

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Nemaha County
64

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

Number of Sales	258	COD	14.42
Total Sales Price	15222416	PRD	104.81
Total Adj. Sales Price	15260416	COV	25.28
Total Assessed Value	14021455	STD	24.35
Avg. Adj. Sales Price	59148.90	Avg. Abs. Dev.	13.78
Avg. Assessed Value	54346.72	Min	10.71
Median	95.58	Max	241.25
Wgt. Mean	91.88	95% Median C.I.	94.77 to 96.73
Mean	96.30	95% Wgt. Mean C.I.	89.99 to 93.77
		95% Mean C.I.	93.33 to 99.27
% of Value of the Class of all Real Property Value in the County			32.34
% of Records Sold in the Study Period			8.49
% of Value Sold in the Study Period			9.97
Average Assessed Value of the Base			46,295

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	258	95.58	14.42	104.81
2005	277	96.14	10.72	104.86
2004	260	96.39	8.69	102.35
2003	267	94	16.84	103.65
2002	272	95	12.38	101.24
2001	292	95	12.73	98.58

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Commercial Real Property - Current

Number of Sales	57	COD	14.17
Total Sales Price	3649003	PRD	99.89
Total Adj. Sales Price	3820003	COV	27.20
Total Assessed Value	3591245	STD	25.54
Avg. Adj. Sales Price	67017.60	Avg. Abs. Dev.	13.46
Avg. Assessed Value	63004.30	Min	38.67
Median	95.00	Max	216.10
Wgt. Mean	94.01	95% Median C.I.	93.01 to 96.48
Mean	93.91	95% Wgt. Mean C.I.	91.31 to 96.71
		95% Mean C.I.	87.28 to 100.54
% of Value of the Class of all Real Property Value in the County			6.13
% of Records Sold in the Study Period			12.39
% of Value Sold in the Study Period			13.47
Average Assessed Value of the Base			57,968

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	57	95.00	14.17	99.89
2005	55	96.09	15.96	103.36
2004	51	93.16	19.63	102.63
2003	54	95	17.33	103.09
2002	54	96	14.21	102.16
2001	54	95	17.11	99.21

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Agricultural Land - Current

Number of Sales	52	COD	17.37
Total Sales Price	7871707	PRD	106.15
Total Adj. Sales Price	7871707	COV	25.24
Total Assessed Value	5686935	STD	19.36
Avg. Adj. Sales Price	151378.98	Avg. Abs. Dev.	13.21
Avg. Assessed Value	109364.13	Min	41.03
Median	76.04	Max	141.28
Wgt. Mean	72.25	95% Median C.I.	72.03 to 79.01
Mean	76.69	95% Wgt. Mean C.I.	67.92 to 76.57
		95% Mean C.I.	71.43 to 81.95
% of Value of the Class of all Real Property Value in the County			61.53
% of Records Sold in the Study Period			2.08
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			106,790

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	52	76.04	17.37	106.15
2005	63	75.36	15.02	103.44
2004	60	76.55	15.89	96.30
2003	71	76	19.41	98.28
2002	64	75	20.61	102.92
2001	70	77	16.52	99.91

2006 Opinions of the Property Tax Administrator for Nemaha County

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

Residential Real Property

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

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Nemaha County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Nemaha 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 Nemaha County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Nemaha County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Nemaha County

Recommendations

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

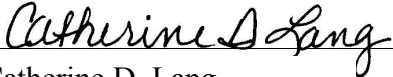
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Nemaha County**

Residential Real Property

I. Correlation

Nemaha: RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The measures of central tendency also support a level of value within the acceptable range. The COD is within the recommended guidelines. The PRD is slightly outside the accepted range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	340	292	85.88
2002	327	272	83.18
2003	326	267	81.9
2004	314	260	82.8
2005	344	277	80.52
2006	381	258	67.72

Nemaha: RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as

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possible, using all available sales. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales in this county.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	90	5.49	94.94	95
2002	94	2.79	96.62	95
2003	93	3.1	95.88	94
2004	91.13	4.95	95.64	96.39

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2005	95.92	0.73	96.62	96.14
2006	95.00	2.57	97.45	95.58

Nemaha: RESIDENTIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6.95	2001	5.49
3.6	2002	2.79
5	2003	3
6.57	2004	4.95
2.27	2005	0.73
3.29	2006	2.57

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

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

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

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.58	91.88	96.30

Nemaha: RESIDENTIAL: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the residential class has kept up with the market.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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	COD	PRD
R&O Statistics	14.42	104.81
Difference	0	1.81

Nemaha: RESIDENTIAL: The coefficient of dispersion is within acceptable guidelines. It appears from the chart that the price related differential is slightly out of compliance. Further review may be necessary in order to bring this statistic within 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.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	272	258	-14
Median	95.00	95.58	0.58
Wgt. Mean	89.66	91.88	2.22
Mean	94.76	96.30	1.54
COD	15.98	14.42	-1.56
PRD	105.70	104.81	-0.89
Min Sales Ratio	10.71	10.71	0
Max Sales Ratio	241.25	241.25	0

Nemaha: RESIDENTIAL: The prepared chart indicates that the statistics support the assessment actions in the residential class for 2006. The county revalued all rural residential properties, and applied new depreciation pricing. The number of sales used has decreased due to parcels meeting the requirements for substantially changed.

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Commerical Real Property

I. Correlation

Nemaha: COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The measures of central tendency also support a level of value within the acceptable range. The qualitative statistics are also within the recommended guidelines. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	72	54	75
2002	76	54	71.05
2003	75	54	72
2004	73	51	69.86
2005	73	55	75.34
2006	80	57	71.25

Nemaha: COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as

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possible, using all available sales. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales in this county.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	88	1.12	88.99	95
2002	96	1.05	97.01	96
2003	95	-0.23	94.78	95
2004	92.81	0.3	93.09	93.16

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2005	78.06	2.67	80.15	96.09
2006	95.30	-0.04	95.26	95.00

Nemaha: COMMERCIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6.79	2001	1.12
-1.18	2002	1.05
0	2003	0
2.87	2004	0.3
78.02	2005	2.67
3.66	2006	-0.04

2006 Correlation Section for Nemaha County

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

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

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

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.00	94.01	93.91

Nemaha: COMMERCIAL: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the commercial class has kept up with the market.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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	COD	PRD
R&O Statistics	14.17	99.89
Difference	0	0

Nemaha: COMMERCIAL: The quality of assessment has been met and demonstrated by the prepared chart. The coefficient of dispersion and price related differential are within the established guidelines. This indicates that the commercial property has been valued uniformly and proportionately.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	62	57	-5
Median	95.30	95.00	-0.3
Wgt. Mean	92.42	94.01	1.59
Mean	95.93	93.91	-2.02
COD	17.57	14.17	-3.4
PRD	103.79	99.89	-3.9
Min Sales Ratio	38.67	38.67	0
Max Sales Ratio	291.56	216.10	-75.46

Nemaha: COMMERCIAL: The prepared chart indicates that the statistics support the assessment actions in the commercial class for 2006. The county reviewed all property for correctness and made changes as needed. The number of sales used has decreased due to parcels meeting the requirements for substantially changed.

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Agricultural Land

I. Correlation

Nemaha: AGRICULTURAL UNIMPROVED: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The measures of central tendency also support a level of value within the acceptable range. The coefficient of dispersion is within the parameters of the acceptable range and the price related differential is slightly above the range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	105	70	66.67
2002	108	64	59.26
2003	129	71	55.04
2004	126	60	47.62
2005	126	63	50
2006	95	52	54.74

Nemaha: AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates that the county has utilized a high proportion of the available agricultural sales for the development of the qualified statistics. This indicates that the measurements of the agricultural properties were done

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as fairly as possible, using all available sales. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales in this county.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	71	8.86	77.29	77
2002	75	-0.34	74.75	75
2003	76	-0.07	75.95	76
2004	72.19	4.74	75.61	76.55

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2005	75.33	0.06	75.37	75.36
2006	72.03	3.63	74.65	76.04

Nemaha: AGRICULTURAL UNIMPROVED: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6.8	2001	8.86
0	2002	-0.34
0	2003	0
4.1	2004	4.74
0.09	2005	0.06
4.6	2006	3.63

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

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

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

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

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

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

2006 Correlation Section for Nemaha County

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

	Median	Wgt. Mean	Mean
R&O Statistics	76.04	72.25	76.69

Nemaha: AGRICULTURAL UNIMPROVED: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the agricultural class has kept up with the market.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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described above.

	COD	PRD
R&O Statistics	17.37	106.15
Difference	0	3.15

Nemaha: AGRICULTURAL UNIMPROVED: It is apparent from the chart that the price related differential is slightly out of compliance. The assessment practices for the agricultural land in Nemaha County would support the quality of assessment to be in compliance. Further review may be necessary in order to bring this statistic within 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.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	57	52	-5
Median	72.03	76.04	4.01
Wgt. Mean	68.88	72.25	3.37
Mean	73.13	76.69	3.56
COD	18.49	17.37	-1.12
PRD	106.18	106.15	-0.03
Min Sales Ratio	33.32	41.03	7.71
Max Sales Ratio	134.69	141.28	6.59

Nemaha: AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the assessment actions in the agricultural class for 2006. The county listed, measured, and valued all rural buildings. The County also applied a 5% increase for all soils, uses, and site values. The number of sales used has decreased due to parcels meeting the requirements for substantially changed.

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

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	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	134,136,715	140,518,430	6,381,715	4.76	2,958,895	2.55
2. Recreational	137,535	171,500	33,965	24.7	0	24.7
3. Ag-Homesite Land, Ag-Res Dwellings	23,007,355	23,309,675	302,320	1.31	*-----	1.31
4. Total Residential (sum lines 1-3)	157,281,605	163,999,605	6,718,000	4.27	2,958,895	2.39
5. Commercial	21,098,665	21,334,935	236,270	1.12	256,735	-0.1
6. Industrial	5,091,730	5,330,235	238,505	4.68	228,205	0.2
7. Ag-Farmsite Land, Outbuildings	8,770,740	9,133,890	363,150	4.14	548,975	-2.12
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	34,961,135	35,799,060	837,925	2.4	484,940	1.01
10. Total Non-Agland Real Property	192,242,740	199,800,005	7,557,265	3.93	3,992,810	1.85
11. Irrigated	4,975,465	5,624,615	649,150	13.05		
12. Dryland	198,506,785	205,342,760	6,835,975	3.44		
13. Grassland	23,269,670	24,079,530	809,860	3.48		
14. Wasteland	105,675	105,675	0	0		
15. Other Agland	67,450	19,260	-48,190	-71.45		
16. Total Agricultural Land	226,925,045	235,171,840	8,246,795	3.63		
17. Total Value of All Real Property (Locally Assessed)	419,167,785	434,971,845	15,804,060	3.77	3,992,810	2.82

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

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	258	MEDIAN:	96	COV:	25.28	95% Median C.I.:	94.77 to 96.73
TOTAL Sales Price:	15,222,416	WGT. MEAN:	92	STD:	24.35	95% Wgt. Mean C.I.:	89.99 to 93.77
TOTAL Adj.Sales Price:	15,260,416	MEAN:	96	AVG.ABS.DEV:	13.78	95% Mean C.I.:	93.33 to 99.27
TOTAL Assessed Value:	14,021,455						
AVG. Adj. Sales Price:	59,148	COD:	14.42	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	54,346	PRD:	104.81	MIN Sales Ratio:	10.71		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	27	97.37	97.81	96.54	2.98	101.31	88.37	111.63	95.52 to 98.94	66,111	63,825
10/01/03 TO 12/31/03	42	96.71	98.40	91.98	6.75	106.97	61.98	178.15	95.71 to 98.45	57,641	53,020
01/01/04 TO 03/31/04	20	94.88	94.69	93.77	7.40	100.99	55.78	121.17	92.06 to 97.46	63,180	59,240
04/01/04 TO 06/30/04	33	94.75	101.50	90.40	19.78	112.27	55.15	194.95	88.81 to 97.57	52,565	47,521
07/01/04 TO 09/30/04	37	94.62	93.92	90.64	13.18	103.62	56.25	129.83	88.83 to 100.45	69,847	63,306
10/01/04 TO 12/31/04	34	96.06	96.38	93.26	17.95	103.35	36.00	155.31	88.78 to 105.00	58,650	54,697
01/01/05 TO 03/31/05	15	89.83	88.81	89.22	17.43	99.54	16.59	119.00	81.41 to 105.36	58,130	51,864
04/01/05 TO 06/30/05	50	90.30	94.90	89.73	24.28	105.76	10.71	241.25	86.14 to 97.60	52,115	46,765
<u>Study Years</u>											
07/01/03 TO 06/30/04	122	96.40	98.50	93.05	9.57	105.86	55.15	194.95	95.42 to 97.42	59,050	54,943
07/01/04 TO 06/30/05	136	93.05	94.33	90.84	19.03	103.84	10.71	241.25	89.78 to 96.13	59,236	53,810
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	124	94.92	96.73	91.80	15.38	105.38	36.00	194.95	92.38 to 97.27	61,102	56,089
<u>ALL</u>											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	138	95.38	96.75	91.58	13.48	105.65	55.15	241.25	92.99 to 97.27	66,937	61,298
BROCK	11	98.38	111.74	101.26	17.90	110.35	89.36	187.00	93.08 to 178.15	22,896	23,184
BROWNVILLE	13	94.38	79.64	82.91	21.81	96.05	10.71	111.63	45.47 to 101.65	29,837	24,738
JOHNSON	18	95.71	93.40	92.83	6.17	100.61	69.74	110.86	90.59 to 97.31	55,302	51,335
JULIAN	3	109.28	112.24	123.10	10.81	91.18	96.00	131.43	N/A	18,166	22,363
NEMAHA	7	97.42	95.50	94.84	29.72	100.69	36.00	186.67	36.00 to 186.67	9,500	9,010
PERU	26	93.96	97.95	95.02	18.58	103.09	52.83	194.95	83.75 to 99.14	39,092	37,144
RURAL	42	96.53	95.15	91.24	12.07	104.29	16.59	184.29	95.06 to 98.34	77,391	70,610
<u>ALL</u>											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

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	216	95.40	96.54	92.02	14.87	104.91	10.71	241.25	94.49 to 96.57	54,913	50,529
2	7	94.62	88.76	86.92	34.63	102.12	16.59	184.29	16.59 to 184.29	66,585	57,875
3	35	96.88	96.36	92.12	7.53	104.60	61.98	119.00	95.36 to 98.49	83,798	77,197
<u>ALL</u>											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

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:	258	MEDIAN:	96	COV:	25.28	95% Median C.I.:	94.77 to 96.73
TOTAL Sales Price:	15,222,416	WGT. MEAN:	92	STD:	24.35	95% Wgt. Mean C.I.:	89.99 to 93.77
TOTAL Adj.Sales Price:	15,260,416	MEAN:	96	AVG.ABS.DEV:	13.78	95% Mean C.I.:	93.33 to 99.27
TOTAL Assessed Value:	14,021,455						
AVG. Adj. Sales Price:	59,148	COD:	14.42	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	54,346	PRD:	104.81	MIN Sales Ratio:	10.71		

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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	235	95.91	98.07	92.45	12.19	106.08	45.47	241.25	95.22 to 97.31	63,232	58,456
2	23	82.85	78.23	70.90	38.73	110.33	10.71	184.29	55.27 to 94.43	17,421	12,351
ALL											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	254	95.53	96.11	91.93	14.12	104.55	10.71	241.25	94.75 to 96.73	59,891	55,058
06	2	120.27	120.27	68.87	53.23	174.62	56.25	184.29	N/A	17,750	12,225
07	2	96.53	96.53	96.64	0.55	99.89	96.00	97.07	N/A	6,250	6,040
ALL											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0010	2	101.23	101.23	94.56	9.97	107.05	91.14	111.32	N/A	73,750	69,737
49-0501											
64-0023	43	96.29	99.63	94.00	9.64	105.99	69.74	187.00	94.58 to 98.34	60,051	56,450
64-0029	195	95.38	95.77	91.30	14.98	104.89	10.71	241.25	94.38 to 96.50	60,421	55,163
64-0032	6	100.83	94.75	94.00	12.53	100.80	70.20	114.30	70.20 to 114.30	45,583	42,848
66-0111											
74-0056											
74-0501	12	96.47	93.03	92.76	22.49	100.29	36.00	186.67	61.20 to 100.63	39,583	36,717
NonValid School											
ALL											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

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:	258	MEDIAN:	96	COV:	25.28	95% Median C.I.:	94.77 to 96.73
TOTAL Sales Price:	15,222,416	WGT. MEAN:	92	STD:	24.35	95% Wgt. Mean C.I.:	89.99 to 93.77
TOTAL Adj.Sales Price:	15,260,416	MEAN:	96	AVG.ABS.DEV:	13.78	95% Mean C.I.:	93.33 to 99.27
TOTAL Assessed Value:	14,021,455						
AVG. Adj. Sales Price:	59,148	COD:	14.42	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	54,346	PRD:	104.81	MIN Sales Ratio:	10.71		

