	72.56	65.16	57.93	21.22	112.49	6.62	102.78	54.17 to 77.83	107,430	62,230
IRRGTD	11	82.80	84.68	79.17	16.42	106.96	64.59	122.00	66.67 to 108.88	65,900	52,175
IRRGTD-N/A	13	77.21	78.12	74.68	12.73	104.59	41.57	108.50	72.52 to 85.94	127,723	95,388
ALL	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	79.41	82.04	85.05	8.98	96.46	72.54	93.19	72.54 to 93.19	71,560	60,862
GRASS	23	75.00	77.01	71.58	22.76	107.59	21.46	141.10	70.25 to 78.29	85,429	61,149
GRASS-N/A	9	74.33	69.06	55.07	18.55	125.40	6.62	102.78	62.07 to 79.79	107,622	59,271
IRRGTD	17	76.70	80.04	74.75	16.01	107.07	41.57	122.00	70.53 to 88.22	86,162	64,405
IRRGTD-N/A	7	80.91	83.77	78.12	12.35	107.24	68.03	108.50	68.03 to 108.50	131,506	102,726
ALL	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	79.41	82.04	85.05	8.98	96.46	72.54	93.19	72.54 to 93.19	71,560	60,862
GRASS	28	75.00	77.22	72.25	21.06	106.89	21.46	141.10	71.02 to 78.29	89,020	64,314
GRASS-N/A	4	73.08	57.66	31.54	25.21	182.78	6.62	77.83	N/A	110,225	34,768
IRRGTD	24	77.84	81.12	76.05	15.14	106.68	41.57	122.00	72.52 to 85.94	99,387	75,582
ALL	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261

**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:	64	<b>MEDIAN:</b>	<b>76</b>	COV:	27.82	95% Median C.I.:	73.94 to 78.47	(!: Derived)
(AgLand) TOTAL Sales Price:	5,891,269	WGT. MEAN:	72	STD:	21.72	95% Wgt. Mean C.I.:	65.11 to 78.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,891,269	MEAN:	78	AVG.ABS.DEV:	13.59	95% Mean C.I.:	72.74 to 83.39	
(AgLand) TOTAL Assessed Value:	4,240,762							
AVG. Adj. Sales Price:	92,051	COD:	17.82	MAX Sales Ratio:	141.10			
AVG. Assessed Value:	66,261	PRD:	108.45	MIN Sales Ratio:	6.62			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	3	122.00	119.52	112.73	12.47	106.03	95.46	141.10	N/A	2,930	3,303	
5000 TO 9999	2	100.11	100.11	99.62	25.08	100.49	75.00	125.21	N/A	7,847	7,817	
Total \$ _____												
1 TO 9999	5	122.00	111.76	104.32	15.71	107.12	75.00	141.10	N/A	4,897	5,109	
10000 TO 29999	13	75.00	81.80	80.11	16.60	102.10	62.34	132.59	66.67 to 95.33	20,641	16,536	
30000 TO 59999	14	77.68	75.92	76.77	17.09	98.89	21.46	108.88	71.02 to 91.01	45,970	35,293	
60000 TO 99999	15	76.70	76.85	77.46	12.25	99.22	43.50	102.78	71.10 to 85.16	84,680	65,593	
100000 TO 149999	5	72.56	64.19	65.26	15.69	98.36	41.57	77.38	N/A	125,500	81,902	
150000 TO 249999	7	72.52	75.80	75.87	10.32	99.91	62.07	93.19	62.07 to 93.19	179,385	136,092	
250000 TO 499999	5	73.04	61.37	64.40	20.54	95.30	6.62	77.21	N/A	360,290	232,014	
ALL _____												
	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	3	122.00	119.52	112.73	12.47	106.03	95.46	141.10	N/A	2,930	3,303	
5000 TO 9999	3	75.00	73.89	46.92	46.11	157.50	21.46	125.21	N/A	16,065	7,537	
Total \$ _____												
1 TO 9999	6	108.73	96.71	57.07	30.10	169.46	21.46	141.10	21.46 to 141.10	9,497	5,420	
10000 TO 29999	16	74.47	70.98	41.94	22.99	169.25	6.62	132.59	62.34 to 82.80	41,083	17,231	
30000 TO 59999	16	77.68	80.07	76.32	13.50	104.91	41.57	108.88	72.54 to 91.01	55,924	42,680	
60000 TO 99999	14	75.98	77.92	76.72	11.27	101.58	54.17	102.78	71.10 to 86.51	97,678	74,934	
100000 TO 149999	6	74.95	74.09	73.44	7.63	100.88	62.07	83.75	62.07 to 83.75	155,950	114,532	
150000 TO 249999	2	81.72	81.72	81.28	14.03	100.54	70.25	93.19	N/A	228,750	185,922	
250000 TO 499999	4	75.12	75.06	75.03	2.86	100.04	72.77	77.21	N/A	380,362	285,382	
ALL _____												
	64	76.26	78.07	71.98	17.82	108.45	6.62	141.10	73.94 to 78.47	92,051	66,261	

## 2006 Assessment Survey for Morrill County

### I. General Information

#### A. Staffing and Funding Information

1. **Deputy(ies) on staff:** One

2. **Appraiser(s) on staff:** None

3. **Other full-time employees:** Two  
*(Does not include anyone counted in 1 and 2 above)*

4. **Other part-time employees:** None  
*(Does not include anyone counted in 1 through 3 above)*

5. **Number of shared employees:** None  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*

6. **Assessor's requested budget for current fiscal year:** \$113,566  
*(This would be the "total budget" for the assessor's office)*

a. **Does this include employee benefits?** No, these are part of the County's Miscellaneous General Fund.

7. **Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$9,100

8. **Adopted budget, or granted budget if different from above:** Same amount.

a. **Does this amount include employee benefits?** No, as noted in "6a."

9. **Amount of total budget set aside for appraisal work:** \$5,500 (of which amount \$3,000 is spent for Pritchard and Abbott to do oil, gas and mineral appraisal).

10. **Amount of the total budget set aside for education/workshops:** \$1,450

11. **Appraisal/Reappraisal budget, if not part of the total budget:** No separate amount.

12. **Other miscellaneous funds:** varies, because these consist of employee benefits and assigned County automobile repairs.

*(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)*

**13. Total budget:** \$113,566—not including any estimate of employee benefits nor any amount of #12.

**a. Was any of last year’s budget not used?** Yes, \$5,000 in employee wages.

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

- 1. Data collection done by:** the assessor and her staff
- 2. Valuation done by:** Assessor
- 3. Date of last appraisal:** <sup>1</sup>(see endnotes) 1992
- 4. Date of last “update”:** <sup>2</sup> 2004
- 5. Pickup work done by:** <sup>3</sup> the assessor and her staff

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	25	10	25	60

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN data is from 2004.
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information?** County Solutions received the sales spreadsheet from the assessor and updated the depreciation schedule to 2004.
- 8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** <sup>4</sup> Typically this approach is used during individual taxpayer protests, and not as a rule for the mass appraisal of residential property.
- 9. Number of market areas/neighborhoods for this property class:** four—Bayard, Bridgeport, Broadwater and Rural.
- 10. How are these defined?** Primarily by “assessor location.”

**C. Commercial/Industrial Appraisal Information**

- 1. **Data collection done by:** the assessor and her staff
- 2. **Valuation done by:** Assessor
- 3. **Date of last appraisal:** <sup>1</sup> 1992
- 4. **Date of last “update”:** <sup>2</sup> 2003
- 5. **Pickup work done by whom:** <sup>3</sup> the assessor and her staff.

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	5	3	5	13

- 6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN used for commercial property is dated 2004.
- 7. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** County Solutions received the sales spreadsheet from the assessor and updated the depreciation schedule to 2004.
- 8. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** <sup>5</sup> The Income Approach has not been used to establish the market value of commercial properties.
- 9. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** <sup>4</sup> Typically the Market Approach is used during individual taxpayer protests, and not as a rule for the mass appraisal of commercial property.
- 10. **Number of market areas/neighborhoods for this property class?** Four: Bayard, Bridgeport, Broadwater and Rural.
- 11. **How are these defined?** By “assessor location.”