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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	26	86.07	81.13	80.67	35.55	100.57	10.71	184.29	56.25 to 96.18	24,603	19,847
Prior TO 1860											
1860 TO 1899	16	97.36	100.03	90.81	14.84	110.15	45.47	186.67	92.06 to 106.52	34,287	31,137
1900 TO 1919	92	97.56	103.30	94.01	17.97	109.89	55.78	241.25	95.47 to 100.02	43,929	41,296
1920 TO 1939	23	97.31	97.65	93.97	7.06	103.92	70.32	116.02	95.06 to 100.45	54,193	50,925
1940 TO 1949	12	93.34	92.15	91.52	8.10	100.68	74.96	105.63	85.54 to 99.56	44,820	41,022
1950 TO 1959	19	96.57	92.99	91.48	7.47	101.65	71.28	109.72	86.24 to 98.58	73,494	67,235
1960 TO 1969	22	94.95	94.97	93.13	7.46	101.98	73.71	131.43	88.81 to 98.93	71,140	66,257
1970 TO 1979	15	92.93	88.62	88.50	7.53	100.13	70.37	100.18	79.58 to 95.54	97,600	86,379
1980 TO 1989	12	93.32	94.75	92.63	6.67	102.29	80.04	116.56	89.59 to 99.24	84,491	78,267
1990 TO 1994	9	95.37	93.99	93.63	3.09	100.38	89.83	98.36	90.59 to 97.39	118,544	110,993
1995 TO 1999	6	96.77	99.00	97.39	5.36	101.65	90.86	110.21	90.86 to 110.21	117,500	114,434
2000 TO Present	6	87.80	86.39	85.88	8.36	100.59	75.15	98.75	75.15 to 98.75	172,498	148,140
ALL	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

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	8	108.71	121.87	119.01	41.03	102.40	52.83	186.67	52.83 to 186.67	3,001	3,571
5000 TO 9999	15	99.21	112.41	112.27	31.04	100.13	36.00	241.25	94.43 to 119.00	6,633	7,447
Total \$											
1 TO 9999	23	100.63	115.70	113.58	35.44	101.87	36.00	241.25	94.43 to 119.00	5,370	6,099
10000 TO 29999	54	98.73	100.79	101.00	19.96	99.79	10.71	194.95	96.18 to 109.28	19,817	20,015
30000 TO 59999	80	96.05	95.19	94.86	10.32	100.35	55.78	131.43	94.27 to 98.10	43,187	40,966
60000 TO 99999	61	95.42	91.69	92.05	8.14	99.61	45.47	111.46	92.38 to 96.50	77,723	71,542
100000 TO 149999	27	90.86	89.29	89.27	8.45	100.02	70.32	106.58	81.41 to 95.22	126,701	113,112
150000 TO 249999	11	91.53	88.28	88.52	5.56	99.73	70.37	95.54	76.17 to 95.36	169,509	150,052
250000 TO 499999	2	75.88	75.88	77.66	18.32	97.71	61.98	89.78	N/A	292,500	227,162
ALL	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

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:	258	MEDIAN:	96	COV:	25.28	95% Median C.I.:	94.77 to 96.73
TOTAL Sales Price:	15,222,416	WGT. MEAN:	92	STD:	24.35	95% Wgt. Mean C.I.:	89.99 to 93.77
TOTAL Adj.Sales Price:	15,260,416	MEAN:	96	AVG.ABS.DEV:	13.78	95% Mean C.I.:	93.33 to 99.27
TOTAL Assessed Value:	14,021,455						
AVG. Adj. Sales Price:	59,148	COD:	14.42	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	54,346	PRD:	104.81	MIN Sales Ratio:	10.71		

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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	12	58.24	69.29	41.70	66.23	166.15	10.71	178.15	16.59 to 100.63	6,491	2,707
5000 TO 9999	11	101.65	116.22	108.13	20.38	107.48	87.00	186.67	94.43 to 184.29	6,545	7,077
Total \$											
1 TO 9999	23	96.73	91.73	73.61	34.99	124.62	10.71	186.67	61.20 to 103.10	6,517	4,797
10000 TO 29999	58	98.10	104.00	95.51	19.21	108.88	45.47	241.25	96.15 to 99.63	21,250	20,296
30000 TO 59999	86	95.71	96.64	94.17	12.26	102.62	55.15	194.95	93.00 to 98.10	45,742	43,075
60000 TO 99999	58	95.42	93.17	92.19	7.08	101.06	70.32	121.24	93.10 to 96.50	84,078	77,508
100000 TO 149999	26	92.40	91.46	90.79	7.64	100.74	70.37	110.21	88.54 to 95.37	136,859	124,257
150000 TO 249999	6	91.50	86.95	85.39	8.06	101.83	61.98	95.54	61.98 to 95.54	196,533	167,813
250000 TO 499999	1	89.78	89.78	89.78			89.78	89.78	N/A	330,000	296,280
ALL											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	86.07	81.13	80.67	35.55	100.57	10.71	184.29	56.25 to 96.18	24,603	19,847
10	6	103.32	122.55	98.81	29.97	124.03	75.85	241.25	75.85 to 241.25	30,358	29,996
20	69	96.88	101.42	94.79	14.38	107.00	55.78	194.92	94.77 to 98.75	35,648	33,791
30	143	95.63	95.94	92.16	10.67	104.10	45.47	194.95	94.56 to 97.31	70,510	64,981
40	14	94.03	91.67	89.75	7.25	102.15	61.98	104.15	88.54 to 100.18	135,414	121,531
ALL											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	86.07	81.13	80.67	35.55	100.57	10.71	184.29	56.25 to 96.18	24,603	19,847
100	5	97.07	94.82	91.33	6.70	103.82	76.25	104.15	N/A	21,700	19,818
101	156	96.19	99.04	93.56	11.89	105.86	55.78	241.25	95.22 to 97.46	60,117	56,243
102	24	97.29	100.40	89.87	15.95	111.72	61.98	194.95	92.15 to 106.58	72,441	65,101
104	37	94.75	94.51	89.95	12.42	105.07	45.47	187.00	88.78 to 97.85	65,022	58,489
106	3	80.45	83.12	85.42	9.33	97.30	73.19	95.71	N/A	73,333	62,641
111	7	90.86	93.78	93.29	7.97	100.52	80.04	111.46	80.04 to 111.46	109,928	102,557
ALL											
	258	95.58	96.30	91.88	14.42	104.81	10.71	241.25	94.77 to 96.73	59,148	54,346

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	258	MEDIAN:	96	COV:	25.28	95% Median C.I.:	94.77 to 96.73
TOTAL Sales Price:	15,222,416	WGT. MEAN:	92	STD:	24.35	95% Wgt. Mean C.I.:	89.99 to 93.77
TOTAL Adj.Sales Price:	15,260,416	MEAN:	96	AVG.ABS.DEV:	13.78	95% Mean C.I.:	93.33 to 99.27
TOTAL Assessed Value:	14,021,455						
AVG. Adj. Sales Price:	59,148	COD:	14.42	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	54,346	PRD:	104.81	MIN Sales Ratio:	10.71		

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

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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
RANGE											
(blank)	26	86.07	81.13	80.67	35.55	100.57	10.71	184.29	56.25 to 96.18	24,603	19,847
10	2	93.81	93.81	91.36	7.26	102.68	87.00	100.63	N/A	6,250	5,710
20	25	99.14	113.12	96.31	25.12	117.45	69.74	241.25	94.75 to 110.86	24,120	23,230
25	1	102.94	102.94	102.94			102.94	102.94	N/A	33,000	33,970
30	102	97.34	98.66	94.50	12.69	104.40	45.47	194.95	95.52 to 98.35	41,391	39,116
35	1	98.94	98.94	98.94			98.94	98.94	N/A	97,000	95,970
40	89	94.62	93.94	91.34	8.39	102.85	61.98	129.83	92.07 to 95.90	88,335	80,686
50	12	93.93	91.23	90.00	6.56	101.37	75.15	98.75	85.82 to 98.36	149,282	134,357
<u>ALL</u>	<u>258</u>	<u>95.58</u>	<u>96.30</u>	<u>91.88</u>	<u>14.42</u>	<u>104.81</u>	<u>10.71</u>	<u>241.25</u>	<u>94.77 to 96.73</u>	<u>59,148</u>	<u>54,346</u>

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:	57	MEDIAN:	95	COV:	27.20	95% Median C.I.:	93.01 to 96.48
TOTAL Sales Price:	3,649,003	WGT. MEAN:	94	STD:	25.54	95% Wgt. Mean C.I.:	91.31 to 96.71
TOTAL Adj.Sales Price:	3,820,003	MEAN:	94	AVG.ABS.DEV:	13.46	95% Mean C.I.:	87.28 to 100.54
TOTAL Assessed Value:	3,591,245						
AVG. Adj. Sales Price:	67,017	COD:	14.17	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	63,004	PRD:	99.89	MIN Sales Ratio:	38.67		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	6	95.50	99.51	97.15	5.42	102.42	93.01	118.31	93.01 to 118.31	46,408	45,087
10/01/02 TO 12/31/02	5	94.68	92.36	92.89	8.20	99.43	71.88	106.90	N/A	103,000	95,678
01/01/03 TO 03/31/03	3	96.48	112.86	111.00	18.96	101.67	93.61	148.48	N/A	21,666	24,050
04/01/03 TO 06/30/03	3	97.48	96.46	96.28	1.91	100.19	93.16	98.74	N/A	64,000	61,616
07/01/03 TO 09/30/03	6	97.51	116.73	98.12	20.92	118.96	95.61	216.10	95.61 to 216.10	61,591	60,436
10/01/03 TO 12/31/03	6	94.60	87.64	92.99	8.73	94.25	61.73	96.61	61.73 to 96.61	59,718	55,532
01/01/04 TO 03/31/04	3	93.02	76.18	76.90	20.85	99.06	38.67	96.85	N/A	27,065	20,813
04/01/04 TO 06/30/04	5	96.29	89.00	96.21	8.55	92.50	57.50	97.80	N/A	215,000	206,859
07/01/04 TO 09/30/04	4	98.26	96.20	97.24	4.64	98.93	86.67	101.63	N/A	68,125	66,245
10/01/04 TO 12/31/04	4	91.35	86.22	86.67	6.52	99.49	69.86	92.33	N/A	56,000	48,532
01/01/05 TO 03/31/05	8	86.70	94.58	93.08	25.27	101.61	58.68	160.86	58.68 to 160.86	35,125	32,695
04/01/05 TO 06/30/05	4	70.06	70.01	66.77	21.93	104.86	49.18	90.75	N/A	27,000	18,027
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	96.00	99.22	95.76	8.18	103.62	71.88	148.48	93.16 to 99.73	61,791	59,171
07/01/03 TO 06/30/04	20	96.18	94.99	95.14	14.55	99.84	38.67	216.10	94.20 to 97.15	94,202	89,627
07/01/04 TO 06/30/05	20	88.88	88.32	89.53	17.96	98.65	49.18	160.86	80.00 to 96.62	44,275	39,639
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	18	96.29	103.01	96.75	13.80	106.47	61.73	216.10	94.20 to 97.54	54,714	52,934
01/01/04 TO 12/31/04	16	94.64	87.70	94.14	10.68	93.16	38.67	101.63	86.67 to 97.15	103,293	97,240
<u>ALL</u>											
	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	38	95.76	96.08	94.31	15.46	101.88	38.67	216.10	92.33 to 97.47	87,900	82,895
BROCK	2	96.15	96.15	96.27	0.15	99.87	96.00	96.29	N/A	43,250	41,637
BROWNVILLE	2	76.84	76.84	62.39	23.63	123.17	58.68	95.00	N/A	12,250	7,642
JOHNSON	6	88.05	87.01	94.10	19.55	92.46	57.50	120.10	57.50 to 120.10	15,833	14,899
NEMAHA	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
PERU	6	94.60	91.91	91.92	9.79	99.99	61.73	106.90	61.73 to 106.90	23,966	22,030
RURAL	2	92.83	92.83	90.94	2.33	102.08	90.67	95.00	N/A	40,000	36,375
<u>ALL</u>											
	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

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:	57	MEDIAN:	95	COV:	27.20	95% Median C.I.:	93.01 to 96.48
TOTAL Sales Price:	3,649,003	WGT. MEAN:	94	STD:	25.54	95% Wgt. Mean C.I.:	91.31 to 96.71
TOTAL Adj.Sales Price:	3,820,003	MEAN:	94	AVG.ABS.DEV:	13.46	95% Mean C.I.:	87.28 to 100.54
TOTAL Assessed Value:	3,591,245						
AVG. Adj. Sales Price:	67,017	COD:	14.17	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	63,004	PRD:	99.89	MIN Sales Ratio:	38.67		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	55	95.61	93.95	94.08	14.50	99.87	38.67	216.10	93.01 to 96.61	68,000	63,972
2	2	92.83	92.83	90.94	2.33	102.08	90.67	95.00	N/A	40,000	36,375
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

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	53	95.91	94.06	94.13	14.81	99.92	38.67	216.10	93.01 to 96.62	69,934	65,831
2	4	92.83	91.94	90.04	3.30	102.10	87.08	95.00	N/A	28,375	25,550
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0010											
49-0501											
64-0023	8	96.05	89.29	95.13	13.48	93.86	57.50	120.10	57.50 to 120.10	22,687	21,583
64-0029	48	95.00	94.63	93.92	14.48	100.75	38.67	216.10	92.33 to 96.85	74,760	70,213
64-0032											
66-0111											
74-0056											
74-0501	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
NonValid School											
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

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:	57	MEDIAN:	95	COV:	27.20	95% Median C.I.:	93.01 to 96.48
TOTAL Sales Price:	3,649,003	WGT. MEAN:	94	STD:	25.54	95% Wgt. Mean C.I.:	91.31 to 96.71
TOTAL Adj.Sales Price:	3,820,003	MEAN:	94	AVG.ABS.DEV:	13.46	95% Mean C.I.:	87.28 to 100.54
TOTAL Assessed Value:	3,591,245						
AVG. Adj. Sales Price:	67,017	COD:	14.17	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	63,004	PRD:	99.89	MIN Sales Ratio:	38.67		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	95.00	93.58	95.63	2.80	97.86	87.08	97.48	87.08 to 97.48	171,916	164,398
Prior TO 1860											
1860 TO 1899	1	96.48	96.48	96.48			96.48	96.48	N/A	11,500	11,095
1900 TO 1919	20	92.68	92.93	88.25	22.71	105.30	38.67	216.10	80.00 to 97.74	30,009	26,484
1920 TO 1939	6	95.58	98.74	98.21	16.64	100.54	61.73	148.48	61.73 to 148.48	43,633	42,850
1940 TO 1949	2	81.18	81.18	81.16	1.27	100.02	80.15	82.20	N/A	53,325	43,280
1950 TO 1959	6	96.07	89.97	92.30	7.81	97.48	60.12	97.80	60.12 to 97.80	100,083	92,375
1960 TO 1969	8	94.31	95.33	95.63	17.96	99.69	58.68	160.86	58.68 to 160.86	87,107	83,301
1970 TO 1979	3	99.73	98.68	98.02	2.32	100.67	94.68	101.63	N/A	44,333	43,455
1980 TO 1989	2	95.25	95.25	95.57	1.10	99.66	94.20	96.29	N/A	61,000	58,300
1990 TO 1994	2	98.00	98.00	99.26	1.95	98.73	96.09	99.91	N/A	103,000	102,235
1995 TO 1999	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
2000 TO Present											
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

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	87.50	85.47	85.00	10.89	100.55	71.88	95.00	N/A	2,875	2,443
5000 TO 9999	6	98.81	114.39	112.48	31.93	101.70	57.50	216.10	57.50 to 216.10	5,750	6,467
Total \$											
1 TO 9999	10	95.00	102.82	105.61	24.15	97.36	57.50	216.10	71.88 to 120.10	4,600	4,858
10000 TO 29999	9	93.02	86.93	84.66	29.98	102.68	38.67	148.48	58.68 to 118.31	19,438	16,457
30000 TO 59999	23	94.20	91.59	91.09	11.31	100.55	49.18	160.86	86.67 to 96.85	42,508	38,723
60000 TO 99999	9	96.29	95.78	95.77	2.52	100.02	90.67	99.73	92.03 to 98.74	72,000	68,951
150000 TO 249999	4	96.11	96.28	96.32	2.06	99.96	93.01	99.91	N/A	170,089	163,832
250000 TO 499999	1	92.28	92.28	92.28			92.28	92.28	N/A	418,000	385,750
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