**D. Agricultural Appraisal Information**

- 1. **Data collection done by:** the assessor and her staff
- 2. **Valuation done by:** Assessor

3. **Date of last appraisal:** <sup>1</sup> 1992
4. **Date of last “update”:** <sup>2</sup> 2001
5. **Pickup work done by whom:** <sup>3</sup> the assessor and her staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	10	12	5	27

6. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** <sup>5</sup> The Income Approach has not been used to establish the market value of agricultural land within the County.
7. **When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** <sup>4</sup> Typically the Market or Sales Comparison Approach is used during individual taxpayer protests, and is not used in the mass appraisal of agricultural land.
8. **What is the date of the soil survey currently used?** 1998
9. **What date was the last countywide land use study completed?** 1998
  - a. **By what method? (Physical inspection, FSA maps, etc.)** Physical inspection and FSA maps.
  - b. **By whom?** The assessor and her staff.
  - c. **What proportion is complete / implemented at this time?** Land use is updated when discovered. At present, there is no countywide cycle established for land use.
10. **Number of market areas/neighborhoods for this property class:** There are two agricultural market areas that have been established for land.
11. **How are these defined?** By location and geography, via Township.
12. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Not at this time.

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

1. **Administrative software:** County Solutions
2. **CAMA software:** County Solutions



**3. Cadastral maps or GIS software:** GeoElements/ESRI/ArcView for GIS

**a. Who maintains the Cadastral Maps?** The cadastral maps are updated for ownership when the F521's are received.

**b. Who maintains the GIS software and maps?** Mr. Pat Goltl, independently contracted by the County.

**4. Personal Property software:** County Solutions

**F. Zoning Information**

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

**a. If so, is the zoning countywide?** Yes

**b. What municipalities in the county are zoned?** Bayard, Bridgeport and Broadwater.

**c. When was zoning implemented?** In 2001.

**G. Contracted Services**

**1. Appraisal Services**—Heartland Appraisal; Pritchard and Abbott for oil, gas, and minerals.

**2. Other Services**—County Solutions for CAMA, administrative and personal property software; Pat Goltl for GIS.

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

None.

**II. Assessment Actions**

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

**1. Residential**—other than the completion of pickup work, no assessment actions were taken to adjust this property class for assessment year 2006.

2. **Commercial**— other than the completion of pickup work, no assessment actions were taken to adjust this property class for assessment year 2006.
3. **Agricultural**—The grassland subclasses of 4G and 4G1 were given an increase in both agricultural Market Areas 1 and 2, to closer match 80% of market value. Accretion land was reviewed and that found to be recreational was coded recreational and valued accordingly.

Endnotes:

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

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

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

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

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

County 62 - Morrill

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	Records	7,187	Value	267,699,616	<b>Total Growth</b> (Sum 17, 25, & 41)	1,858,080
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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	386	313,515	105	61,690	83	596,970	574	972,175	
2. Res Improv Land	1,446	3,258,805	115	102,455	335	1,796,185	1,896	5,157,445	
3. Res Improvements	1,446	41,429,181	115	1,847,275	335	9,479,200	1,896	52,755,656	
4. Res Total	1,832	45,001,501	220	2,011,420	418	11,872,355	2,470	58,885,276	661,445
% of Total	74.17	76.42	8.90	3.41	16.92	20.16	34.36	21.99	35.59
5. Rec UnImp Land	0	0	0	0	1	251,535	1	251,535	
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	1	251,535	1	251,535	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.09	0.00
Res+Rec Total	1,832	45,001,501	220	2,011,420	419	12,123,890	2,471	59,136,811	661,445
% of Total	74.14	76.09	8.90	3.40	16.95	20.50	34.38	22.09	35.59

County 62 - Morrill

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 7,187	<b>Value</b> 267,699,616	<b>Total Growth</b> 1,858,080 (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	44	122,960	7	4,275	21	133,440	72	260,675	
10. Comm Improv Land	251	971,280	16	31,275	41	338,070	308	1,340,625	
11. Comm Improvements	251	11,220,924	16	244,130	41	3,880,121	308	15,345,175	
12. Comm Total	295	12,315,164	23	279,680	62	4,351,631	380	16,946,475	75,168
% of Total	77.63	72.67	6.05	1.65	16.31	25.67	5.28	6.33	4.04
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	1	76,145	1	76,145	
15. Ind Improvements	0	0	0	0	1	1,803,160	1	1,803,160	
16. Ind Total	0	0	0	0	1	1,879,305	1	1,879,305	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.70	0.00
Comm+Ind Total	295	12,315,164	23	279,680	63	6,230,936	1	1,879,305	0
% of Total	77.42	65.41	6.03	1.48	16.53	33.09	5.30	7.03	4.04
17. Taxable Total	2,127	57,316,665	243	2,291,100	482	18,354,826	2,852	77,962,591	736,613
% of Total	74.57	73.51	8.52	2.57	16.90	15.55	39.68	29.12	39

**County 62 - Morrill**

**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	2	32,945	229,185	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	2	32,945	229,185
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>2</b>	<b>32,945</b>	<b>229,185</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	66	4,712,830
24. Mineral Interest-Non-Producing	0	0	0	0	42	39,215
	Total		Growth			
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	66	4,712,830	0	0		
24. Mineral Interest-Non-Producing	42	39,215	0	0		
<b>25. Mineral Interest Total</b>	<b>108</b>	<b>4,752,045</b>	<b>0</b>	<b>0</b>		

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	186	14	265	<b>465</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	3,326	111,638,120	3,326	111,638,120
28. Ag-Improved Land	0	0	0	0	901	43,238,565	901	43,238,565
29. Ag-Improvements	0	0	0	0	901	30,108,295	901	30,108,295
<b>30. Ag-Total Taxable</b>							<b>4,227</b>	<b>184,984,980</b>

**County 62 - Morrill**

**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	30	31.000	158,100	30	31.000	158,100	
32. HomeSite Improv Land	638	711.390	3,636,300	638	711.390	3,636,300	
33. HomeSite Improvements	664		20,999,263	664		20,999,263	895,827
34. HomeSite Total				694	742.390	24,793,663	
35. FarmSite UnImp Land	51	48.720	14,620	51	48.720	14,620	
36. FarmSite Impr Land	792	800.850	240,260	792	800.850	240,260	
37. FarmSite Improv	857		9,109,032	857		9,109,032	225,640
38. FarmSite Total				908	849.570	9,363,912	
39. Road & Ditches		7,162.982			7,162.982		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				<b>1,602</b>	<b>8,754.942</b>	<b>34,157,575</b>	<b>1,121,467</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	591.000	123,655	2	591.000	123,655

**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 62 - Morrill

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	2,226.560	1,803,515	2,226.560	1,803,515
47. 2A1	0.000	0	0.000	0	6,805.700	5,512,625	6,805.700	5,512,625
48. 2A	0.000	0	0.000	0	21,502.160	14,191,440	21,502.160	14,191,440
49. 3A1	0.000	0	0.000	0	819.600	483,560	819.600	483,560
50. 3A	0.000	0	0.000	0	8,731.390	5,151,525	8,731.390	5,151,525
51. 4A1	0.000	0	0.000	0	17,273.610	6,304,930	17,273.610	6,304,930
52. 4A	0.000	0	0.000	0	4,615.010	1,499,900	4,615.010	1,499,900
53. Total	0.000	0	0.000	0	61,974.030	34,947,495	61,974.030	34,947,495
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	104.000	35,360	104.000	35,360
56. 2D1	0.000	0	0.000	0	124.800	39,935	124.800	39,935
57. 2D	0.000	0	0.000	0	2,105.650	568,525	2,105.650	568,525
58. 3D1	0.000	0	0.000	0	13.000	3,250	13.000	3,250
59. 3D	0.000	0	0.000	0	1,074.500	220,275	1,074.500	220,275
60. 4D1	0.000	0	0.000	0	1,783.890	276,510	1,783.890	276,510
61. 4D	0.000	0	0.000	0	415.700	45,730	415.700	45,730
62. Total	0.000	0	0.000	0	5,621.540	1,189,585	5,621.540	1,189,585
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	205.000	47,150	205.000	47,150
65. 2G1	0.000	0	0.000	0	537.880	112,955	537.880	112,955
66. 2G	0.000	0	0.000	0	11,520.520	1,843,295	11,520.520	1,843,295
67. 3G1	0.000	0	0.000	0	71.370	9,635	71.370	9,635
68. 3G	0.000	0	0.000	0	8,945.750	1,207,700	8,945.750	1,207,700
69. 4G1	0.000	0	0.000	0	38,781.080	5,041,570	38,781.080	5,041,570
70. 4G	0.000	0	0.000	0	71,469.426	8,576,325	71,469.426	8,576,325
71. Total	0.000	0	0.000	0	131,531.026	16,838,630	131,531.026	16,838,630
72. Waste	0.000	0	0.000	0	2,827.250	56,550	2,827.250	56,550
73. Other	0.000	0	0.000	0	9,680.630	1,519,105	9,680.630	1,519,105
74. Exempt	0.000		0.000		1,995.150		1,995.150	
75. Total	0.000	0	0.000	0	211,634.476	54,551,365	211,634.476	54,551,365



County 62 - Morrill

2006 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,036.900	839,890	1,036.900	839,890
47. 2A1	0.000	0	0.000	0	3,091.660	2,473,330	3,091.660	2,473,330
48. 2A	0.000	0	0.000	0	19,186.580	11,703,810	19,186.580	11,703,810
49. 3A1	0.000	0	0.000	0	185.600	92,800	185.600	92,800
50. 3A	0.000	0	0.000	0	9,859.590	4,929,795	9,859.590	4,929,795
51. 4A1	0.000	0	0.000	0	14,869.330	4,609,500	14,869.330	4,609,500
52. 4A	0.000	0	0.000	0	3,975.630	993,920	3,975.630	993,920
53. Total	0.000	0	0.000	0	52,205.290	25,643,045	52,205.290	25,643,045
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	9,426.410	3,204,980	9,426.410	3,204,980
56. 2D1	0.000	0	0.000	0	1,689.500	540,640	1,689.500	540,640
57. 2D	0.000	0	0.000	0	26,350.340	7,114,605	26,350.340	7,114,605
58. 3D1	0.000	0	0.000	0	572.000	143,000	572.000	143,000
59. 3D	0.000	0	0.000	0	11,345.750	2,325,895	11,345.750	2,325,895
60. 4D1	0.000	0	0.000	0	14,872.560	2,305,300	14,872.560	2,305,300
61. 4D	0.000	0	0.000	0	4,032.510	443,585	4,032.510	443,585
62. Total	0.000	0	0.000	0	68,289.070	16,078,005	68,289.070	16,078,005
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	2,344.790	539,300	2,344.790	539,300
65. 2G1	0.000	0	0.000	0	590.650	124,045	590.650	124,045
66. 2G	0.000	0	0.000	0	31,974.730	4,796,215	31,974.730	4,796,215
67. 3G1	0.000	0	0.000	0	110.000	14,300	110.000	14,300
68. 3G	0.000	0	0.000	0	27,596.070	3,035,605	27,596.070	3,035,605
69. 4G1	0.000	0	0.000	0	100,140.049	10,515,100	100,140.049	10,515,100
70. 4G	0.000	0	0.000	0	390,431.250	35,138,810	390,431.250	35,138,810
71. Total	0.000	0	0.000	0	553,187.539	54,163,375	553,187.539	54,163,375
72. Waste	0.000	0	0.000	0	5,593.600	111,870	5,593.600	111,870
73. Other	0.000	0	0.000	0	2,098.681	279,745	2,098.681	279,745
74. Exempt	0.000		0.000		1,651.520		1,651.520	
75. Total	0.000	0	0.000	0	681,374.180	96,276,040	681,374.180	96,276,040

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	114,179.320	60,590,540	114,179.320	60,590,540
77.Dry Land	0.000	0	0.000	0	73,910.610	17,267,590	73,910.610	17,267,590
78.Grass	0.000	0	0.000	0	684,718.565	71,002,005	684,718.565	71,002,005
79.Waste	0.000	0	0.000	0	8,420.850	168,420	8,420.850	168,420
80.Other	0.000	0	0.000	0	11,779.311	1,798,850	11,779.311	1,798,850
81.Exempt	0.000	0	0.000	0	3,646.670	0	3,646.670	0
<b>82.Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>893,008.656</b>	<b>150,827,405</b>	<b>893,008.656</b>	<b>150,827,405</b>

## 2006 Agricultural Land Detail

### County 62 - Morrill

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,226.560	3.59%	1,803,515	5.16%	810.000
2A1	6,805.700	10.98%	5,512,625	15.77%	810.001
2A	21,502.160	34.70%	14,191,440	40.61%	660.000
3A1	819.600	1.32%	483,560	1.38%	589.995
3A	8,731.390	14.09%	5,151,525	14.74%	590.000
4A1	17,273.610	27.87%	6,304,930	18.04%	365.003
4A	4,615.010	7.45%	1,499,900	4.29%	325.004
<b>Irrigated Total</b>	<b>61,974.030</b>	<b>100.00%</b>	<b>34,947,495</b>	<b>100.00%</b>	<b>563.905</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	104.000	1.85%	35,360	2.97%	340.000
2D1	124.800	2.22%	39,935	3.36%	319.991
2D	2,105.650	37.46%	568,525	47.79%	269.999
3D1	13.000	0.23%	3,250	0.27%	250.000
3D	1,074.500	19.11%	220,275	18.52%	205.002
4D1	1,783.890	31.73%	276,510	23.24%	155.003
4D	415.700	7.39%	45,730	3.84%	110.007
<b>Dry Total</b>	<b>5,621.540</b>	<b>100.00%</b>	<b>1,189,585</b>	<b>100.00%</b>	<b>211.611</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	205.000	0.16%	47,150	0.28%	230.000
2G1	537.880	0.41%	112,955	0.67%	210.000
2G	11,520.520	8.76%	1,843,295	10.95%	160.001
3G1	71.370	0.05%	9,635	0.06%	135.000
3G	8,945.750	6.80%	1,207,700	7.17%	135.002
4G1	38,781.080	29.48%	5,041,570	29.94%	130.000
4G	71,469.426	54.34%	8,576,325	50.93%	119.999
<b>Grass Total</b>	<b>131,531.026</b>	<b>100.00%</b>	<b>16,838,630</b>	<b>100.00%</b>	<b>128.020</b>

<b>Irrigated Total</b>	<b>61,974.030</b>	<b>29.28%</b>	<b>34,947,495</b>	<b>64.06%</b>	<b>563.905</b>
<b>Dry Total</b>	<b>5,621.540</b>	<b>2.66%</b>	<b>1,189,585</b>	<b>2.18%</b>	<b>211.611</b>
<b>Grass Total</b>	<b>131,531.026</b>	<b>62.15%</b>	<b>16,838,630</b>	<b>30.87%</b>	<b>128.020</b>
Waste	2,827.250	1.34%	56,550	0.10%	20.001
Other	9,680.630	4.57%	1,519,105	2.78%	156.922
Exempt	1,995.150	0.94%			
<b>Market Area Total</b>	<b>211,634.476</b>	<b>100.00%</b>	<b>54,551,365</b>	<b>100.00%</b>	<b>257.762</b>

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

<b>Irrigated Total</b>	<b>61,974.030</b>	<b>54.28%</b>	<b>34,947,495</b>	<b>57.68%</b>	
<b>Dry Total</b>	<b>5,621.540</b>	<b>7.61%</b>	<b>1,189,585</b>	<b>6.89%</b>	
<b>Grass Total</b>	<b>131,531.026</b>	<b>19.21%</b>	<b>16,838,630</b>	<b>23.72%</b>	
Waste	2,827.250	33.57%	56,550	33.58%	
Other	9,680.630	82.18%	1,519,105	84.45%	
Exempt	1,995.150	54.71%			
<b>Market Area Total</b>	<b>211,634.476</b>	<b>23.70%</b>	<b>54,551,365</b>	<b>36.17%</b>	