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:	57	MEDIAN:	95	COV:	27.20	95% Median C.I.:	93.01 to 96.48
TOTAL Sales Price:	3,649,003	WGT. MEAN:	94	STD:	25.54	95% Wgt. Mean C.I.:	91.31 to 96.71
TOTAL Adj.Sales Price:	3,820,003	MEAN:	94	AVG.ABS.DEV:	13.46	95% Mean C.I.:	87.28 to 100.54
TOTAL Assessed Value:	3,591,245						
AVG. Adj. Sales Price:	67,017	COD:	14.17	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	63,004	PRD:	99.89	MIN Sales Ratio:	38.67		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	87.50	82.40	80.93	14.40	101.81	57.50	95.00	57.50 to 95.00	3,583	2,900
5000 TO 9999	4	98.81	94.86	88.80	16.19	106.83	61.73	120.10	N/A	7,700	6,837
Total \$											
1 TO 9999	10	95.00	87.38	85.56	14.91	102.13	57.50	120.10	61.73 to 101.63	5,230	4,475
10000 TO 29999	15	92.33	94.27	82.65	31.09	114.06	38.67	216.10	60.12 to 106.90	25,343	20,946
30000 TO 59999	17	95.91	92.14	91.93	5.28	100.23	69.86	97.93	86.67 to 97.48	46,247	42,512
60000 TO 99999	9	96.29	102.79	99.72	9.80	103.08	90.67	160.86	92.03 to 99.73	69,777	69,581
150000 TO 249999	4	96.11	96.28	96.32	2.06	99.96	93.01	99.91	N/A	170,089	163,832
250000 TO 499999	1	92.28	92.28	92.28			92.28	92.28	N/A	418,000	385,750
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	95.00	93.58	95.63	2.80	97.86	87.08	97.48	87.08 to 97.48	171,916	164,398
10	12	93.51	84.26	88.05	12.62	95.70	38.67	96.62	80.00 to 96.29	38,887	34,240
15	2	64.69	64.69	63.89	11.11	101.25	57.50	71.88	N/A	4,500	2,875
20	36	96.35	98.78	94.61	15.67	104.41	49.18	216.10	93.02 to 97.80	62,912	59,521
30	1	94.68	94.68	94.68			94.68	94.68	N/A	48,000	45,445
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

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:	57	MEDIAN:	95	COV:	27.20	95% Median C.I.:	93.01 to 96.48
TOTAL Sales Price:	3,649,003	WGT. MEAN:	94	STD:	25.54	95% Wgt. Mean C.I.:	91.31 to 96.71
TOTAL Adj.Sales Price:	3,820,003	MEAN:	94	AVG.ABS.DEV:	13.46	95% Mean C.I.:	87.28 to 100.54
TOTAL Assessed Value:	3,591,245						
AVG. Adj. Sales Price:	67,017	COD:	14.17	MAX Sales Ratio:	216.10		
AVG. Assessed Value:	63,004	PRD:	99.89	MIN Sales Ratio:	38.67		

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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)	8	95.00	91.16	94.60	5.80	96.37	69.86	97.93	69.86 to 97.93	141,687	134,030
343	1	92.28	92.28	92.28			92.28	92.28	N/A	418,000	385,750
344	1	95.61	95.61	95.61			95.61	95.61	N/A	165,000	157,750
350	7	96.10	95.76	96.25	1.86	99.49	90.75	99.73	90.75 to 99.73	47,357	45,582
351	1	65.52	65.52	65.52			65.52	65.52	N/A	45,000	29,485
352	6	95.54	95.43	94.84	2.67	100.63	92.03	98.74	92.03 to 98.74	71,841	68,134
353	20	89.50	94.07	90.18	27.53	104.31	38.67	216.10	80.00 to 99.91	32,354	29,178
386	2	98.86	98.86	97.12	2.80	101.79	96.09	101.63	N/A	21,500	20,880
404	1	96.29	96.29	96.29			96.29	96.29	N/A	80,000	77,035
406	1	60.12	60.12	60.12			60.12	60.12	N/A	25,000	15,030
419	2	95.65	95.65	95.67	1.02	99.98	94.68	96.62	N/A	49,000	46,877
528	6	96.77	100.65	104.57	18.69	96.25	58.68	160.86	58.68 to 160.86	37,250	38,951
534	1	96.61	96.61	96.61			96.61	96.61	N/A	179,358	173,280
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	8	97.48	96.00	95.36	2.02	100.67	92.03	98.74	92.03 to 98.74	65,756	62,705
03	49	95.00	93.57	93.80	16.04	99.76	38.67	216.10	92.28 to 96.26	67,223	63,053
04											
ALL	57	95.00	93.91	94.01	14.17	99.89	38.67	216.10	93.01 to 96.48	67,017	63,004

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:	52	MEDIAN:	76	COV:	25.24	95% Median C.I.:	72.03 to 79.01	(! : Derived)
(AgLand) TOTAL Sales Price:	7,871,707	WGT. MEAN:	72	STD:	19.36	95% Wgt. Mean C.I.:	67.92 to 76.57	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,871,707	MEAN:	77	AVG.ABS.DEV:	13.21	95% Mean C.I.:	71.43 to 81.95	
(AgLand) TOTAL Assessed Value:	5,686,935							
AVG. Adj. Sales Price:	151,378	COD:	17.37	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,364	PRD:	106.15	MIN Sales Ratio:	41.03			

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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	4	60.92	61.35	72.51	30.70	84.61	41.03	82.55	N/A	142,040	103,000
10/01/02 TO 12/31/02	1	76.17	76.17	76.17			76.17	76.17	N/A	64,000	48,750
01/01/03 TO 03/31/03	10	82.46	83.21	81.52	12.25	102.08	62.64	109.97	71.84 to 95.06	144,059	117,434
04/01/03 TO 06/30/03	2	72.02	72.02	72.82	10.74	98.90	64.29	79.75	N/A	78,072	56,850
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	8	77.50	86.97	67.64	31.22	128.59	50.58	141.28	50.58 to 141.28	247,981	167,724
01/01/04 TO 03/31/04	8	77.78	80.76	76.92	9.31	104.99	72.03	107.11	72.03 to 107.11	169,767	130,588
04/01/04 TO 06/30/04	5	73.44	73.58	73.27	5.72	100.41	66.41	79.01	N/A	193,701	141,928
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	7	74.40	76.79	65.87	22.44	116.58	53.07	109.09	53.07 to 109.09	72,359	47,664
01/01/05 TO 03/31/05	3	75.39	68.26	66.92	9.91	102.00	53.49	75.90	N/A	135,199	90,481
04/01/05 TO 06/30/05	4	57.78	59.53	56.38	16.69	105.58	45.47	77.09	N/A	105,047	59,226
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	77.56	76.34	78.46	14.89	97.29	41.03	109.97	64.29 to 87.79	131,111	102,870
07/01/03 TO 06/30/04	21	76.95	81.42	71.83	17.08	113.35	50.58	141.28	70.69 to 84.31	205,262	147,435
07/01/04 TO 06/30/05	14	69.63	70.03	63.20	21.05	110.81	45.47	109.09	53.49 to 80.42	95,164	60,142
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	20	79.57	83.60	73.45	19.48	113.82	50.58	141.28	70.69 to 88.20	179,029	131,491
01/01/04 TO 12/31/04	20	75.68	77.58	73.70	13.34	105.26	53.07	109.09	72.03 to 79.25	141,658	104,400
<u>ALL</u>											
	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

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:	52	MEDIAN:	76	COV:	25.24	95% Median C.I.:	72.03 to 79.01	(! : Derived)
(AgLand) TOTAL Sales Price:	7,871,707	WGT. MEAN:	72	STD:	19.36	95% Wgt. Mean C.I.:	67.92 to 76.57	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,871,707	MEAN:	77	AVG.ABS.DEV:	13.21	95% Mean C.I.:	71.43 to 81.95	
(AgLand) TOTAL Assessed Value:	5,686,935							
AVG. Adj. Sales Price:	151,378	COD:	17.37	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,364	PRD:	106.15	MIN Sales Ratio:	41.03			

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GEO CODE / TOWNSHIP #		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3717		1	53.07	53.07	53.07			53.07	53.07	N/A	147,220	78,130
3939		1	82.55	82.55	82.55			82.55	82.55	N/A	230,000	189,855
3941		6	102.08	104.02	91.68	22.46	113.46	72.04	141.28	72.04 to 141.28	65,257	59,828
3943		7	65.07	64.46	65.91	13.43	97.81	44.27	77.09	44.27 to 77.09	266,716	175,782
3945		2	75.54	75.54	52.61	33.05	143.60	50.58	100.51	N/A	252,125	132,635
3953		2	67.48	67.48	67.29	18.18	100.28	55.21	79.75	N/A	87,509	58,885
3955		6	68.44	67.81	73.43	17.00	92.34	41.03	87.05	41.03 to 87.05	130,053	95,497
3957		4	81.66	81.18	73.60	17.79	110.31	54.30	107.11	N/A	124,697	91,772
3959		6	76.17	75.19	77.95	8.15	96.47	61.26	88.63	61.26 to 88.63	128,774	100,375
4175		1	70.69	70.69	70.69			70.69	70.69	N/A	94,000	66,450
4177		5	75.90	72.53	70.22	13.09	103.29	45.47	87.79	N/A	140,799	98,874
4179		1	77.56	77.56	77.56			77.56	77.56	N/A	222,500	172,580
4181		7	74.40	79.34	77.36	13.97	102.57	64.29	109.97	64.29 to 109.97	132,887	102,795
4183		3	79.39	80.62	81.41	3.60	99.03	76.95	85.52	N/A	184,731	150,390
ALL		52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

AREA (MARKET)		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
8100		14	74.49	70.56	68.73	18.13	102.66	41.03	100.51	53.07 to 85.52	154,357	106,094
8200		8	75.98	79.12	77.40	12.49	102.23	64.29	109.97	64.29 to 109.97	144,089	111,518
8300		30	76.04	78.90	72.61	18.50	108.67	44.27	141.28	71.84 to 80.42	151,933	110,315
ALL		52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

STATUS: IMPROVED, UNIMPROVED & IOLL		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2		52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364
ALL		52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

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:	52	MEDIAN:	76	COV:	25.24	95% Median C.I.:	72.03 to 79.01	(!: Derived)
(AgLand) TOTAL Sales Price:	7,871,707	WGT. MEAN:	72	STD:	19.36	95% Wgt. Mean C.I.:	67.92 to 76.57	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,871,707	MEAN:	77	AVG.ABS.DEV:	13.21	95% Mean C.I.:	71.43 to 81.95	
(AgLand) TOTAL Assessed Value:	5,686,935							
AVG. Adj. Sales Price:	151,378	COD:	17.37	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,364	PRD:	106.15	MIN Sales Ratio:	41.03			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0010											
49-0501	1	82.55	82.55	82.55			82.55	82.55	N/A	230,000	189,855
64-0023	16	78.81	87.99	81.47	17.10	108.00	70.30	141.28	75.39 to 95.06	113,364	92,361
64-0029	19	71.84	69.80	65.15	18.34	107.14	44.27	107.11	54.30 to 79.25	185,665	120,955
64-0032	3	62.64	63.57	74.77	24.49	85.02	41.03	87.05	N/A	106,833	79,880
66-0111											
74-0056											
74-0501	13	74.40	75.44	74.83	13.57	100.81	45.47	109.97	64.85 to 85.52	152,286	113,961
NonValid School											
ALL	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	4	108.10	101.98	99.54	16.46	102.45	61.26	130.45	N/A	20,576	20,481
30.01 TO 50.00	8	64.57	65.48	62.70	22.12	104.43	41.03	95.06	41.03 to 95.06	61,225	38,391
50.01 TO 100.00	17	76.95	77.53	72.98	16.58	106.25	45.47	141.28	62.64 to 84.31	97,650	71,260
100.01 TO 180.00	20	76.43	77.48	76.44	10.41	101.37	53.49	109.97	72.03 to 82.55	206,370	157,752
180.01 TO 330.00	1	73.07	73.07	73.07			73.07	73.07	N/A	250,000	182,680
330.01 TO 650.00	2	57.67	57.67	59.32	12.30	97.21	50.58	64.76	N/A	631,062	374,362
ALL	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

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	16	77.98	80.03	76.44	16.65	104.70	53.07	141.28	66.41 to 87.05	153,411	117,266
DRY-N/A	26	73.92	74.05	70.21	14.60	105.46	44.27	109.97	70.30 to 78.61	183,518	128,855
GRASS	2	77.96	77.96	78.22	2.29	99.66	76.17	79.75	N/A	75,072	58,725
GRASS-N/A	8	71.53	78.27	69.22	33.09	113.08	41.03	130.45	41.03 to 130.45	61,938	42,871
ALL	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

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:	52	MEDIAN:	76	COV:	25.24	95% Median C.I.:	72.03 to 79.01	(! : Derived)
(AgLand) TOTAL Sales Price:	7,871,707	WGT. MEAN:	72	STD:	19.36	95% Wgt. Mean C.I.:	67.92 to 76.57	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,871,707	MEAN:	77	AVG.ABS.DEV:	13.21	95% Mean C.I.:	71.43 to 81.95	
(AgLand) TOTAL Assessed Value:	5,686,935							
AVG. Adj. Sales Price:	151,378	COD:	17.37	MAX Sales Ratio:	141.28			
AVG. Assessed Value:	109,364	PRD:	106.15	MIN Sales Ratio:	41.03			

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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	28	76.17	77.61	73.98	13.28	104.90	53.07	141.28	71.84 to 79.25	185,462	137,208
DRY-N/A	14	74.67	73.78	68.11	20.11	108.33	44.27	109.97	50.58 to 88.63	145,222	98,905
GRASS	5	76.17	69.20	74.82	17.13	92.48	41.03	87.79	N/A	68,809	51,485
GRASS-N/A	5	80.42	87.22	67.30	30.69	129.59	53.49	130.45	N/A	60,321	40,599
ALL	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

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	42	75.65	76.33	72.33	15.53	105.53	44.27	141.28	72.03 to 78.71	172,048	124,440
GRASS	10	77.96	78.21	71.31	24.74	109.67	41.03	130.45	53.49 to 109.09	64,565	46,042
ALL	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	107.11	101.68	99.73	14.52	101.96	61.26	130.45	N/A	20,561	20,506
30000 TO 59999	5	80.42	75.91	74.22	14.83	102.27	41.03	95.06	N/A	46,090	34,208
60000 TO 99999	10	67.77	73.62	73.36	22.68	100.36	44.27	141.28	55.21 to 79.75	78,224	57,388
100000 TO 149999	12	76.43	77.01	75.75	12.80	101.66	53.07	109.97	70.30 to 87.79	122,025	92,434
150000 TO 249999	13	76.95	73.87	74.69	11.80	98.90	45.47	88.63	66.41 to 85.52	204,030	152,392
250000 TO 499999	6	72.55	69.08	66.90	9.00	103.26	50.58	79.01	50.58 to 79.01	310,188	207,518
500000 +	1	64.76	64.76	64.76			64.76	64.76	N/A	778,375	504,060
ALL	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	7	100.51	84.82	69.62	28.44	121.83	41.03	130.45	41.03 to 130.45	31,209	21,727
30000 TO 59999	9	76.17	73.52	70.35	13.35	104.51	55.21	95.06	62.64 to 84.31	61,571	43,312
60000 TO 99999	14	74.90	74.26	69.98	18.71	106.11	45.47	141.28	53.49 to 79.75	116,514	81,538
100000 TO 149999	7	76.95	81.87	79.85	10.50	102.53	71.84	109.97	71.84 to 109.97	152,276	121,596
150000 TO 249999	14	76.15	75.36	73.08	9.79	103.12	50.58	88.63	66.41 to 85.52	258,827	189,160
500000 +	1	64.76	64.76	64.76			64.76	64.76	N/A	778,375	504,060
ALL	52	76.04	76.69	72.25	17.37	106.15	41.03	141.28	72.03 to 79.01	151,378	109,364

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:	272	MEDIAN:	95	COV:	26.38	95% Median C.I.:	93.50 to 96.00
TOTAL Sales Price:	15,680,811	WGT. MEAN:	90	STD:	24.99	95% Wgt. Mean C.I.:	87.58 to 91.73
TOTAL Adj.Sales Price:	15,718,811	MEAN:	95	AVG.ABS.DEV:	15.18	95% Mean C.I.:	91.79 to 97.73
TOTAL Assessed Value:	14,092,855						
AVG. Adj. Sales Price:	57,789	COD:	15.98	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	51,811	PRD:	105.70	MIN Sales Ratio:	10.71		