## 2006 Agricultural Land Detail

### County 62 - Morrill

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,036.900	1.99%	839,890	3.28%	810.000
2A1	3,091.660	5.92%	2,473,330	9.65%	800.000
2A	19,186.580	36.75%	11,703,810	45.64%	609.999
3A1	185.600	0.36%	92,800	0.36%	500.000
3A	9,859.590	18.89%	4,929,795	19.22%	500.000
4A1	14,869.330	28.48%	4,609,500	17.98%	310.000
4A	3,975.630	7.62%	993,920	3.88%	250.003
<b>Irrigated Total</b>	<b>52,205.290</b>	<b>100.00%</b>	<b>25,643,045</b>	<b>100.00%</b>	<b>491.196</b>

#### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	9,426.410	13.80%	3,204,980	19.93%	340.000
2D1	1,689.500	2.47%	540,640	3.36%	320.000
2D	26,350.340	38.59%	7,114,605	44.25%	270.000
3D1	572.000	0.84%	143,000	0.89%	250.000
3D	11,345.750	16.61%	2,325,895	14.47%	205.001
4D1	14,872.560	21.78%	2,305,300	14.34%	155.003
4D	4,032.510	5.91%	443,585	2.76%	110.002
<b>Dry Total</b>	<b>68,289.070</b>	<b>100.00%</b>	<b>16,078,005</b>	<b>100.00%</b>	<b>235.440</b>

#### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,344.790	0.42%	539,300	1.00%	229.999
2G1	590.650	0.11%	124,045	0.23%	210.014
2G	31,974.730	5.78%	4,796,215	8.86%	150.000
3G1	110.000	0.02%	14,300	0.03%	130.000
3G	27,596.070	4.99%	3,035,605	5.60%	110.001
4G1	100,140.049	18.10%	10,515,100	19.41%	105.003
4G	390,431.250	70.58%	35,138,810	64.88%	89.999
<b>Grass Total</b>	<b>553,187.539</b>	<b>100.00%</b>	<b>54,163,375</b>	<b>100.00%</b>	<b>97.911</b>

<b>Irrigated Total</b>	<b>52,205.290</b>	<b>7.66%</b>	<b>25,643,045</b>	<b>26.63%</b>	<b>491.196</b>
<b>Dry Total</b>	<b>68,289.070</b>	<b>10.02%</b>	<b>16,078,005</b>	<b>16.70%</b>	<b>235.440</b>
<b>Grass Total</b>	<b>553,187.539</b>	<b>81.19%</b>	<b>54,163,375</b>	<b>56.26%</b>	<b>97.911</b>
Waste	5,593.600	0.82%	111,870	0.12%	19.999
Other	2,098.681	0.31%	279,745	0.29%	133.295
Exempt	1,651.520	0.24%			
<b>Market Area Total</b>	<b>681,374.180</b>	<b>100.00%</b>	<b>96,276,040</b>	<b>100.00%</b>	<b>141.296</b>

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

<b>Irrigated Total</b>	<b>52,205.290</b>	<b>45.72%</b>	<b>25,643,045</b>	<b>42.32%</b>	
<b>Dry Total</b>	<b>68,289.070</b>	<b>92.39%</b>	<b>16,078,005</b>	<b>93.11%</b>	
<b>Grass Total</b>	<b>553,187.539</b>	<b>80.79%</b>	<b>54,163,375</b>	<b>76.28%</b>	
Waste	5,593.600	66.43%	111,870	66.42%	
Other	2,098.681	17.82%	279,745	15.55%	
Exempt	1,651.520	45.29%			
<b>Market Area Total</b>	<b>681,374.180</b>	<b>76.30%</b>	<b>96,276,040</b>	<b>63.83%</b>	

## 2006 Agricultural Land Detail

### County 62 - Morrill

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	114,179.320	60,590,540
Dry	0.000	0	0.000	0	73,910.610	17,267,590
Grass	0.000	0	0.000	0	684,718.565	71,002,005
Waste	0.000	0	0.000	0	8,420.850	168,420
Other	0.000	0	0.000	0	11,779.311	1,798,850
Exempt	0.000	0	0.000	0	3,646.670	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>893,008.656</b>	<b>150,827,405</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	114,179.320	60,590,540	114,179.320	12.79%	60,590,540	40.17%	530.661
Dry	73,910.610	17,267,590	73,910.610	8.28%	17,267,590	11.45%	233.628
Grass	684,718.565	71,002,005	684,718.565	76.68%	71,002,005	47.08%	103.695
Waste	8,420.850	168,420	8,420.850	0.94%	168,420	0.11%	20.000
Other	11,779.311	1,798,850	11,779.311	1.32%	1,798,850	1.19%	152.712
Exempt	3,646.670	0	3,646.670	0.41%	0	0.00%	0.000
<b>Total</b>	<b>893,008.656</b>	<b>150,827,405</b>	<b>893,008.656</b>	<b>100.00%</b>	<b>150,827,405</b>	<b>100.00%</b>	<b>168.898</b>

\* Department of Property Assessment & Taxation Calculates

UPDATE OF FIVE-YEAR PLAN FOR 2005  
MORRILL COUNTY, NEBRASKA

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

Property Class	Median	COD	PRD
Residential	96%	24.04	114.70
Commercial	96%	26.48	117.48
Agricultural Land	78%	24.78	113.40

Assessment Actions Planned for Assessment year 2006:

Residential: We continue to review properties in the county, namely the northwest quarter; our office has measured all existing buildings, reviewed all properties, we have all properties photoed and drawn on the CAMA system, that we have phototed and measured. We continue to do a sales analysis on all residential sales. We are finding new buildings, doing our official act as county assessor, discover, list value and determine the taxability of all parcels of real property in the county. Ratio study is essential to the value of all residential properties. Each year we will monitor our sales and do a ratio study.

Commercial: We continue to monitor our sales of commercial properties, do a ratio study and sales analysis of our countywide commercials; we have no new commercial properties—therefore our sales are all we can rely on at the present time. We have so few sales of commercial properties.

Agricultural Land: We check on ag land while we are out measuring, some of the lands have changed use; when we find it we mark the card so the use will be changed for the following tax year (if after March 19); we talk to the land owner checking use and date it was changed; some of it we feel is correct and some not. People are not always honest especially with the assessor. We work with our liaison on types of soil to see if it is classified correctly. We monitor our sales for the sales analysis, and ratio study. Since we are zoned ag I am sure we will implement Special Value for the year 2006.

# **Purpose Statements**

## **Commission Summary**

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

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

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

## **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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



## **County Reports Section**

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

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

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Measurement of Special Valuation**

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

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

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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

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

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**



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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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



## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

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

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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



## **Coding Information & Calculations**

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

### **Number of Sales**

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

### **Total Sales Price**

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

### **Total Adj. Sales Price**

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

### **Total Assessed Value**

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

### **Avg. Adj. Sales Price**

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

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

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

- The actual calculation:

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

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

### 95% Mean C.I.

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

### Ratio Formulas

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

## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

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

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

*City Class, Population, & Zoning Authority:*

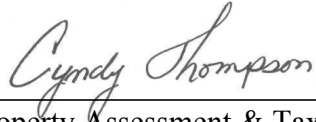
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