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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>											
07/01/03 TO 09/30/03	28	96.67	95.73	94.04	5.19	101.79	68.32	111.63	95.22 to 98.93	64,453	60,615
10/01/03 TO 12/31/03	43	95.80	95.63	90.21	7.86	106.01	55.00	178.15	94.43 to 96.50	60,080	54,198
01/01/04 TO 03/31/04	20	94.88	94.66	93.74	7.43	100.98	55.78	121.17	92.06 to 97.46	63,180	59,225
04/01/04 TO 06/30/04	36	95.34	99.90	89.45	20.14	111.68	55.15	194.95	86.78 to 97.57	49,842	44,582
07/01/04 TO 09/30/04	37	94.84	92.46	87.43	14.41	105.75	56.25	129.83	85.84 to 100.45	69,847	61,066
10/01/04 TO 12/31/04	38	96.07	96.72	91.24	18.31	106.01	36.00	155.31	88.78 to 103.58	53,424	48,742
01/01/05 TO 03/31/05	16	86.18	83.47	83.61	20.90	99.83	29.00	115.88	68.65 to 105.00	59,809	50,006
04/01/05 TO 06/30/05	54	87.00	93.74	87.51	26.86	107.12	10.71	241.25	82.17 to 93.83	50,023	43,775
<u>Study Years</u>											
07/01/03 TO 06/30/04	127	95.63	96.71	91.55	10.73	105.63	55.00	194.95	94.77 to 96.50	58,630	53,679
07/01/04 TO 06/30/05	145	90.93	93.06	87.95	21.10	105.81	10.71	241.25	86.91 to 96.00	57,053	50,176
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	131	95.00	96.07	89.95	16.14	106.81	36.00	194.95	92.38 to 97.39	58,568	52,680
<u>ALL</u>											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	144	95.44	96.82	91.22	13.69	106.13	55.15	241.25	93.83 to 97.31	65,867	60,087
BROCK	11	98.38	111.81	101.30	17.82	110.38	89.76	187.00	93.50 to 178.15	22,896	23,193
BROWNVILLE	14	93.69	78.45	81.48	22.79	96.28	10.71	111.63	39.66 to 101.65	28,384	23,127
JOHNSON	18	95.71	93.40	92.83	6.17	100.61	69.74	110.86	90.59 to 97.31	55,302	51,335
JULIAN	3	109.28	112.24	123.10	10.81	91.18	96.00	131.43	N/A	18,166	22,363
NEMAHA	7	97.42	95.50	94.84	29.72	100.69	36.00	186.67	36.00 to 186.67	9,500	9,010
PERU	29	94.27	99.17	94.15	21.22	105.33	52.83	194.95	83.75 to 106.58	35,134	33,077
RURAL	46	89.79	85.74	82.56	18.21	103.84	29.00	167.28	78.33 to 94.91	74,985	61,911
<u>ALL</u>											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	226	95.55	96.58	91.73	15.43	105.28	10.71	241.25	94.49 to 96.57	53,632	49,196
2	9	82.78	76.34	76.47	21.08	99.84	29.00	100.32	56.25 to 100.00	54,999	42,056
3	37	90.66	88.18	83.66	16.97	105.40	45.39	167.28	78.89 to 94.91	83,863	70,159
<u>ALL</u>											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

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:	272	MEDIAN:	95	COV:	26.38	95% Median C.I.:	93.50 to 96.00
TOTAL Sales Price:	15,680,811	WGT. MEAN:	90	STD:	24.99	95% Wgt. Mean C.I.:	87.58 to 91.73
TOTAL Adj.Sales Price:	15,718,811	MEAN:	95	AVG.ABS.DEV:	15.18	95% Mean C.I.:	91.79 to 97.73
TOTAL Assessed Value:	14,092,855						
AVG. Adj. Sales Price:	57,789	COD:	15.98	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	51,811	PRD:	105.70	MIN Sales Ratio:	10.71		

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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	245	95.39	96.84	90.28	13.83	107.26	39.66	241.25	94.27 to 96.29	62,335	56,277
2	27	68.65	75.95	68.27	42.15	111.24	10.71	178.15	55.15 to 94.43	16,543	11,295
ALL											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	267	95.00	95.01	89.73	15.98	105.88	10.71	241.25	93.10 to 96.09	58,656	52,634
06	2	76.27	76.27	60.20	26.25	126.70	56.25	96.29	N/A	17,750	10,685
07	3	96.00	85.25	81.98	11.94	103.99	62.68	97.07	N/A	7,333	6,011
ALL											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0010	2	102.96	102.96	95.15	11.48	108.21	91.14	114.78	N/A	73,750	70,170
49-0501											
64-0023	44	94.95	97.27	88.88	12.76	109.44	60.43	187.00	91.66 to 96.48	60,618	53,876
64-0029	207	95.01	94.55	90.00	15.97	105.06	10.71	241.25	92.60 to 96.14	58,312	52,479
64-0032	7	103.58	96.09	97.01	14.34	99.05	60.64	119.01	60.64 to 119.01	51,214	49,682
66-0111											
74-0056											
74-0501	12	89.10	87.15	78.10	27.20	111.59	36.00	186.67	61.20 to 99.56	39,583	30,913
NonValid School											
ALL											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

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:	272	MEDIAN:	95	COV:	26.38	95% Median C.I.:	93.50 to 96.00
TOTAL Sales Price:	15,680,811	WGT. MEAN:	90	STD:	24.99	95% Wgt. Mean C.I.:	87.58 to 91.73
TOTAL Adj.Sales Price:	15,718,811	MEAN:	95	AVG.ABS.DEV:	15.18	95% Mean C.I.:	91.79 to 97.73
TOTAL Assessed Value:	14,092,855						
AVG. Adj. Sales Price:	57,789	COD:	15.98	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	51,811	PRD:	105.70	MIN Sales Ratio:	10.71		

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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	31	79.00	78.19	75.20	34.66	103.97	10.71	178.15	56.25 to 94.43	22,522	16,937
Prior TO 1860											
1860 TO 1899	17	96.10	98.86	90.16	14.55	109.66	39.66	186.67	92.06 to 108.36	37,270	33,601
1900 TO 1919	94	96.75	101.81	91.68	19.04	111.05	55.78	241.25	94.77 to 100.02	43,257	39,659
1920 TO 1939	23	96.29	95.80	90.22	8.24	106.19	70.32	116.02	93.83 to 99.22	54,193	48,891
1940 TO 1949	12	93.34	90.74	90.28	8.98	100.51	64.44	105.63	85.54 to 99.56	44,820	40,463
1950 TO 1959	19	94.21	90.38	86.93	9.34	103.96	68.72	109.72	82.17 to 98.19	73,494	63,892
1960 TO 1969	25	94.52	96.52	92.96	9.51	103.84	73.71	145.16	92.38 to 98.87	70,371	65,415
1970 TO 1979	16	83.74	83.04	83.49	10.08	99.46	60.64	100.18	76.25 to 92.93	92,093	76,886
1980 TO 1989	12	95.21	99.35	94.77	14.52	104.83	69.48	167.28	88.37 to 99.24	84,491	80,076
1990 TO 1994	10	95.80	95.75	93.66	4.47	102.24	89.83	111.67	90.59 to 98.36	106,840	100,062
1995 TO 1999	6	94.02	97.32	95.38	6.25	102.04	90.66	110.21	90.66 to 110.21	117,500	112,068
2000 TO Present	7	85.82	88.05	84.38	11.74	104.35	75.15	109.13	75.15 to 109.13	159,998	135,007
ALL	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

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	11	100.63	112.78	107.05	33.66	105.35	52.83	186.67	61.20 to 178.15	2,410	2,580
5000 TO 9999	17	99.21	109.40	107.83	30.25	101.45	36.00	241.25	87.00 to 124.90	6,705	7,231
Total \$											
1 TO 9999	28	99.92	110.73	107.69	31.60	102.82	36.00	241.25	94.43 to 111.67	5,018	5,403
10000 TO 29999	60	98.95	100.32	100.43	20.79	99.89	10.71	194.95	96.14 to 104.92	19,651	19,734
30000 TO 59999	80	95.55	93.62	93.37	11.79	100.28	55.78	131.43	92.49 to 97.31	43,187	40,322
60000 TO 99999	63	92.93	89.99	90.29	9.58	99.67	39.66	111.46	88.71 to 95.42	77,954	70,387
100000 TO 149999	27	89.83	86.84	86.71	9.38	100.15	60.43	106.58	80.68 to 92.82	126,701	109,857
150000 TO 249999	12	85.48	84.33	84.52	9.57	99.77	68.72	99.05	72.43 to 92.65	168,925	142,773
250000 TO 499999	2	70.34	70.34	71.42	11.89	98.50	61.98	78.71	N/A	292,500	208,890
ALL	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	272	MEDIAN:	95	COV:	26.38	95% Median C.I.:	93.50 to 96.00
TOTAL Sales Price:	15,680,811	WGT. MEAN:	90	STD:	24.99	95% Wgt. Mean C.I.:	87.58 to 91.73
TOTAL Adj.Sales Price:	15,718,811	MEAN:	95	AVG.ABS.DEV:	15.18	95% Mean C.I.:	91.79 to 97.73
TOTAL Assessed Value:	14,092,855						
AVG. Adj. Sales Price:	57,789	COD:	15.98	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	51,811	PRD:	105.70	MIN Sales Ratio:	10.71		

(!: 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	15	94.38	84.84	57.95	38.63	146.40	10.71	178.15	52.83 to 111.67	4,126	2,391
5000 TO 9999	15	97.07	93.14	76.35	24.70	121.98	29.00	186.67	62.68 to 105.00	9,253	7,065
Total \$											
1 TO 9999	30	96.14	88.99	70.68	31.57	125.91	10.71	186.67	62.68 to 101.65	6,689	4,728
10000 TO 29999	65	98.35	101.81	92.59	19.51	109.96	39.66	241.25	95.00 to 99.63	21,894	20,272
30000 TO 59999	83	95.63	96.19	92.95	13.79	103.48	55.15	194.95	92.49 to 97.31	46,239	42,981
60000 TO 99999	62	93.02	91.83	90.33	8.78	101.66	60.43	121.24	89.59 to 95.71	85,073	76,843
100000 TO 149999	25	90.65	88.34	87.34	9.79	101.14	68.72	110.21	81.06 to 94.49	140,038	122,315
150000 TO 249999	6	90.79	87.39	85.44	8.71	102.29	61.98	99.05	61.98 to 99.05	191,933	163,989
250000 TO 499999	1	78.71	78.71	78.71			78.71	78.71	N/A	330,000	259,735
ALL											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	79.00	78.19	75.20	34.66	103.97	10.71	178.15	56.25 to 94.43	22,522	16,937
10	6	101.55	117.58	90.13	30.65	130.46	60.64	241.25	60.64 to 241.25	30,358	27,362
20	71	96.15	102.22	94.60	16.72	108.06	55.78	194.92	94.77 to 98.75	34,930	33,044
30	148	94.66	94.07	89.48	12.18	105.13	39.66	194.95	92.06 to 96.10	69,020	61,757
40	16	93.26	91.66	89.46	9.37	102.46	61.98	109.13	85.13 to 100.18	133,956	119,835
ALL											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	79.00	78.19	75.20	34.66	103.97	10.71	178.15	56.25 to 94.43	22,522	16,937
100	9	100.00	95.29	97.73	10.40	97.50	62.68	111.67	76.25 to 109.13	24,543	23,986
101	158	95.37	98.03	91.36	13.70	107.30	55.78	241.25	94.21 to 96.29	60,481	55,253
102	25	98.45	98.70	88.02	15.93	112.13	60.43	194.95	92.60 to 103.22	72,944	64,208
104	39	92.65	93.15	86.84	14.87	107.26	39.66	187.00	85.82 to 97.32	62,321	54,122
106	3	80.45	83.12	85.42	9.33	97.30	73.19	95.71	N/A	73,333	62,641
111	7	90.86	93.78	93.29	7.97	100.52	80.04	111.46	80.04 to 111.46	109,928	102,557
ALL											
	272	95.00	94.76	89.66	15.98	105.70	10.71	241.25	93.50 to 96.00	57,789	51,811

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:	272	MEDIAN:	95	COV:	26.38	95% Median C.I.:	93.50 to 96.00
TOTAL Sales Price:	15,680,811	WGT. MEAN:	90	STD:	24.99	95% Wgt. Mean C.I.:	87.58 to 91.73
TOTAL Adj.Sales Price:	15,718,811	MEAN:	95	AVG.ABS.DEV:	15.18	95% Mean C.I.:	91.79 to 97.73
TOTAL Assessed Value:	14,092,855						
AVG. Adj. Sales Price:	57,789	COD:	15.98	MAX Sales Ratio:	241.25		
AVG. Assessed Value:	51,811	PRD:	105.70	MIN Sales Ratio:	10.71		

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(!: Derived)

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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)	31	79.00	78.19	75.20	34.66	103.97	10.71	178.15	56.25 to 94.43	22,522	16,937
10	3	100.63	104.18	100.94	12.55	103.20	87.00	124.90	N/A	5,833	5,888
20	27	99.14	110.12	93.87	25.43	117.32	60.64	241.25	93.83 to 110.86	23,292	21,864
25	1	96.48	96.48	96.48			96.48	96.48	N/A	33,000	31,840
30	106	96.12	97.53	92.22	14.77	105.75	39.66	194.95	94.58 to 97.57	40,976	37,790
35	1	93.85	93.85	93.85			93.85	93.85	N/A	97,000	91,030
40	90	93.66	92.83	89.44	10.04	103.79	60.43	129.83	90.09 to 95.90	89,159	79,742
50	13	92.65	90.98	88.16	7.92	103.20	75.15	109.13	78.71 to 98.49	144,337	127,255
<u>ALL</u>	<u>272</u>	<u>95.00</u>	<u>94.76</u>	<u>89.66</u>	<u>15.98</u>	<u>105.70</u>	<u>10.71</u>	<u>241.25</u>	<u>93.50 to 96.00</u>	<u>57,789</u>	<u>51,811</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	62	MEDIAN:	95	COV:	37.00	95% Median C.I.:	93.01 to 96.61
TOTAL Sales Price:	3,966,503	WGT. MEAN:	92	STD:	35.50	95% Wgt. Mean C.I.:	88.91 to 95.94
TOTAL Adj.Sales Price:	4,137,503	MEAN:	96	AVG.ABS.DEV:	16.74	95% Mean C.I.:	87.09 to 104.77
TOTAL Assessed Value:	3,824,010						
AVG. Adj. Sales Price:	66,733	COD:	17.57	MAX Sales Ratio:	291.56		
AVG. Assessed Value:	61,677	PRD:	103.79	MIN Sales Ratio:	38.67		

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

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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	6	95.50	99.51	97.15	5.42	102.42	93.01	118.31	93.01 to 118.31	46,408	45,087
10/01/02 TO 12/31/02	5	94.68	92.36	92.89	8.20	99.43	71.88	106.90	N/A	103,000	95,678
01/01/03 TO 03/31/03	3	96.48	112.86	111.00	18.96	101.67	93.61	148.48	N/A	21,666	24,050
04/01/03 TO 06/30/03	3	97.48	96.46	96.28	1.91	100.19	93.16	98.74	N/A	64,000	61,616
07/01/03 TO 09/30/03	6	97.51	116.73	98.12	20.92	118.96	95.61	216.10	95.61 to 216.10	61,591	60,436
10/01/03 TO 12/31/03	7	95.00	89.32	93.30	8.11	95.74	61.73	99.39	61.73 to 99.39	53,758	50,155
01/01/04 TO 03/31/04	5	93.02	75.02	70.07	22.62	107.07	38.67	96.85	N/A	40,239	28,194
04/01/04 TO 06/30/04	6	96.72	122.76	97.03	40.74	126.52	57.50	291.56	57.50 to 291.56	179,916	174,569
07/01/04 TO 09/30/04	5	96.62	92.36	89.31	7.84	103.41	76.97	101.63	N/A	89,500	79,934
10/01/04 TO 12/31/04	4	85.21	83.16	82.89	9.79	100.32	69.86	92.33	N/A	56,000	46,416
01/01/05 TO 03/31/05	8	86.70	93.64	92.01	24.19	101.77	58.68	153.36	58.68 to 153.36	35,125	32,320
04/01/05 TO 06/30/05	4	70.06	70.01	66.77	21.93	104.86	49.18	90.75	N/A	27,000	18,027
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	96.00	99.22	95.76	8.18	103.62	71.88	148.48	93.16 to 99.73	61,791	59,171
07/01/03 TO 06/30/04	24	96.28	101.55	93.86	22.73	108.20	38.67	291.56	94.20 to 97.47	84,439	79,253
07/01/04 TO 06/30/05	21	86.67	86.84	86.37	17.79	100.54	49.18	153.36	76.97 to 96.62	50,500	43,619
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	19	96.48	102.82	96.79	13.20	106.22	61.73	216.10	94.20 to 97.74	52,782	51,089
01/01/04 TO 12/31/04	20	94.64	95.30	90.86	23.02	104.89	38.67	291.56	79.76 to 96.85	97,609	88,686
<u>ALL</u>	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	41	95.91	100.22	93.65	19.60	107.02	38.67	291.56	92.33 to 97.47	86,822	81,306
BROCK	2	96.15	96.15	96.27	0.15	99.87	96.00	96.29	N/A	43,250	41,637
BROWNVILLE	3	58.68	67.82	52.73	25.69	128.62	49.77	95.00	N/A	34,833	18,366
JOHNSON	7	96.10	88.78	94.94	15.85	93.51	57.50	120.10	57.50 to 120.10	16,142	15,326
NEMAHA	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
PERU	6	94.60	89.87	86.04	11.95	104.45	61.73	106.90	61.73 to 106.90	23,966	20,620
RURAL	2	92.83	92.83	90.94	2.33	102.08	90.67	95.00	N/A	40,000	36,375
<u>ALL</u>	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