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

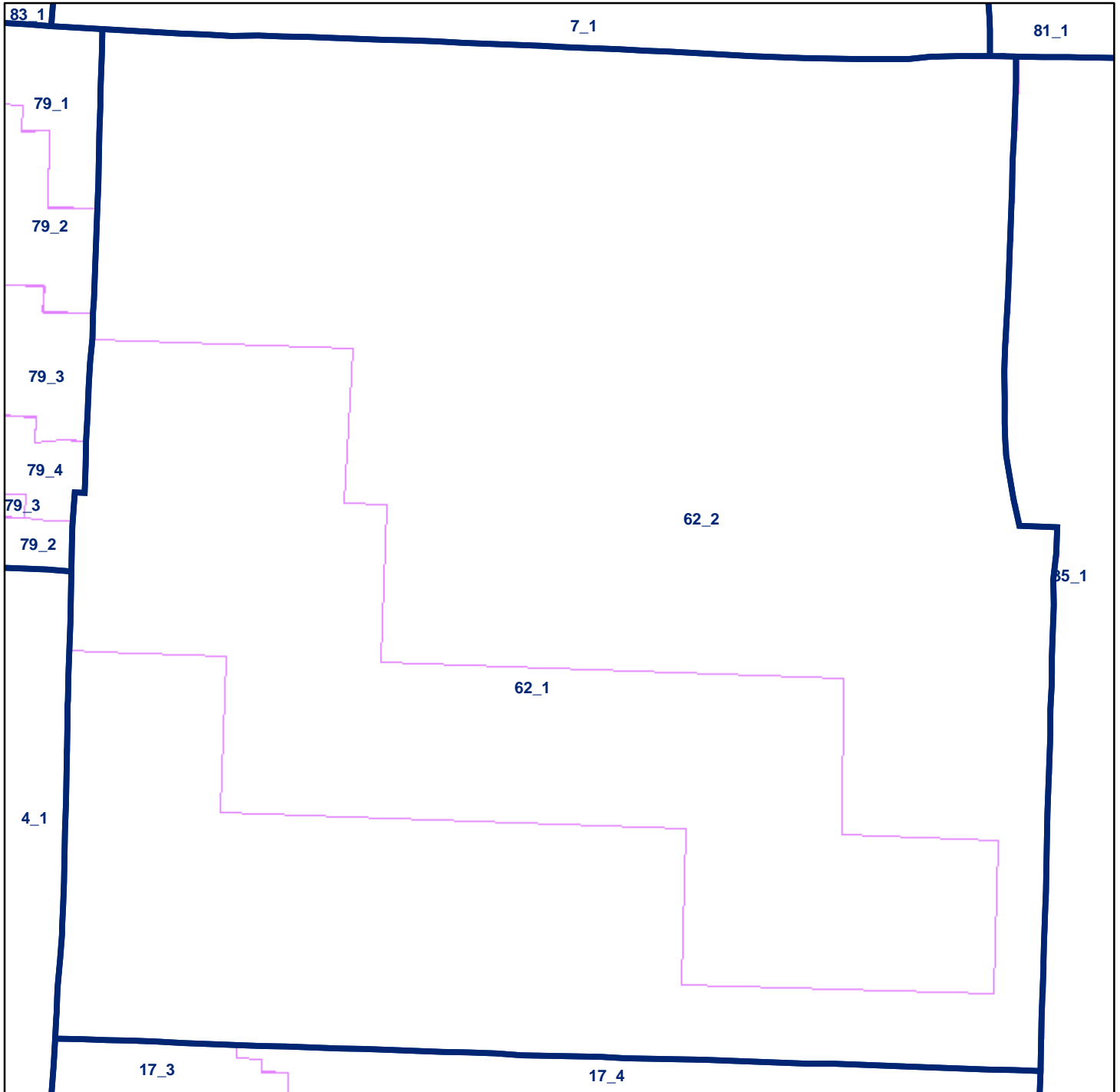
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Morrill County County Assessor, by certified mail, return receipt requested, 7066 1160 0001 1212 8991.

Dated this 10th day of April, 2006.