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:	62	MEDIAN:	95	COV:	37.00	95% Median C.I.:	93.01 to 96.61
TOTAL Sales Price:	3,966,503	WGT. MEAN:	92	STD:	35.50	95% Wgt. Mean C.I.:	88.91 to 95.94
TOTAL Adj.Sales Price:	4,137,503	MEAN:	96	AVG.ABS.DEV:	16.74	95% Mean C.I.:	87.09 to 104.77
TOTAL Assessed Value:	3,824,010						
AVG. Adj. Sales Price:	66,733	COD:	17.57	MAX Sales Ratio:	291.56		
AVG. Assessed Value:	61,677	PRD:	103.79	MIN Sales Ratio:	38.67		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	60	95.76	96.03	92.45	17.97	103.87	38.67	291.56	93.01 to 96.62	67,625	62,521
2	2	92.83	92.83	90.94	2.33	102.08	90.67	95.00	N/A	40,000	36,375
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

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	58	95.96	96.21	92.49	18.38	104.02	38.67	291.56	93.02 to 96.62	69,379	64,169
2	4	92.83	91.94	90.04	3.30	102.10	87.08	95.00	N/A	28,375	25,550
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0010											
49-0501											
64-0023	9	96.10	90.41	95.52	12.36	94.66	57.50	120.10	71.88 to 99.39	22,166	21,173
64-0029	52	95.00	96.87	92.21	18.76	105.05	38.67	291.56	92.33 to 96.79	74,769	68,945
64-0032											
66-0111											
74-0056											
74-0501	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
NonValid School											
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

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:	62	MEDIAN:	95	COV:	37.00	95% Median C.I.:	93.01 to 96.61
TOTAL Sales Price:	3,966,503	WGT. MEAN:	92	STD:	35.50	95% Wgt. Mean C.I.:	88.91 to 95.94
TOTAL Adj.Sales Price:	4,137,503	MEAN:	96	AVG.ABS.DEV:	16.74	95% Mean C.I.:	87.09 to 104.77
TOTAL Assessed Value:	3,824,010						
AVG. Adj. Sales Price:	66,733	COD:	17.57	MAX Sales Ratio:	291.56		
AVG. Assessed Value:	61,677	PRD:	103.79	MIN Sales Ratio:	38.67		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	95.63	94.71	95.73	2.90	98.93	87.08	99.39	87.08 to 99.39	136,187	130,374
Prior TO 1860											
1860 TO 1899	2	73.12	73.12	55.64	31.94	131.42	49.77	96.48	N/A	45,750	25,455
1900 TO 1919	20	92.68	92.93	88.25	22.71	105.30	38.67	216.10	80.00 to 97.74	30,009	26,484
1920 TO 1939	7	97.54	126.29	101.47	42.39	124.45	61.73	291.56	61.73 to 291.56	38,042	38,603
1940 TO 1949	2	81.18	81.18	81.16	1.27	100.02	80.15	82.20	N/A	53,325	43,280
1950 TO 1959	6	96.07	89.97	92.30	7.81	97.48	60.12	97.80	60.12 to 97.80	100,083	92,375
1960 TO 1969	8	94.31	92.86	93.99	18.59	98.80	58.68	153.36	58.68 to 153.36	87,107	81,868
1970 TO 1979	3	99.73	98.68	98.02	2.32	100.67	94.68	101.63	N/A	44,333	43,455
1980 TO 1989	3	94.20	89.15	84.61	6.84	105.37	76.97	96.29	N/A	99,000	83,763
1990 TO 1994	2	98.00	98.00	99.26	1.95	98.73	96.09	99.91	N/A	103,000	102,235
1995 TO 1999	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
2000 TO Present											
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

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	95.00	126.69	143.09	49.41	88.53	71.88	291.56	N/A	3,200	4,579
5000 TO 9999	6	98.81	114.39	112.48	31.93	101.70	57.50	216.10	57.50 to 216.10	5,750	6,467
Total \$											
1 TO 9999	11	95.00	119.98	122.18	40.77	98.20	57.50	291.56	71.88 to 216.10	4,590	5,609
10000 TO 29999	10	94.75	88.18	86.04	27.16	102.49	38.67	148.48	58.68 to 118.31	19,294	16,600
30000 TO 59999	24	94.44	91.50	91.02	10.60	100.52	49.18	153.36	86.67 to 96.85	42,404	38,597
60000 TO 99999	10	96.19	89.96	89.55	8.38	100.45	49.77	99.73	79.76 to 98.74	72,800	65,191
150000 TO 249999	5	95.61	92.42	92.36	5.55	100.06	76.97	99.91	N/A	171,071	158,004
250000 TO 499999	1	92.28	92.28	92.28			92.28	92.28	N/A	418,000	385,750
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

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:	62	MEDIAN:	95	COV:	37.00	95% Median C.I.:	93.01 to 96.61
TOTAL Sales Price:	3,966,503	WGT. MEAN:	92	STD:	35.50	95% Wgt. Mean C.I.:	88.91 to 95.94
TOTAL Adj.Sales Price:	4,137,503	MEAN:	96	AVG.ABS.DEV:	16.74	95% Mean C.I.:	87.09 to 104.77
TOTAL Assessed Value:	3,824,010						
AVG. Adj. Sales Price:	66,733	COD:	17.57	MAX Sales Ratio:	291.56		
AVG. Assessed Value:	61,677	PRD:	103.79	MIN Sales Ratio:	38.67		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	87.50	82.40	80.93	14.40	101.81	57.50	95.00	57.50 to 95.00	3,583	2,900
5000 TO 9999	4	98.81	94.86	88.80	16.19	106.83	61.73	120.10	N/A	7,700	6,837
Total \$											
1 TO 9999	10	95.00	87.38	85.56	14.91	102.13	57.50	120.10	61.73 to 101.63	5,230	4,475
10000 TO 29999	17	93.02	106.18	85.73	40.23	123.84	38.67	291.56	60.12 to 118.31	23,685	20,305
30000 TO 59999	20	95.29	89.63	87.81	7.83	102.08	49.77	97.93	86.67 to 97.15	48,760	42,814
60000 TO 99999	8	96.92	103.20	100.13	9.43	103.06	90.67	153.36	90.67 to 153.36	69,875	69,966
100000 TO 149999	1	76.97	76.97	76.97			76.97	76.97	N/A	175,000	134,690
150000 TO 249999	4	96.11	96.28	96.32	2.06	99.96	93.01	99.91	N/A	170,089	163,832
250000 TO 499999	1	92.28	92.28	92.28			92.28	92.28	N/A	418,000	385,750
500000 +	1	96.26	96.26	96.26			96.26	96.26	N/A	875,000	842,275
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	95.63	94.71	95.73	2.90	98.93	87.08	99.39	87.08 to 99.39	136,187	130,374
10	12	88.60	83.24	86.24	14.47	96.53	38.67	96.62	79.76 to 96.29	38,887	33,535
15	2	64.69	64.69	63.89	11.11	101.25	57.50	71.88	N/A	4,500	2,875
20	39	96.09	101.72	92.20	21.26	110.33	49.18	291.56	93.01 to 97.80	64,727	59,676
30	1	94.68	94.68	94.68			94.68	94.68	N/A	48,000	45,445
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

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:	62	MEDIAN:	95	COV:	37.00	95% Median C.I.:	93.01 to 96.61
TOTAL Sales Price:	3,966,503	WGT. MEAN:	92	STD:	35.50	95% Wgt. Mean C.I.:	88.91 to 95.94
TOTAL Adj.Sales Price:	4,137,503	MEAN:	96	AVG.ABS.DEV:	16.74	95% Mean C.I.:	87.09 to 104.77
TOTAL Assessed Value:	3,824,010						
AVG. Adj. Sales Price:	66,733	COD:	17.57	MAX Sales Ratio:	291.56		
AVG. Assessed Value:	61,677	PRD:	103.79	MIN Sales Ratio:	38.67		

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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)	10	95.63	92.55	94.74	5.25	97.68	69.86	99.39	87.08 to 97.93	119,150	112,885
343	1	92.28	92.28	92.28			92.28	92.28	N/A	418,000	385,750
344	1	95.61	95.61	95.61			95.61	95.61	N/A	165,000	157,750
349	1	76.97	76.97	76.97			76.97	76.97	N/A	175,000	134,690
350	8	96.00	90.01	87.22	7.66	103.20	49.77	99.73	49.77 to 99.73	51,437	44,861
351	1	65.52	65.52	65.52			65.52	65.52	N/A	45,000	29,485
352	6	95.54	93.39	92.88	4.81	100.55	79.76	98.74	79.76 to 98.74	71,841	66,723
353	21	92.33	103.48	91.57	35.69	113.00	38.67	291.56	80.00 to 106.90	31,028	28,413
386	2	98.86	98.86	97.12	2.80	101.79	96.09	101.63	N/A	21,500	20,880
404	1	96.29	96.29	96.29			96.29	96.29	N/A	80,000	77,035
406	1	60.12	60.12	60.12			60.12	60.12	N/A	25,000	15,030
419	2	95.65	95.65	95.67	1.02	99.98	94.68	96.62	N/A	49,000	46,877
528	6	96.77	99.40	103.23	17.40	96.29	58.68	153.36	58.68 to 153.36	37,250	38,451
534	1	96.61	96.61	96.61			96.61	96.61	N/A	179,358	173,280
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	8	97.48	94.47	93.75	3.59	100.76	79.76	98.74	79.76 to 98.74	65,756	61,647
03	54	95.00	96.15	92.23	19.59	104.25	38.67	291.56	92.28 to 96.29	66,878	61,682
04											
ALL	62	95.30	95.93	92.42	17.57	103.79	38.67	291.56	93.01 to 96.61	66,733	61,677

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:	57	MEDIAN:	72	COV:	25.61	95% Median C.I.:	67.40 to 75.30	(!: Derived)
(AgLand) TOTAL Sales Price:	8,576,774	WGT. MEAN:	69	STD:	18.73	95% Wgt. Mean C.I.:	64.99 to 72.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,576,774	MEAN:	73	AVG.ABS.DEV:	13.32	95% Mean C.I.:	68.27 to 78.00	
(AgLand) TOTAL Assessed Value:	5,907,430							
AVG. Adj. Sales Price:	150,469	COD:	18.49	MAX Sales Ratio:	134.69			
AVG. Assessed Value:	103,639	PRD:	106.18	MIN Sales Ratio:	33.32			

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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	4	59.61	59.33	67.26	22.60	88.21	44.27	73.82	N/A	142,040	95,530
10/01/02 TO 12/31/02	1	72.69	72.69	72.69			72.69	72.69	N/A	64,000	46,520
01/01/03 TO 03/31/03	11	83.71	82.31	80.09	11.37	102.77	62.64	104.78	68.29 to 98.25	136,751	109,526
04/01/03 TO 06/30/03	2	70.52	70.52	71.47	13.09	98.66	61.29	79.75	N/A	78,072	55,800
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	8	73.90	83.20	65.04	30.81	127.92	50.58	134.69	50.58 to 134.69	247,981	161,276
01/01/04 TO 03/31/04	8	74.08	78.34	74.86	10.06	104.64	68.63	101.98	68.63 to 101.98	169,767	127,090
04/01/04 TO 06/30/04	6	64.92	67.50	66.61	7.36	101.33	61.68	75.30	61.68 to 75.30	209,334	139,443
07/01/04 TO 09/30/04	2	67.12	67.12	68.30	20.31	98.28	53.49	80.76	N/A	126,946	86,702
10/01/04 TO 12/31/04	7	70.85	75.01	64.65	21.77	116.04	53.07	103.97	53.07 to 103.97	72,359	46,779
01/01/05 TO 03/31/05	3	71.79	65.06	63.79	9.92	101.99	51.01	72.38	N/A	135,199	86,246
04/01/05 TO 06/30/05	5	51.81	52.07	49.83	21.32	104.50	33.32	73.45	N/A	104,038	51,840
<u>Study Years</u>											
07/01/02 TO 06/30/03	18	75.38	75.36	76.12	15.44	99.00	44.27	104.78	68.29 to 84.01	127,365	96,946
07/01/03 TO 06/30/04	22	72.65	77.15	68.37	17.77	112.84	50.58	134.69	63.32 to 80.40	209,000	142,890
07/01/04 TO 06/30/05	17	64.85	65.58	60.42	22.74	108.54	33.32	103.97	51.81 to 76.63	99,188	59,929
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	21	79.75	81.52	71.53	18.47	113.98	50.58	134.69	67.40 to 85.52	173,536	124,124
01/01/04 TO 12/31/04	23	72.03	73.52	69.76	14.38	105.39	53.07	103.97	64.85 to 76.63	146,719	102,358
<u>ALL</u>											
	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	8,576,774	MEAN:	73	AVG.ABS.DEV:	13.32	95% Mean C.I.:	68.27 to 78.00	
(AgLand) TOTAL Assessed Value:	5,907,430							
AVG. Adj. Sales Price:	150,469	COD:	18.49	MAX Sales Ratio:	134.69			
AVG. Assessed Value:	103,639	PRD:	106.18	MIN Sales Ratio:	33.32			

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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	
3717	1	53.07	53.07	53.07			53.07	53.07	N/A	147,220	78,130	
3939	1	71.77	71.77	71.77			71.77	71.77	N/A	230,000	165,065	
3941	7	90.63	94.01	77.13	24.99	121.89	63.16	134.69	63.16 to 134.69	97,006	74,820	
3943	7	62.01	61.71	62.86	12.90	98.17	44.27	73.45	44.27 to 73.45	266,573	167,558	
3945	3	98.25	83.11	57.79	16.94	143.80	50.58	100.51	N/A	189,641	109,603	
3953	2	67.48	67.48	67.29	18.18	100.28	55.21	79.75	N/A	87,509	58,885	
3955	7	64.85	66.68	71.21	16.47	93.64	47.45	87.05	47.45 to 87.05	128,045	91,182	
3957	4	77.85	77.37	70.16	17.75	110.28	51.81	101.98	N/A	124,697	87,487	
3959	7	73.28	72.87	75.16	8.45	96.95	58.44	84.45	58.44 to 84.45	130,076	97,767	
4175	2	50.36	50.36	49.84	33.84	101.06	33.32	67.40	N/A	97,000	48,340	
4177	5	72.38	69.13	66.93	13.10	103.29	43.34	83.71	N/A	140,799	94,239	
4179	1	73.82	73.82	73.82			73.82	73.82	N/A	222,500	164,250	
4181	7	70.85	74.42	71.50	15.63	104.08	61.29	104.78	61.29 to 104.78	132,887	95,015	
4183	3	79.39	80.62	81.41	3.60	99.03	76.95	85.52	N/A	184,731	150,390	
____ALL____	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
8100	16	74.49	71.62	68.93	19.08	103.91	47.45	100.51	53.49 to 85.52	146,354	100,884	
8200	8	72.34	74.35	71.95	13.91	103.33	61.29	104.78	61.29 to 104.78	144,089	103,670	
8300	33	71.79	73.57	68.16	19.04	107.94	33.32	134.69	67.40 to 75.30	154,011	104,967	
____ALL____	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	
____ALL____	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	8,576,774	MEAN:	73	AVG.ABS.DEV:	13.32	95% Mean C.I.:	68.27 to 78.00	
(AgLand) TOTAL Assessed Value:	5,907,430							
AVG. Adj. Sales Price:	150,469	COD:	18.49	MAX Sales Ratio:	134.69			
AVG. Assessed Value:	103,639	PRD:	106.18	MIN Sales Ratio:	33.32			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
49-0010	1	33.32	33.32	33.32			33.32	33.32	N/A	100,000	33,320	
49-0501	2	67.46	67.46	66.99	6.38	100.71	63.16	71.77	N/A	258,750	173,327	
64-0023	17	75.30	83.65	77.83	16.53	107.48	66.51	134.69	71.79 to 90.63	114,807	89,350	
64-0029	20	69.75	69.35	63.73	19.66	108.83	44.27	101.98	55.21 to 79.25	179,565	114,429	
64-0032	4	58.07	62.66	69.86	20.99	89.69	47.45	87.05	N/A	109,125	76,232	
66-0111												
74-0056												
74-0501	13	70.85	72.35	71.47	15.37	101.23	43.34	104.78	61.68 to 84.01	152,286	108,844	
NonValid School												
ALL	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	4	102.98	97.18	94.86	16.48	102.45	58.44	124.33	N/A	20,576	19,518	
30.01 TO 50.00	8	63.07	64.42	61.90	19.61	104.06	44.27	90.63	44.27 to 90.63	61,225	37,900	
50.01 TO 100.00	20	73.07	73.13	68.60	20.65	106.60	33.32	134.69	62.64 to 79.75	97,036	66,564	
100.01 TO 180.00	21	72.38	74.14	73.03	11.29	101.52	51.01	104.78	68.29 to 80.76	203,062	148,299	
180.01 TO 330.00	2	66.39	66.39	66.16	4.86	100.34	63.16	69.61	N/A	268,750	177,810	
330.01 TO 650.00	2	56.14	56.14	57.44	9.91	97.74	50.58	61.70	N/A	631,062	362,477	
ALL	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	18	72.54	77.60	72.88	18.38	106.47	51.81	134.69	64.85 to 87.05	155,931	113,647	
DRY-N/A	28	71.44	70.64	67.27	15.15	105.00	43.34	104.78	62.01 to 75.03	179,441	120,717	
GRASS	2	76.22	76.22	76.74	4.63	99.32	72.69	79.75	N/A	75,072	57,610	
GRASS-N/A	9	62.64	71.28	61.54	35.20	115.83	33.32	124.33	47.45 to 103.97	66,167	40,717	
ALL	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	8,576,774	MEAN:	73	AVG.ABS.DEV:	13.32	95% Mean C.I.:	68.27 to 78.00		(!: land+NAT=0)
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AVG. Adj. Sales Price:	150,469	COD:	18.49	MAX Sales Ratio:	134.69				
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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	31	72.03	75.32	71.22	14.27	105.76	51.81	134.69	68.29 to 79.25	183,290	130,531
DRY-N/A	15	68.63	69.31	64.18	21.46	108.00	43.34	104.78	53.49 to 80.40	143,274	91,951
GRASS	5	72.69	68.41	73.51	15.84	93.06	47.45	83.71	N/A	68,809	50,581
GRASS-N/A	6	69.64	75.32	56.97	37.81	132.22	33.32	124.33	33.32 to 124.33	66,934	38,129
ALL	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639