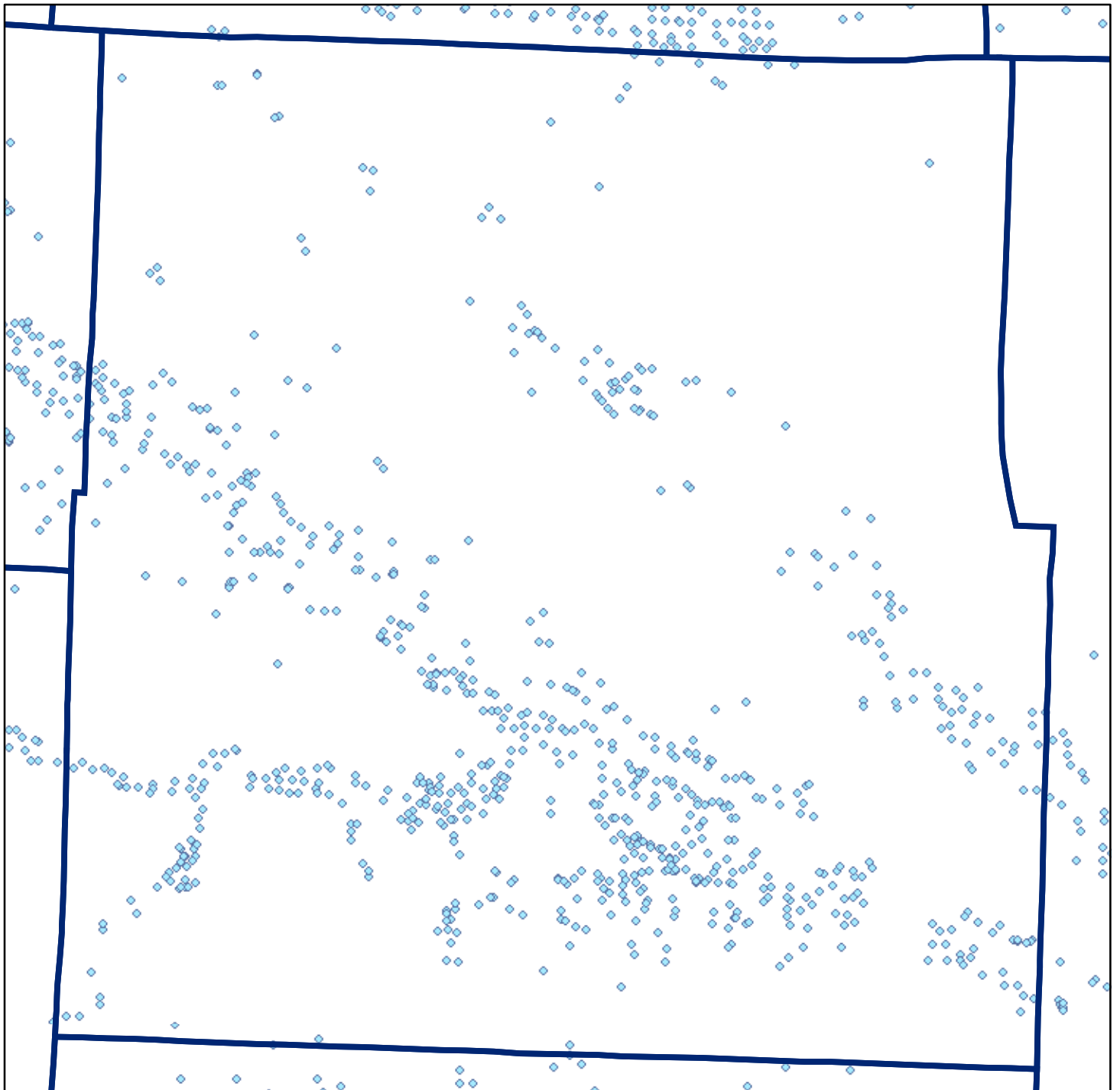
  
\_\_\_\_\_  
Property Assessment & Taxation



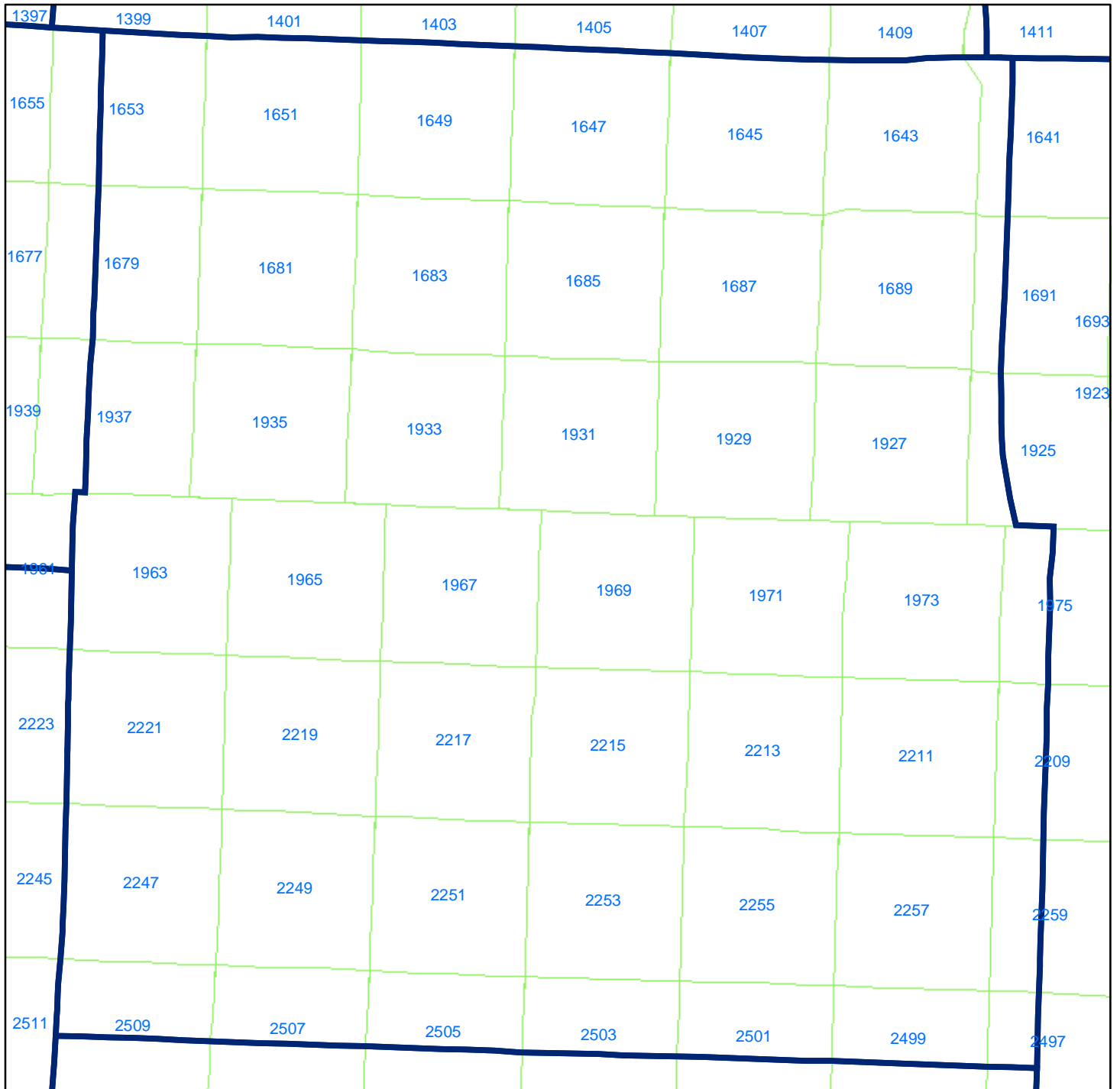




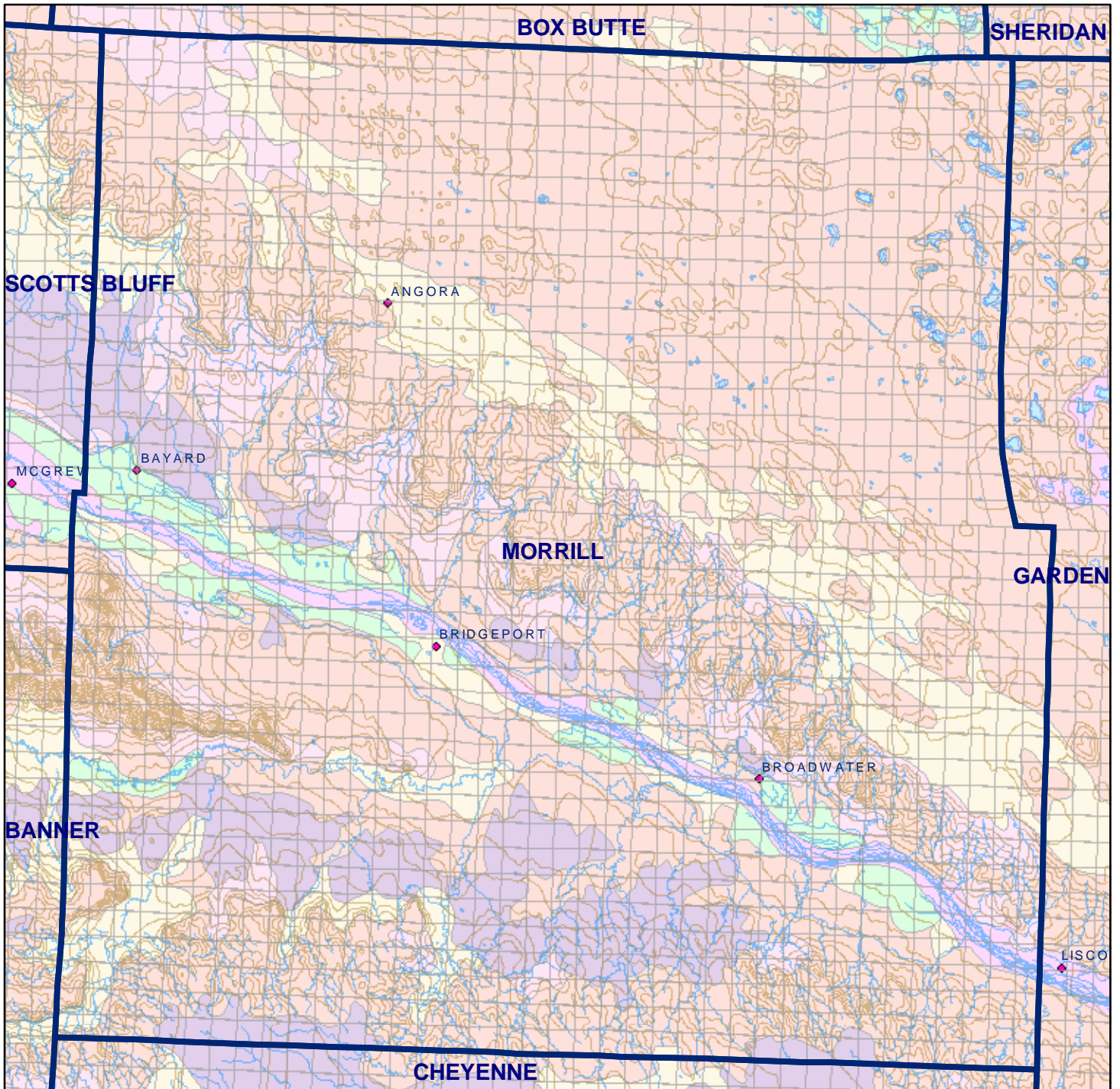
 Market Areas



● Registered Wells > 500 GPM



 Geo Codes



**Legend**

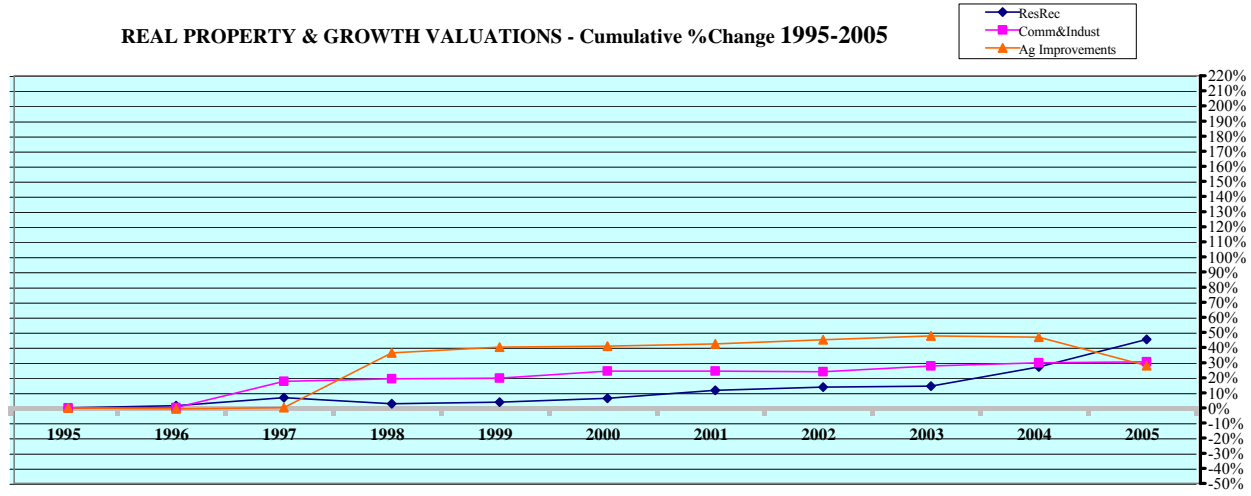
- Sections
  - Towns
  - Rivers and Streams
  - Topography
- Soil Classes
- 0 - Lakes and Ponds
  - 1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
  - 2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
  - 3 - Moderately well drained silty soils on uplands and in depressions formed in loess
  - 4 - Well drained silty soils formed in loess on uplands
  - 5 - Well drained silty soils formed in loess and alluvium on stream terraces
  - 6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
  - 7 - Somewhat poorly drained soils formed in alluvium on bottom lands
  - 8 - Moderately well drained silty soils with clayey subsoils on uplands