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	46	71.91	73.36	69.28	16.41	105.88	43.34	134.69	67.40 to 75.30	170,241	117,951
GRASS	10	74.66	76.06	69.44	23.60	109.53	47.45	124.33	51.01 to 103.97	64,565	44,836
GRASS-N/A	1	33.32	33.32	33.32			33.32	33.32	N/A	100,000	33,320
ALL	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	101.98	97.85	95.99	13.60	101.94	58.44	124.33	N/A	20,561	19,736
30000 TO 59999	5	76.63	74.03	72.58	12.67	101.99	47.45	90.63	N/A	46,090	33,452
60000 TO 99999	11	67.40	74.04	73.44	23.00	100.82	44.27	134.69	55.21 to 98.25	76,993	56,546
100000 TO 149999	15	72.38	70.50	70.11	16.90	100.56	33.32	104.78	53.49 to 80.76	121,212	84,986
150000 TO 249999	13	71.77	70.12	70.76	13.64	99.10	43.34	87.05	61.68 to 84.45	203,953	144,308
250000 TO 499999	7	69.61	66.27	64.62	8.78	102.56	50.58	75.30	50.58 to 75.30	306,947	198,339
500000 +	1	61.70	61.70	61.70			61.70	61.70	N/A	778,375	480,290
ALL	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639

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Base Stat

State Stat Run

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	9	90.63	83.13	72.66	25.01	114.41	44.27	124.33	47.45 to 103.97	32,051	23,289	
30000 TO 59999	8	63.75	63.18	60.54	15.79	104.35	33.32	80.40	33.32 to 80.40	73,017	44,208	
60000 TO 99999	19	72.38	72.98	69.33	18.59	105.26	43.34	134.69	53.49 to 79.75	115,677	80,201	
100000 TO 149999	7	73.28	77.64	75.18	13.60	103.27	63.32	104.78	63.32 to 104.78	175,013	131,580	
150000 TO 249999	13	71.77	71.01	69.06	10.17	102.83	50.58	87.05	62.01 to 79.39	269,448	186,075	
250000 TO 499999	1	61.70	61.70	61.70			61.70	61.70	N/A	778,375	480,290	
ALL _____	57	72.03	73.13	68.88	18.49	106.18	33.32	134.69	67.40 to 75.30	150,469	103,639	

2006 Assessment Survey for Nemaha County

I. General Office Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **0**
3. Other full-time employees: **0**
4. Other part-time employees: **1**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$100,527.00**
 - a. Does this include employee benefits? **Yes. This includes social security and health benefits.**
7. Part of the budget that is dedicated to the computer system: **None. Data processing pays for new equipment and software.**
8. Adopted budget, or granted budget if different from above: **\$100,932.73**
 - a. Does this amount include employee benefits? **Yes. This includes social security and health benefits.**
9. Amount of total budget set aside for appraisal work: **\$14,420.00**
10. Amount of the total budget set aside for education/workshops: **\$1400.00**
11. Appraisal/Reappraisal budget, if not part of the total budget: **None**
12. Other miscellaneous funds: **None**
13. Total budget: **\$100,932.73**
 - a. Was any of last year's budget not used? **Only a minimal amount was not used. Assessor would guess this to be between \$50-100.**

B. Residential Appraisal Information

1. Data collection done by: **Assessor/Other**
2. Valuation done by: **Assessor and occasionally the contracted appraiser assists.**
3. Date of last appraisal: ¹ **2004**
4. Date of last “update”: ²
 - 2005- Res. Ag**
 - 2004-Res. Urban**
 - 2003-Res. Suburban**
 - 2003-Res. Rural**
5. Pickup work done by: ³
 - Res. Urban- Assessor**
 - Res. Ag- Contractor**
 - Res. Sub. & Res. Rural- Contractor**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	159	46		205

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **06-01-2005**
7. What was the last year the depreciation schedule for this property class was developed using market-derived information?
 - 2005- Res. Ag**
 - 2004-Res. Urban**
 - 2003-Res. Suburban**
 - 2003-Res. Rural**
8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴
 - 2005- Res. Ag**
 - 2004-Res. Urban**
 - 2003-Res. Suburban**
 - 2003-Res. Rural**
9. Number of market areas/neighborhoods for this property class:
 - Res. Urban- 2 (Auburn and the small towns)**
 - Res. Sub.- 1**
 - Res. Rural- 1**
 - Res. Ag- 3**

10. How are these defined? **The market areas are defined by geographical location.**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Contractor**
2. Valuation done by: **Assessor with contractor assistance**
3. Date of last appraisal: ¹
2005-Commercial
2001-Industrial
4. Date of last “update”: ² **No update completed**
5. Pickup work done by whom: ³ **Contractor**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	42	3		45
Industrial	1	0		1

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
2005-Commercial
2001-Industrial
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?
2005-Commercial
2003-Industrial
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵
2005- Commercial
Industrial- Income approach has not been used.
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **2005**
10. Number of market areas/neighborhoods for this property class?
Commercial- 2 (Auburn and small towns)
Industrial- 1 (all suburban Auburn)
11. How are these defined? **These market areas are defined by geographical location.**

D. Agricultural Appraisal Information

- 1. Data collection done by: **Contractor**
- 2. Valuation done by: **Assessor and contractor**
- 3. Date of last appraisal: ¹
2005- buildings
2003- land
- 4. Date of last “update”: ² **No update completed**
- 5. Pickup work done by whom: ³ **Contractor**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural		56		56

- 6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **Income approach was not used to estimate or establish market value.**
- 7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴
2005- buildings
2003- land
- 8. What is the date of the soil survey currently used? **1985**
- 9. What date was the last countywide land use study completed? **1998 with updates in 2003**
 - a. By what method? **Completed using a combination of physical inspections and FSA maps.**
 - b. By whom? **The contractor and the assessor.**
 - c. What proportion is complete / implemented at this time? **100% complete.**
- 10. Number of market areas/neighborhoods for this property class: **3 market areas**
- 11. How are these defined? **These are defined by geographical location.**
- 13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

E. Computer, Automation Information and GIS

1. Administrative software: **TerraScan**
2. CAMA software: **TerraScan**
3. Cadastral maps or GIS software: **Cadastral maps**
 - a. Who maintains the Cadastral Maps? **Deputy**
 - b. Who maintains the GIS software and maps? **No GIS software**
4. Personal Property software: **TerraScan**

F. Zoning Information

1. Does the county have zoning? **Yes**
 - a. If so, is the zoning county wide? **No**
 - b. What municipalities in the county are zoned? **City of Auburn**
- c. When was zoning implemented? **Unsure, but it is known to have occurred over 30 years ago.**

G. Contracted Services

1. Appraisal Services: **Ron Elliot**
2. Other Services: **None**

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

The county had numerous computer updates including a new server, new desk terminals, a new monitor and new programming for TerraScan.

II. Assessment Actions

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

- 1. Residential:** All rural residential properties were reappraised. A new depreciation pricing of 2005 was established and applied to the properties. All new construction was listed, measured, and valued.
- 2. Commercial:** All properties were reviewed for correctness of listings, and changes were made if needed. New pricing, sales analysis and new depreciation tables were established and applied. All new construction was listed, measured, and valued.
- 3. Agricultural:** A land use study began for 2006 using FSA slides and physical inspections when needed. Just over one third of the study is complete and will take approximately two years to finish. Areas 8200 and 8300 had a 5% increase for all soils, uses, and site values. A complete sales study will be necessary next year due to recently filed sales. All new rural houses and buildings were listed, measured, and valued.

Endnotes:

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

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

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

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

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

County 64 - Nemaha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,005	Value 434,971,845	Total Growth 3,992,810 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	419	1,233,615	64	387,850	44	209,110	527	1,830,575	
2. Res Improv Land	2,016	8,504,645	112	1,410,675	318	4,387,300	2,446	14,302,620	
3. Res Improvements	2,037	94,153,715	136	7,893,540	334	22,337,980	2,507	124,385,235	
4. Res Total	2,456	103,891,975	200	9,692,065	378	26,934,390	3,034	140,518,430	2,958,895
% of Total	80.94	73.93	6.59	6.89	12.45	19.16	50.52	32.30	74.10
5. Rec UnImp Land	0	0	3	137,535	2	33,965	5	171,500	
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	3	137,535	2	33,965	5	171,500	0
% of Total	0.00	0.00	60.00	80.19	40.00	19.80	0.08	0.03	0.00
Res+Rec Total	2,456	103,891,975	203	9,829,600	380	26,968,355	3,039	140,689,930	2,958,895
% of Total	80.81	73.84	6.67	6.98	12.50	19.16	50.60	32.34	74.10

County 64 - Nemaha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,005	Value 434,971,845	Total Growth 3,992,810 (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	71	335,250	2	72,750	2	14,335	75	422,335	
10. Comm Improv Land	332	2,191,315	16	135,145	11	98,715	359	2,425,175	
11. Comm Improvements	345	16,997,375	21	909,180	14	580,870	380	18,487,425	
12. Comm Total	416	19,523,940	23	1,117,075	16	693,920	455	21,334,935	256,735
% of Total	91.42	91.51	5.05	5.23	3.51	3.25	7.57	4.90	6.42
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	5	87,860	0	0	5	87,860	
15. Ind Improvements	0	0	5	5,242,375	0	0	5	5,242,375	
16. Ind Total	0	0	5	5,330,235	0	0	5	5,330,235	228,205
% of Total	0.00	0.00	***	***	0.00	0.00	0.08	1.22	5.71
Comm+Ind Total	416	19,523,940	28	6,447,310	16	693,920	5	5,330,235	228,205
% of Total	90.43	73.21	6.08	24.17	3.47	2.60	7.66	6.13	12.14
17. Taxable Total	2,872	123,415,915	231	16,276,910	396	27,662,275	3,499	167,355,100	3,443,835
% of Total	82.08	73.74	6.60	5.87	11.31	16.11	58.26	38.47	86

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	329	10,223,855	1,847,330	0	0	0
19. Commercial	199	7,667,750	3,662,680	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
Rural						
	Records	Value Base	Value Excess	Records	Total Value Base	Total Value Excess
18. Residential	0	0	0	329	10,223,855	1,847,330
19. Commercial	0	0	0	199	7,667,750	3,662,680
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				528	17,891,605	5,510,010

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	241	51	93	385

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	172,575	146	8,433,175	1,389	121,780,640	1,547	130,386,390
28. Ag-Improved Land	2	102,945	86	8,170,795	837	100,017,120	925	108,290,860
29. Ag-Improvements	2	221,705	87	2,922,100	870	25,795,690	959	28,939,495
30. Ag-Total Taxable							2,506	267,616,745

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	2,500	56	58.000	150,750	
33. HomeSite Improvements	1		204,225	58		2,282,695	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	7	105.860	46,770	
36. FarmSite Impr Land	1	1.000	1,050	56	105.410	106,635	
37. FarmSite Improv	2		17,480	82		639,405	
38. FarmSite Total							
39. Road & Ditches		2.550			309.840		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	7	7.000	18,125	7	7.000	18,125	
32. HomeSite Improv Land	528	546.000	1,415,325	585	605.000	1,568,575	
33. HomeSite Improvements	508		19,236,055	567		21,722,975	548,975
34. HomeSite Total				574	612.000	23,309,675	
35. FarmSite UnImp Land	30	237.530	129,370	37	343.390	176,140	
36. FarmSite Impr Land	645	1,623.010	1,633,545	702	1,729.420	1,741,230	
37. FarmSite Improv	841		6,559,635	925		7,216,520	0
38. FarmSite Total				962	2,072.810	9,133,890	
39. Road & Ditches		4,499.750			4,812.140		
40. Other-Non Ag Use		13.500	1,340		13.500	1,340	
41. Total Section VI				1,536	7,510.450	32,444,905	548,975

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	173.000	56,950
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	10	728.460	297,650	11	901.460	354,600

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 81

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	26.000	49,790	26.000	49,790
47. 2A1	0.000	0	49.000	60,025	1,489.000	1,788,615	1,538.000	1,848,640
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	14.000	12,600	168.000	155,700	182.000	168,300
50. 3A	0.000	0	0.000	0	45.000	73,085	45.000	73,085
51. 4A1	0.000	0	0.000	0	12.000	6,960	12.000	6,960
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	63.000	72,625	1,740.000	2,074,150	1,803.000	2,146,775
Dryland:								
54. 1D1	0.000	0	9.000	18,765	587.500	1,222,635	596.500	1,241,400
55. 1D	2.000	3,700	49.630	91,530	2,945.880	5,285,520	2,997.510	5,380,750
56. 2D1	0.000	0	1,093.100	1,040,620	13,798.050	16,420,450	14,891.150	17,461,070
57. 2D	0.000	0	161.570	251,240	930.030	1,347,510	1,091.600	1,598,750
58. 3D1	0.000	0	370.470	286,385	2,238.230	1,606,700	2,608.700	1,893,085
59. 3D	6.000	9,450	468.280	710,410	10,030.580	14,948,865	10,504.860	15,668,725
60. 4D1	14.000	11,970	398.320	318,900	4,198.190	3,316,740	4,610.510	3,647,610
61. 4D	0.000	0	136.500	89,190	890.590	578,265	1,027.090	667,455
62. Total	22.000	25,120	2,686.870	2,807,040	35,619.050	44,726,685	38,327.920	47,558,845
Grass:								
63. 1G1	0.000	0	0.000	0	16.000	14,430	16.000	14,430
64. 1G	0.000	0	25.000	14,890	603.440	462,120	628.440	477,010
65. 2G1	0.000	0	109.490	82,185	1,673.530	998,930	1,783.020	1,081,115
66. 2G	2.000	1,410	46.920	30,105	73.000	40,840	121.920	72,355
67. 3G1	0.000	0	97.000	48,340	183.900	67,535	280.900	115,875
68. 3G	7.000	4,130	211.330	110,150	1,261.250	723,270	1,479.580	837,550
69. 4G1	6.000	3,155	286.070	150,780	1,833.630	838,905	2,125.700	992,840
70. 4G	38.000	17,260	1,682.130	578,725	6,004.560	1,811,820	7,724.690	2,407,805
71. Total	53.000	25,955	2,457.940	1,015,175	11,649.310	4,957,850	14,160.250	5,998,980
72. Waste	0.000	0	54.660	2,510	515.920	17,510	570.580	20,020
73. Other	0.000	0	38.570	660	433.150	15,665	471.720	16,325
74. Exempt	0.000		116.000		233.420		349.420	
75. Total	75.000	51,075	5,301.040	3,898,010	49,957.430	51,791,860	55,333.470	55,740,945