**Morrill County**





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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	34,042,557	not avail.	--	--	--	--	12,013,290	not avail.	--	--	--	--
1993	34,337,128	not avail.	--	--	--	--	12,033,325	not avail.	--	--	--	--
1994	34,837,933	not avail.	--	--	--	--	12,875,055	not avail.	--	--	--	--
1995	40,122,536	712,486	1.78%	39,410,050	--	--	14,330,467	235,944	1.65%	14,094,523	--	--
1996	40,718,953	730,609	1.79%	39,988,344	-0.33%	1.47%	14,661,067	540,242	3.68%	14,120,825	-1.46%	0.19%
1997	42,528,851	464,611	1.09%	42,064,240	3.30%	6.73%	16,914,023	334,085	1.98%	16,579,938	13.09%	17.63%
1998	40,679,353	158,109	0.39%	40,521,244	-4.72%	2.82%	16,840,647	38,569	0.23%	16,802,078	-0.66%	19.21%
1999	42,004,085	1,082,968	2.58%	40,921,117	0.59%	3.83%	17,424,530	537,368	3.08%	16,887,162	0.28%	19.81%
2000	42,241,992	333,491	0.79%	41,908,501	-0.23%	6.34%	17,577,430	45,850	0.26%	17,531,580	0.61%	24.39%
2001	45,091,299	1,115,480	2.47%	43,975,819	4.10%	11.59%	17,551,390	22,015	0.13%	17,529,375	-0.27%	24.37%
2002	45,231,809	389,457	0.86%	44,842,352	-0.55%	13.78%	17,489,385	12,940	0.07%	17,476,445	-0.43%	23.99%
2003	45,782,247	701,334	1.53%	45,080,913	-0.33%	14.39%	18,001,975	0	0.00%	18,001,975	2.93%	27.72%
2004	50,996,172	864,275	1.69%	50,131,897	9.50%	27.21%	18,517,160	209,965	1.13%	18,307,195	1.70%	29.89%
2005	58,185,408	935,788	1.61%	57,249,620	12.26%	45.27%	18,740,222	343,577	1.83%	18,396,645	-0.65%	30.52%

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

Resid & Rec. **3.80%**

Comm & Indust **2.70%**

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	23,193,512					
1993	not avail	not avail	23,387,909					
1994	not avail	not avail	23,322,572					
1995	16,793,387	8,980,564	25,773,951	265,741	1.03%	25,508,210	--	--
1996	16,785,831	8,885,450	25,671,281	346,277	1.35%	25,325,004	-1.74%	-0.72%
1997	17,119,150	8,867,284	25,986,434	411,699	1.58%	25,574,735	-0.38%	0.26%
1998	25,641,800	9,476,730	35,118,530	291,112	0.83%	34,827,418	34.02%	36.53%
1999	26,225,270	9,724,555	35,949,825	155,580	0.43%	35,794,245	1.92%	40.32%
2000	26,175,255	9,805,850	35,981,105	19,820	0.06%	35,961,285	0.03%	40.98%
2001	26,596,505	10,040,090	36,636,595	301,996	0.82%	36,334,599	0.98%	42.44%
2002	26,914,555	10,369,260	37,283,815	281,191	0.75%	37,002,624	1.00%	45.06%
2003	27,390,970	10,303,875	37,694,845	0	0.00%	37,694,845	1.10%	47.78%
2004	27,583,470	9,901,090	37,484,560	0	0.00%	37,484,560	-0.56%	46.95%
2005	23,864,929	9,495,574	33,360,503	732,009	2.19%	32,628,494	-12.95%	27.91%

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

Ag Imprvmts **2.49%**

(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# **62**  
County **MORRILL**