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 82

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	44.000	90,860	44.000	90,860
46. 1A	0.000	0	0.000	0	8.490	12,480	8.490	12,480
47. 2A1	0.000	0	0.000	0	128.490	177,065	128.490	177,065
48. 2A	0.000	0	0.000	0	87.000	106,785	87.000	106,785
49. 3A1	0.000	0	0.000	0	66.920	64,890	66.920	64,890
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	14.000	10,540	14.000	10,540
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	348.900	462,620	348.900	462,620
Dryland:								
54. 1D1	13.000	23,530	108.000	195,690	356.400	639,825	477.400	859,045
55. 1D	6.000	8,005	160.350	212,220	4,736.150	6,027,300	4,902.500	6,247,525
56. 2D1	35.250	43,015	594.060	724,110	6,816.670	9,154,690	7,445.980	9,921,815
57. 2D	2.600	2,185	15.000	14,080	2,405.990	2,527,490	2,423.590	2,543,755
58. 3D1	5.160	3,485	332.670	276,640	3,654.160	3,280,235	3,991.990	3,560,360
59. 3D	1.000	1,265	62.150	78,530	12,856.660	13,566,645	12,919.810	13,646,440
60. 4D1	0.000	0	0.000	0	3,326.920	1,542,390	3,326.920	1,542,390
61. 4D	0.410	250	0.000	0	348.150	182,625	348.560	182,875
62. Total	63.420	81,735	1,272.230	1,501,270	34,501.100	36,921,200	35,836.750	38,504,205
Grass:								
63. 1G1	0.000	0	1.000	900	97.390	52,880	98.390	53,780
64. 1G	0.000	0	3.000	1,580	790.410	559,695	793.410	561,275
65. 2G1	0.000	0	31.980	10,715	899.330	605,040	931.310	615,755
66. 2G	0.000	0	1.000	740	451.690	268,500	452.690	269,240
67. 3G1	0.000	0	5.560	1,640	403.000	284,325	408.560	285,965
68. 3G	0.000	0	7.000	3,600	1,172.520	631,275	1,179.520	634,875
69. 4G1	0.000	0	0.000	0	1,429.770	652,975	1,429.770	652,975
70. 4G	0.000	0	3.000	1,545	1,771.670	570,380	1,774.670	571,925
71. Total	0.000	0	52.540	20,720	7,015.780	3,625,070	7,068.320	3,645,790
72. Waste	0.500	15	153.010	4,590	551.600	16,550	705.110	21,155
73. Other	0.000	0	3.500	0	5.000	0	8.500	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	63.920	81,750	1,481.280	1,526,580	42,422.380	41,025,440	43,967.580	42,633,770

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 83

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	11.000	26,070	63.000	149,310	74.000	175,380
46. 1A	0.000	0	12.000	22,920	154.000	262,560	166.000	285,480
47. 2A1	0.000	0	95.000	156,830	447.000	728,920	542.000	885,750
48. 2A	0.000	0	174.230	215,345	353.380	446,410	527.610	661,755
49. 3A1	0.000	0	15.720	19,805	758.000	852,390	773.720	872,195
50. 3A	0.000	0	30.000	35,700	0.000	0	30.000	35,700
51. 4A1	0.000	0	7.000	4,425	109.680	93,905	116.680	98,330
52. 4A	0.000	0	0.000	0	1.000	630	1.000	630
53. Total	0.000	0	344.950	481,095	1,886.060	2,534,125	2,231.010	3,015,220
Dryland:								
54. 1D1	0.000	0	225.880	483,890	1,262.460	2,547,725	1,488.340	3,031,615
55. 1D	4.000	6,940	601.350	1,057,845	7,939.600	13,560,400	8,544.950	14,625,185
56. 2D1	22.400	33,180	2,229.970	3,346,810	18,321.710	27,284,300	20,574.080	30,664,290
57. 2D	18.360	18,055	1,030.000	1,089,215	11,512.360	11,948,285	12,560.720	13,055,555
58. 3D1	18.000	15,480	1,407.810	1,304,395	27,811.390	24,497,015	29,237.200	25,816,890
59. 3D	30.000	32,400	1,549.330	1,673,275	17,308.150	20,241,375	18,887.480	21,947,050
60. 4D1	36.000	19,200	1,050.010	648,145	14,291.560	8,600,900	15,377.570	9,268,245
61. 4D	0.000	0	102.000	61,910	1,254.410	808,970	1,356.410	870,880
62. Total	128.760	125,255	8,196.350	9,665,485	99,701.640	109,488,970	108,026.750	119,279,710
Grass:								
63. 1G1	0.000	0	10.000	5,330	139.330	79,115	149.330	84,445
64. 1G	3.000	2,805	99.510	73,270	1,456.760	1,161,510	1,559.270	1,237,585
65. 2G1	2.000	730	255.200	145,785	3,637.600	2,536,995	3,894.800	2,683,510
66. 2G	6.200	2,465	187.080	119,700	3,766.120	2,093,435	3,959.400	2,215,600
67. 3G1	0.000	0	87.360	64,645	2,227.500	1,546,000	2,314.860	1,610,645
68. 3G	0.000	0	260.120	140,180	2,270.510	1,237,100	2,530.630	1,377,280
69. 4G1	16.000	6,320	140.490	61,725	6,173.170	2,734,220	6,329.660	2,802,265
70. 4G	7.000	1,470	313.210	110,385	6,785.260	2,311,575	7,105.470	2,423,430
71. Total	34.200	13,790	1,352.970	721,020	26,456.250	13,699,950	27,843.420	14,434,760
72. Waste	3.270	100	233.980	7,025	1,913.350	57,375	2,150.600	64,500
73. Other	0.000	0	20.000	600	51.000	2,335	71.000	2,935
74. Exempt	0.000		0.070		65.230		65.300	
75. Total	166.230	139,145	10,148.250	10,875,225	130,008.300	125,782,755	140,322.780	136,797,125

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	407.950	553,720	3,974.960	5,070,895	4,382.910	5,624,615
77.Dry Land	214.180	232,110	12,155.450	13,973,795	169,821.790	191,136,855	182,191.420	205,342,760
78.Grass	87.200	39,745	3,863.450	1,756,915	45,121.340	22,282,870	49,071.990	24,079,530
79.Waste	3.770	115	441.650	14,125	2,980.870	91,435	3,426.290	105,675
80.Other	0.000	0	62.070	1,260	489.150	18,000	551.220	19,260
81.Exempt	0.000	0	116.070	0	298.650	0	414.720	0
82.Total	305.150	271,970	16,930.570	16,299,815	222,388.110	218,600,055	239,623.830	235,171,840

2006 Agricultural Land Detail

County 64 - Nemaha

Market Area: **81**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	26.000	1.44%	49,790	2.32%	1,915.000
2A1	1,538.000	85.30%	1,848,640	86.11%	1,201.976
2A	0.000	0.00%	0	0.00%	0.000
3A1	182.000	10.09%	168,300	7.84%	924.725
3A	45.000	2.50%	73,085	3.40%	1,624.111
4A1	12.000	0.67%	6,960	0.32%	580.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	1,803.000	100.00%	2,146,775	100.00%	1,190.668
Dry:					
1D1	596.500	1.56%	1,241,400	2.61%	2,081.139
1D	2,997.510	7.82%	5,380,750	11.31%	1,795.073
2D1	14,891.150	38.85%	17,461,070	36.71%	1,172.580
2D	1,091.600	2.85%	1,598,750	3.36%	1,464.593
3D1	2,608.700	6.81%	1,893,085	3.98%	725.681
3D	10,504.860	27.41%	15,668,725	32.95%	1,491.569
4D1	4,610.510	12.03%	3,647,610	7.67%	791.151
4D	1,027.090	2.68%	667,455	1.40%	649.850
Dry Total	38,327.920	100.00%	47,558,845	100.00%	1,240.840
Grass:					
1G1	16.000	0.11%	14,430	0.24%	901.875
1G	628.440	4.44%	477,010	7.95%	759.038
2G1	1,783.020	12.59%	1,081,115	18.02%	606.339
2G	121.920	0.86%	72,355	1.21%	593.462
3G1	280.900	1.98%	115,875	1.93%	412.513
3G	1,479.580	10.45%	837,550	13.96%	566.072
4G1	2,125.700	15.01%	992,840	16.55%	467.064
4G	7,724.690	54.55%	2,407,805	40.14%	311.702
Grass Total	14,160.250	100.00%	5,998,980	100.00%	423.649
<hr/>					
Irrigated Total	1,803.000	3.26%	2,146,775	3.85%	1,190.668
Dry Total	38,327.920	69.27%	47,558,845	85.32%	1,240.840
Grass Total	14,160.250	25.59%	5,998,980	10.76%	423.649
Waste	570.580	1.03%	20,020	0.04%	35.087
Other	471.720	0.85%	16,325	0.03%	34.607
Exempt	349.420	0.63%			
Market Area Total	55,333.470	100.00%	55,740,945	100.00%	1,007.363

As Related to the County as a Whole

Irrigated Total	1,803.000	41.14%	2,146,775	38.17%	
Dry Total	38,327.920	21.04%	47,558,845	23.16%	
Grass Total	14,160.250	28.86%	5,998,980	24.91%	
Waste	570.580	16.65%	20,020	18.94%	
Other	471.720	85.58%	16,325	84.76%	
Exempt	349.420	84.25%			
Market Area Total	55,333.470	23.09%	55,740,945	23.70%	

2006 Agricultural Land Detail

County 64 - Nemaha

Market Area: **82**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	44.000	12.61%	90,860	19.64%	2,065.000
1A	8.490	2.43%	12,480	2.70%	1,469.964
2A1	128.490	36.83%	177,065	38.27%	1,378.044
2A	87.000	24.94%	106,785	23.08%	1,227.413
3A1	66.920	19.18%	64,890	14.03%	969.665
3A	0.000	0.00%	0	0.00%	0.000
4A1	14.000	4.01%	10,540	2.28%	752.857
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	348.900	100.00%	462,620	100.00%	1,325.938

Dry:

1D1	477.400	1.33%	859,045	2.23%	1,799.423
1D	4,902.500	13.68%	6,247,525	16.23%	1,274.354
2D1	7,445.980	20.78%	9,921,815	25.77%	1,332.506
2D	2,423.590	6.76%	2,543,755	6.61%	1,049.581
3D1	3,991.990	11.14%	3,560,360	9.25%	891.875
3D	12,919.810	36.05%	13,646,440	35.44%	1,056.241
4D1	3,326.920	9.28%	1,542,390	4.01%	463.608
4D	348.560	0.97%	182,875	0.47%	524.658
Dry Total	35,836.750	100.00%	38,504,205	100.00%	1,074.433

Grass:

1G1	98.390	1.39%	53,780	1.48%	546.600
1G	793.410	11.22%	561,275	15.40%	707.421
2G1	931.310	13.18%	615,755	16.89%	661.170
2G	452.690	6.40%	269,240	7.38%	594.755
3G1	408.560	5.78%	285,965	7.84%	699.933
3G	1,179.520	16.69%	634,875	17.41%	538.248
4G1	1,429.770	20.23%	652,975	17.91%	456.699
4G	1,774.670	25.11%	571,925	15.69%	322.271
Grass Total	7,068.320	100.00%	3,645,790	100.00%	515.793

Irrigated Total	348.900	0.79%	462,620	1.09%	1,325.938
Dry Total	35,836.750	81.51%	38,504,205	90.31%	1,074.433
Grass Total	7,068.320	16.08%	3,645,790	8.55%	515.793
Waste	705.110	1.60%	21,155	0.05%	30.002
Other	8.500	0.02%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	43,967.580	100.00%	42,633,770	100.00%	969.663

As Related to the County as a Whole

Irrigated Total	348.900	7.96%	462,620	8.22%	
Dry Total	35,836.750	19.67%	38,504,205	18.75%	
Grass Total	7,068.320	14.40%	3,645,790	15.14%	
Waste	705.110	20.58%	21,155	20.02%	
Other	8.500	1.54%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	43,967.580	18.35%	42,633,770	18.13%	

2006 Agricultural Land Detail

County 64 - Nemaha

Market Area: **83**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	74.000	3.32%	175,380	5.82%	2,370.000
1A	166.000	7.44%	285,480	9.47%	1,719.759
2A1	542.000	24.29%	885,750	29.38%	1,634.225
2A	527.610	23.65%	661,755	21.95%	1,254.250
3A1	773.720	34.68%	872,195	28.93%	1,127.274
3A	30.000	1.34%	35,700	1.18%	1,190.000
4A1	116.680	5.23%	98,330	3.26%	842.732
4A	1.000	0.04%	630	0.02%	630.000
Irrigated Total	2,231.010	100.00%	3,015,220	100.00%	1,351.504

Dry:

1D1	1,488.340	1.38%	3,031,615	2.54%	2,036.910
1D	8,544.950	7.91%	14,625,185	12.26%	1,711.558
2D1	20,574.080	19.05%	30,664,290	25.71%	1,490.433
2D	12,560.720	11.63%	13,055,555	10.95%	1,039.395
3D1	29,237.200	27.06%	25,816,890	21.64%	883.015
3D	18,887.480	17.48%	21,947,050	18.40%	1,161.989
4D1	15,377.570	14.23%	9,268,245	7.77%	602.711
4D	1,356.410	1.26%	870,880	0.73%	642.047
Dry Total	108,026.750	100.00%	119,279,710	100.00%	1,104.168

Grass:

1G1	149.330	0.54%	84,445	0.59%	565.492
1G	1,559.270	5.60%	1,237,585	8.57%	793.695
2G1	3,894.800	13.99%	2,683,510	18.59%	688.998
2G	3,959.400	14.22%	2,215,600	15.35%	559.579
3G1	2,314.860	8.31%	1,610,645	11.16%	695.785
3G	2,530.630	9.09%	1,377,280	9.54%	544.243
4G1	6,329.660	22.73%	2,802,265	19.41%	442.719
4G	7,105.470	25.52%	2,423,430	16.79%	341.065
Grass Total	27,843.420	100.00%	14,434,760	100.00%	518.426

Irrigated Total	2,231.010	1.59%	3,015,220	2.20%	1,351.504
Dry Total	108,026.750	76.98%	119,279,710	87.19%	1,104.168
Grass Total	27,843.420	19.84%	14,434,760	10.55%	518.426
Waste	2,150.600	1.53%	64,500	0.05%	29.991
Other	71.000	0.05%	2,935	0.00%	41.338
Exempt	65.300	0.05%			
Market Area Total	140,322.780	100.00%	136,797,125	100.00%	974.874

As Related to the County as a Whole

Irrigated Total	2,231.010	50.90%	3,015,220	53.61%	
Dry Total	108,026.750	59.29%	119,279,710	58.09%	
Grass Total	27,843.420	56.74%	14,434,760	59.95%	
Waste	2,150.600	62.77%	64,500	61.04%	
Other	71.000	12.88%	2,935	15.24%	
Exempt	65.300	15.75%			
Market Area Total	140,322.780	58.56%	136,797,125	58.17%	

2006 Agricultural Land Detail

County 64 - Nemaha

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	407.950	553,720	3,974.960	5,070,895
Dry	214.180	232,110	12,155.450	13,973,795	169,821.790	191,136,855
Grass	87.200	39,745	3,863.450	1,756,915	45,121.340	22,282,870
Waste	3.770	115	441.650	14,125	2,980.870	91,435
Other	0.000	0	62.070	1,260	489.150	18,000
Exempt	0.000	0	116.070	0	298.650	0
Total	305.150	271,970	16,930.570	16,299,815	222,388.110	218,600,055

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	4,382.910	5,624,615	4,382.910	1.83%	5,624,615	2.39%	1,283.306
Dry	182,191.420	205,342,760	182,191.420	76.03%	205,342,760	87.32%	1,127.071
Grass	49,071.990	24,079,530	49,071.990	20.48%	24,079,530	10.24%	490.698
Waste	3,426.290	105,675	3,426.290	1.43%	105,675	0.04%	30.842
Other	551.220	19,260	551.220	0.23%	19,260	0.01%	34.940
Exempt	414.720	0	414.720	0.17%	0	0.00%	0.000
Total	239,623.830	235,171,840	239,623.830	100.00%	235,171,840	100.00%	981.420

* Department of Property Assessment & Taxation Calculates

2005 PLAN OF ASSESSMENT FOR NEMAHA COUNTY ASSESSMENT YEARS 2006, 2007, 2008

June 15, 2005

TO: Nemaha County Board of Equalization

CC: Department of Property Assessment & Taxation

From: Lila Gottula, Nemaha County Assessor

Plan of Assessment Requirements:

Pursuant to Neb. Laws 205, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the (“plan”)), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for assessed value of real property for tax purposed is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Nebr. Rev. Stat. # 77-112 (Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual land for agricultural and horticultural land; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under # 77-1344 and 80% of its recapture value as defined in #77-1343 when the land is disqualified for special valuation under # 77-1347.
Reference, Neb. Rev. Stat. # 77-201 (R. S. Supp 2004).

General Description of Real Property in Nemaha County:

Per the 2005 Nemaha County Abstract, we consist of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,038	50%	32%
Commercial	452	7%	5%
Industrial	5	.50%	1%
Recreational	3	.50%	<1%
Agricultural	2,505	42%	62%
Special Value	0	0%	0%

Agricultural land - taxable acres 242,379 is the predominant property in the county. Of the predominant uses, crop acres make up 76% of the land uses

New Property: For assessment year, an estimated 355 building permits and/or information statements were filed for new property construction/additions or removals.

All the current resources, the current assessment procedures for real property information is available in the 2005 Reports & Opinions, Abstract and Assessor Survey. It would be repetitive to repeat it here.