FL area **1**

CHART 2

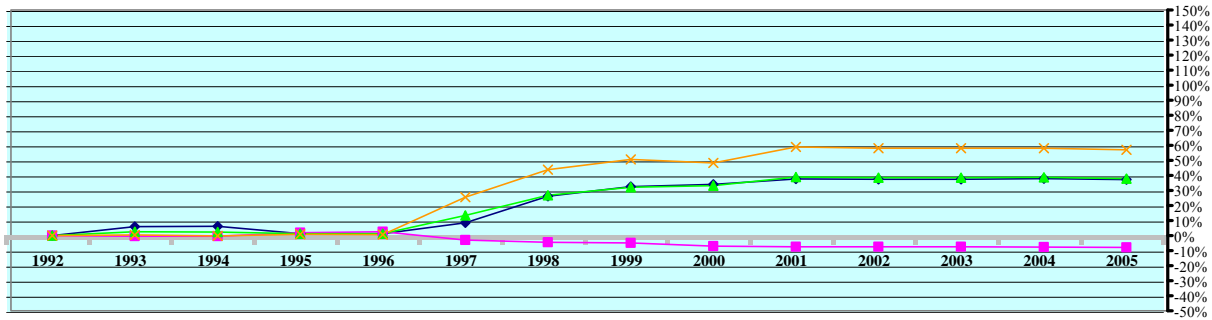
EXHIBIT

62B

Page 2



AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992	44,126,910	--	--	--	18,824,967	--	--	--	42,587,707	--	--	--
1993	46,764,398	2,637,488	5.98%	5.98%	18,754,829	-70,138	-0.37%	-0.37%	42,814,042	226,335	0.53%	0.53%
1994	46,817,310	52,912	0.11%	6.10%	18,740,863	-13,966	-0.07%	-0.45%	42,536,235	-277,807	-0.65%	-0.12%
1995	44,663,900	-2,153,410	-4.60%	1.22%	19,194,851	453,988	2.42%	1.96%	42,910,151	373,916	0.88%	0.76%
1996	44,718,324	54,424	0.12%	1.34%	19,295,289	100,438	0.52%	2.50%	42,886,936	-23,215	-0.05%	0.70%
1997	47,860,169	3,141,845	7.03%	8.46%	18,268,831	-1,026,458	-5.32%	-2.95%	53,450,439	10,563,503	24.63%	25.51%
1998	55,683,625	7,823,456	16.35%	26.19%	17,982,055	-286,776	-1.57%	-4.48%	61,294,925	7,844,486	14.68%	43.93%
1999	58,522,285	2,838,660	5.10%	32.62%	17,908,180	-73,875	-0.41%	-4.87%	64,121,235	2,826,310	4.61%	50.56%
2000	59,186,915	664,630	1.14%	34.13%	17,484,855	-423,325	-2.36%	-7.12%	63,140,230	-981,005	-1.53%	48.26%
2001	60,771,740	1,584,825	2.68%	37.72%	17,430,915	-53,940	-0.31%	-7.41%	67,680,220	4,539,990	7.19%	58.92%
2002	60,694,910	-76,830	-0.13%	37.55%	17,404,830	-26,085	-0.15%	-7.54%	67,317,400	-362,820	-0.54%	58.07%
2003	60,649,330	-45,580	-0.08%	37.44%	17,411,960	7,130	0.04%	-7.51%	67,316,580	-820	0.00%	58.07%
2004	60,873,155	223,825	0.37%	37.95%	17,377,400	-34,560	-0.20%	-7.69%	67,359,300	42,720	0.06%	58.17%
2005	60,526,795	-346,360	-0.57%	37.17%	17,344,660	-32,740	-0.19%	-7.86%	66,833,670	-525,630	-0.78%	56.93%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg	Value	Value Chg	Ann%chg	Cmiltv%chg
1992		--	--	--	872,113	--	--	--	106,411,697	--	--	--
1993		--	--	--	813,944	-58,169	-6.67%	-6.67%	109,147,213	2,735,516	2.57%	2.57%
1994		--	--	--	809,544	--	--	-7.17%	108,903,952	-243,261	-0.22%	2.34%
1995		--	--	--	903,726	94,182	11.63%	3.62%	107,672,628	-1,231,324	-1.13%	1.18%
1996		--	--	--	823,794	-79,932	-8.84%	-5.54%	107,724,343	51,715	0.05%	1.23%
1997		--	--	--	1,101,062	277,268	33.66%	26.25%	120,680,501	12,956,158	12.03%	13.41%
1998		--	--	--	36,048	-1,065,014	-96.73%	-95.87%	134,996,653	14,316,152	11.86%	26.86%
1999		--	--	--	43,923	7,875	21.85%	-94.96%	140,595,623	5,598,970	4.15%	32.12%
2000		--	--	--	1,847,346	1,803,423	4105.87%	111.82%	141,659,346	1,063,723	0.76%	33.12%
2001		--	--	--	1,851,703	4,357	0.24%	112.32%	147,734,578	6,075,232	4.29%	38.83%
2002		--	--	--	2,056,973	205,270	11.09%	135.86%	147,474,113	-260,465	-0.18%	38.59%
2003	169,207	n/a	n/a	n/a	1,909,026	n/a	n/a	n/a	147,456,103	-18,010	-0.01%	38.57%
2004	169,237	30	0.02%	0.02%	1,915,226	6,200	0.32%	0.32%	147,694,318	238,215	0.16%	38.80%
2005	161,800	-7,437	-4.39%	-4.38%	1,799,330	-115,896	-6.05%	-5.75%	146,666,255	-1,028,063	-0.70%	37.83%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 62B Page 3

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



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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	44,119,206	111,288	396	--	--	18,827,517	78,161	241	--	--	42,585,953	644,530	66	--	--
1993	46,837,018	111,401	420	6.06%	6.06%	18,761,337	77,735	241	0.00%	0.00%	42,809,981	644,842	66	0.00%	0.00%
1994	46,823,168	111,514	420	0.00%	6.06%	18,740,863	77,550	242	0.41%	0.41%	42,562,186	644,966	66	0.00%	0.00%
1995	44,841,282	111,514	402	-4.29%	1.52%	19,114,455	77,747	246	1.65%	2.07%	42,881,456	644,606	67	1.52%	1.52%
1996	44,649,582	111,088	402	0.00%	1.52%	19,296,073	78,497	246	0.00%	2.07%	42,869,134	644,567	67	0.00%	1.52%
1997	47,827,123	111,052	431	7.21%	8.84%	18,268,831	78,591	232	-5.69%	-3.73%	53,504,225	644,801	83	23.88%	25.76%
1998	55,380,866	111,464	497	15.31%	25.51%	18,037,784	78,251	231	-0.43%	-4.15%	61,038,525	645,219	95	14.46%	43.94%
1999	58,633,470	112,758	520	4.63%	31.31%	17,935,390	77,796	231	0.00%	-4.15%	63,991,310	649,544	99	4.21%	50.00%
2000	59,189,140	112,561	526	1.15%	32.83%	17,632,865	76,440	231	0.00%	-4.15%	63,079,975	651,820	97	-2.02%	46.97%
2001	68,379,650	114,488	597	13.50%	50.76%	18,285,595	75,491	242	4.76%	0.41%	76,407,960	687,769	111	14.43%	68.18%
2002	61,392,355	114,300	537	-10.05%	35.61%	17,459,545	74,579	234	-3.31%	-2.90%	74,171,805	690,105	107	-3.60%	62.12%
2003	60,651,610	114,094	532	-0.93%	34.34%	17,411,690	74,608	233	-0.43%	-3.32%	67,317,880	690,198	98	-8.41%	48.48%
2004	61,903,650	114,097	543	1.98%	37.01%	17,411,960	74,609	233	0.16%	-3.16%	67,315,535	690,178	98	-0.48%	47.78%
2005	60,648,145	114,191	531	-2.11%	34.12%	17,349,480	74,244	234	0.13%	-3.04%	66,845,030	685,712	97	-0.05%	47.70%

1992-2005 Rate Ann.%chg AvgVal/Acre: 2.28%

-0.24%

3.05%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	33,195	6,637	5	--	--	838,398	13,632	62	--	--	106,404,269	854,248	125	--	--
1993	33,205	6,639	5	0.00%		781,113	13,656	57	-8.06%		109,222,654	854,273	128	2.40%	2.40%
1994	33,323	6,662	5	0.00%		778,841	13,782	57	0.00%		108,938,381	854,474	127	-0.78%	1.60%
1995	33,223	6,642	5	0.00%		870,483	13,710	63	10.53%		107,740,899	854,219	126	-0.79%	0.80%
1996	33,218	6,641	5	0.00%		870,503	13,714	63	0.00%		107,718,510	854,508	126	0.00%	0.80%
1997						1,091,564	20,379	54	--		120,691,743	854,824	141	11.90%	12.80%
1998						1,275,696	20,423	62	14.81%		135,732,871	855,357	159	12.77%	27.20%
1999						7,043,162	20,604	342	451.61%		147,603,332	860,703	171	7.55%	36.80%
2000						1,856,208	20,586	90	-73.68%		141,758,188	861,407	165	-3.51%	32.00%
2001						1,877,645	20,764	90	0.00%		164,950,850	898,511	184	11.52%	47.20%
2002						2,058,353	20,810	99	10.00%		155,082,058	899,794	172	-6.52%	37.60%
2003	2,057,933	20,859	99	n/a	n/a	0	0		n/a	n/a	147,439,113	899,758	164	-4.65%	31.20%
2004	0	0				2,074,833	20,934	99			148,705,978	899,818	165	0.77%	32.21%
2005	172,030	8,601	20			1,819,305	11,907	153	54.16%		146,833,990	894,655	164	-0.69%	31.30%

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

2.12%

62  
**MORRILL**

FL area 1

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
5,440	<b>MORRILL</b>	23,360,303	18,502,755	65,326,357	57,933,873	16,860,917	1,879,305	251,535	146,666,255	23,864,929	9,495,574	3,487,524	367,629,327
<i>cnty sectorvalue % of total value:</i>		6.35%	5.03%	17.77%	15.76%	4.59%	0.51%	0.07%	39.90%	6.49%	2.58%	0.95%	100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1,247	BAYARD	958,026	713,473	679,173	17,464,647	2,514,073	0	0	0	0	0	0	22,329,392
1,594	BRIDGEPORT	1,321,607	1,124,995	1,424,463	25,794,950	9,572,527	0	0	0	0	0	0	39,238,542
140	BROADWATER	45,531	243,009	391,833	1,237,292	367,462	0	0	0	0	0	0	2,285,127
<b>Total of All City Values:</b>		<b>2,325,164</b>	<b>2,081,477</b>	<b>2,495,469</b>	<b>44,496,889</b>	<b>12,454,062</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>63,853,061</b>
<i>% total citysect of cnty sector</i>		9.95%	11.25%	3.82%	76.81%	73.86%							17.37%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
22.92%	BAYARD	4.10%	3.86%	1.04%	30.15%	14.91%							6.07%
29.30%	BRIDGEPORT	5.66%	6.08%	2.18%	44.52%	56.77%							10.67%
2.57%	BROADWATER	0.19%	1.31%	0.60%	2.14%	2.18%							0.62%

Cnty#   
 County

FL area