Current Resources:

- A. Staff/Budget Training: Current Budget, which includes \$19,420 for Contract Appraisal work, is \$106,133. The staff consists of the Assessor, Deputy Assessor and one part time clerk that works 3 days a week.
- B. Cadastral Maps: The 1985 edition of cadastral maps in use have been kept current from all the transfer statement and subdivision/plats recorded. They show considerable wear and tear. Land use maps are of the same year with Mylar overlays to show soil from the 1983 Soil Conservation Study. We also use FSA slides to help with land use.
- C. Property Records Cards: Current Property Record Cards are a 1991 edition, which holds the history of each property from that time forward. All photo, sketches, property information, situs on all parcels now include the 911 addresses and current listing is in the computer and a computer property card can be and is printed for each parcel.
- D. Software for CAMA, Assessment Administration: Our computer system is Terra Scan from Lincoln, NE. This system is used by a number of Nebraska Counties. We have no GIS system at this time.
- E. Web Based: We do not have e-mail, consequentially no web site.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory: As Real Estate Transfers are received the property record cards, computer, and maps are changed as necessary or a split off is filed and changes are made to make records current with deeds or surveys filed. All sales are reviewed unless it's an obvious non-arms length transaction, such as immediate family, foreclosure, or to or

from a political subdivision. Building permits that are filed with the city of Auburn and occasionally from the small town plus information statements in the rural area are used to list and measure new construction or the removal of property. Some new construction is found as we review sales or that is observed by the assessor's office.

- B. Data Collection: Each time a certain class or subclass falls out of the required levels of value then a physical review is completed, whether it be City of Auburn, small towns, rural residential properties, agricultural land or commercial properties. Data is collected to bring the listing for each property as up to date as possible. We gather market and income data each time that commercial properties are revalued.
- C. Review assessment sales ratio studies before assessment actions: Once all sales are filed for the current years study then a computer generated sales study is done for each type of property with it being broken down by town, rural residential, agricultural land, commercial/industrial properties. We review this listing with the Field Liaison to match that the county and the state are using the same sales.
- D. Approaches to Value: We break down sales by type, quality and condition, grouping them together so depreciation can be set from the market.
 - 1) Market Approach: sales comparison: Our computer systems will do sales comparisons approach which we verify with the spreadsheet we do for each type of property.
 - 2) Cost Approach: The cost manual used is the Marshall-Swift pricing service that is also loaded into the computer. The date of the manual is June of 2004. The latest depreciation study is 2002 for Auburn, 2003 for small town and the rural properties.
 - 3) Income Approach; income and expense data collection/analysis is collected from the market with our Appraiser Ron Elliott doing this as he has the credentials to do so.
 - 4) Land valuation studies, establish market areas: All unimproved agricultural land sales are broke down by township, range, soils and use to determine if they are in the right land valuation area. Adjustments to the areas are sometimes required to make sure the ratios and statistical report is as close to market as can be established. Each sale is also reviewed to find any land use change that could have effect on the value.
- E. Reconciliation of Final Value and documentation: After all classes or subclasses are revalued they are compared to the sales studies to make sure the ratios and statistics are within the guidelines. The documentation is the sales analysis and any other information used to verify that the values are as correct as can be.
- F. Review assessment sales ratio studies after assessment action: Once all values are finalized new ratio reports are ran to verify that the values are within the guidelines.
- G. Notices and Public Relations: About a week prior to the notices being sent a article is published in the local newspaper stating what properties were revalued, why they were revalued and our level of values for all types of property. When the notices are received than they have some idea what was done and why. All taxpayers are invited into the office to review their property record card to make sure we have it correct.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	10.72	104.86
Commercial	96	15.96	103.36
Agricultural Land	75	15.02	103.44
Special Value Agland	00	00	00

COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2005 Reports & Opinions.

Assessment Actions Report for Nemaha for the 2005 year:

For residential properties the towns of Brock, Brownville and Johnson were reviewed and relisted if necessary and new pictures making sure the sketches were correct. The same depreciation schedule was used that was developed from the reappraisal of other small towns last year. We added an extra 10% depreciation for Brock to adjust for the difference in the market. The county builds the depreciation schedule by style of house, age and condition. The county completed a sales review for all residential and completed pick-up work.

For commercial property a revaluation of several occupancy codes within the commercial class of property. The occupancy codes of Apartments, Auto Showroom, Auto Dealers, Restaurants, Warehouse, Office Buildings, Service Garages, Warehouse Showroom and Hotels were revalued. These properties were revalued using a cost approach that used depreciation developed from the market. The county also completed a sales review and completed pick-up work

For agricultural property a complete revaluation of all farm homes and agricultural buildings was completed. This included an on-site inspection, new pictures and sketches where necessary. These properties were also valued using a cost approach with market-derived depreciation. As the agricultural land was in line with state guidelines no valuation change was necessary. A complete sales review and the pick-up work were completed.

Assessment Action Planned for Assessment Year 2006:

Residential (and/or subclasses): This year we'll be reviewing or make new listing on all rural residential, with a sales analysis of this subclass. New depreciation pricing of June 2005 will be established and applied to the properties. A sales analysis will be done on all residential property sales to make sure we are in compliance with state requirements. All new construction will be listed, measured and valued.

Commercial (and/or subclasses): All commercials will be review for the correctness of the listings, making the necessary changes. New pricing, sales analysis and new depreciation will be established and applied to the properties to bring them into compliance. All new construction will be listed measured and valued.

Agricultural Land (and/or subclasses): We will begin a land use study for 2006. Use of the FSA slides and physical inspection where necessary. This may be a two-year project. A sales analysis

of all agricultural land will be done and necessary changes made either by area or if needed new areas established so that agricultural land is in compliance. All new rural buildings will be listed, measured and valued.

Assessment Action Planned for Assessment Year 2007:

Residential (and/or subclasses): For this year we will review Auburn to make sure all listings and conditions are correct. A sales analysis will be completed with new depreciation set so new values can be established. A sales analysis will be completed for the whole county to make sure values are in compliance. All new construction will be listed, measured and valued.

Commercial (and/or subclasses): A sales analysis will be completed to make sure all commercials meet the state guidelines. All new construction will be listed, measured and valued.

Agricultural Land (and/or subclasses): The land use study and review will be completed and all changes made to all records as necessary, revalue land if necessary and new values established. A sales analysis will be completed to make sure all agricultural land is valued within the state guidelines. List, measure and value all new construction in the rural area.

Assessment Action Planned for Assessment Year 2008:

Residential (and/or subclasses): The plan for this year will be to review the small towns to make sure all listings and condition are correct. A sales analysis will be completed with new depreciation set so new values can be established. A sales analysis will be completed for the whole county to make sure the values are in compliance with the state guidelines. All new construction will be listed, measured and valued. Should a class or subclass be out of compliance it will be corrected.

Commercial (and/or subclasses): A sales analysis will be completed of all commercial sales, making sure the commercial properties are in compliance with state guidelines. All new construction will be listed, measured and valued. Should some of the occupancy codes not meet the guidelines they will be revalued. All new construction will be listed, measured and valued.

Agricultural Land (and/or subclasses): A complete sales analysis will be completed to make sure we are in compliance with the state guidelines. Should the analysis indicate that an area is out of compliance or area lines need to be changed we will react to the information the sales dictate. All new construction will be listed, measured and valued in the rural area.

During each of these years we will look at our sales and determine which type of property needs attention the most and focus on bringing our properties to the required market value. So these plans could change or be altered from year to year.

Other functions preformed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates and Ownership changes are an on going duty as deed or surveys are filed.

2. Annually prepare and file Assessor Administrative Reports required by law/regulations:
 - a. Abstracts (Real Property on March 19th, Personal Property on June 15): This is an accumulation of all values.
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update with abstract.
 - d. Certification of Value to Political Subdivision by August 20th.
 - e. School District Taxable Value Report to the PA&T and to all the schools.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer) also collect all the homestead application and verify ownership and value to the Department of Revenue.
 - g. Certificate of Taxes Levied Report-This report list all the values for each political subdivision, their levy and the amount of taxes to be collected.
 - h. Report of current values for properties owned by Board of Education Lands & Funds.
 - i. Report of all Exempt Property and Taxable Government Owner Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of 650 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 350 annual filings of applications, approval /denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for the tax list.
8. Tax Increment Financing - management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax List; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
11. Tax List Corrections - prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protest - assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - Attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required 60 hours in a four-year term, unless changed by the PA&T of continuing education to maintain assessor certification and/or appraiser license.

Conclusion:

The budget for this year will probably see a three or four percent increase to cover salary increases of the assessor, deputy assessor, and health insurance cost. Supplies, operating expense will be similar to the previous year. The contract for reappraisal will increase approximately 1.5%. The major factor in the budget will be the need for a new computer server, which will be approximately \$10,000 to \$12,000. This will become necessary as Terra Scan will no longer support our Windows NT 4.0 beginning in 2006 mainly because their major vendors have discontinued the support to Terra Scan.

Respectfully submitted:

Lila Gottula, Nemaha County Assessor

Date: July 14, 2005

Copy distribution: Copy to the county board of equalization on or before July 31 of each year. A Copy of the plan and any amendments to Department of Property Assessment & Taxation on or before October 31 of each year.

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

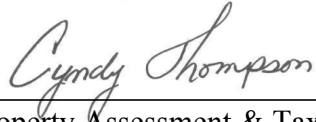
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

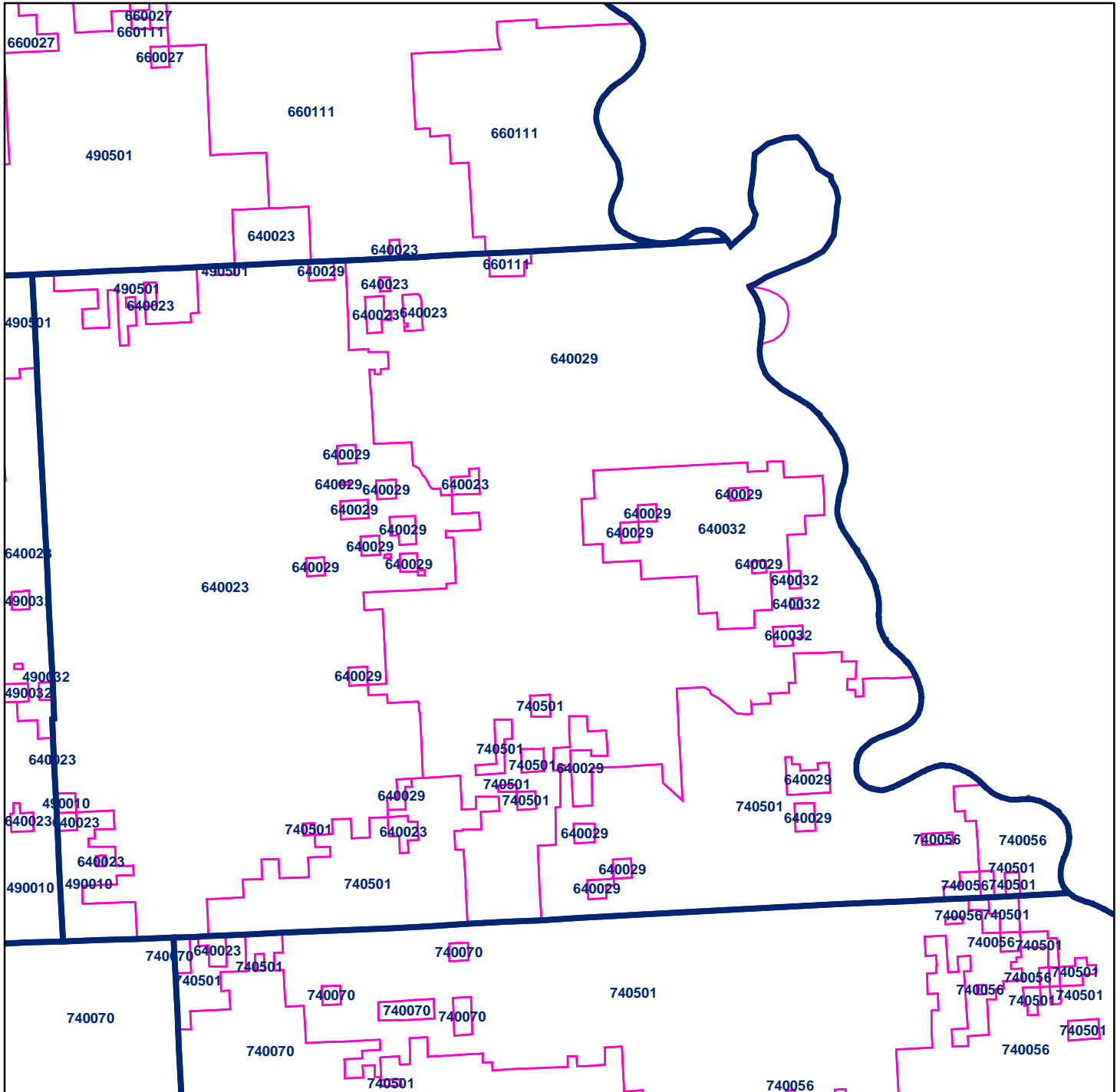
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Nemaha County County Assessor, by certified mail, return receipt requested, 7068 1160 0001 1212 9011.

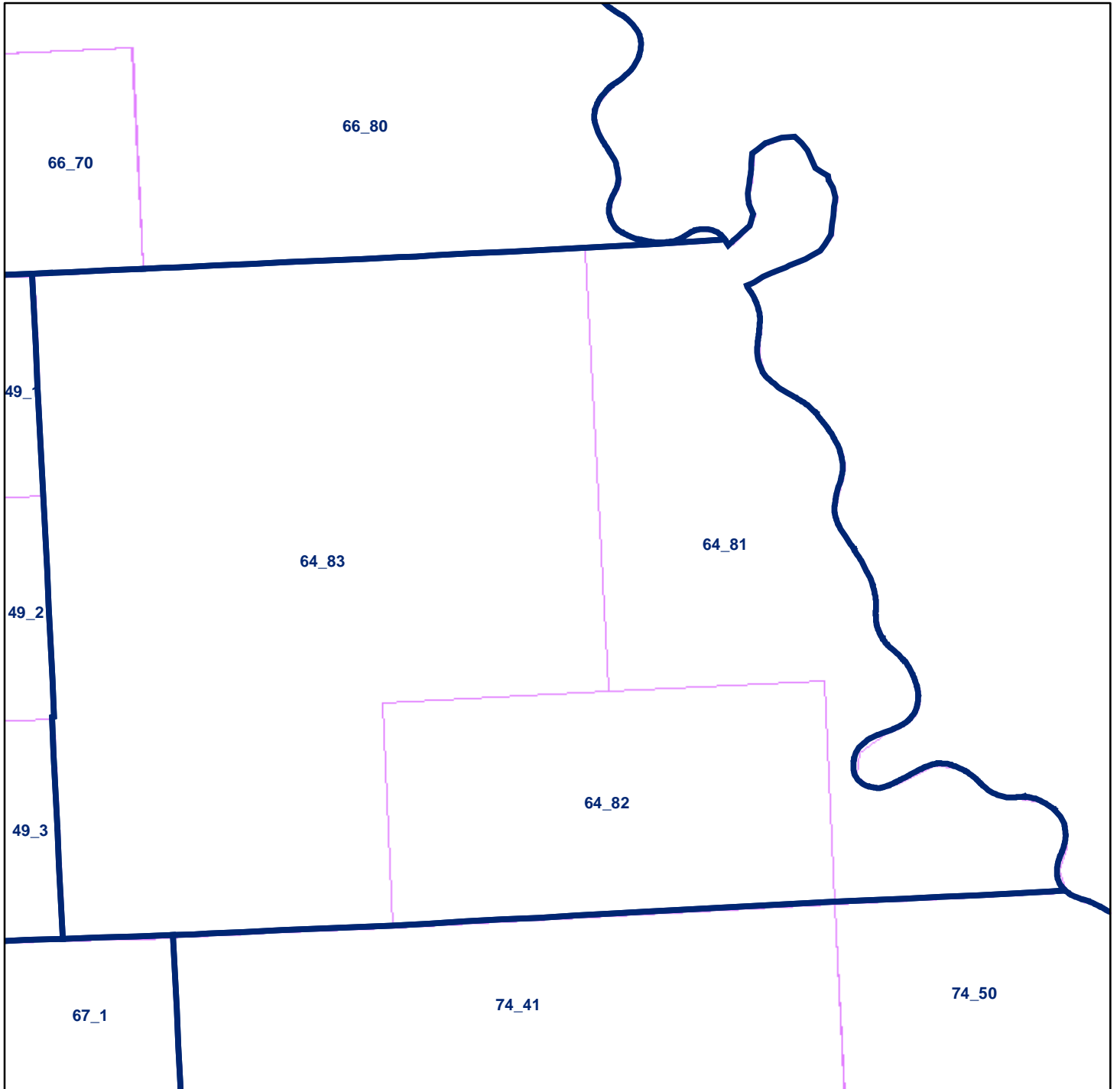
Dated this 10th day of April, 2006.



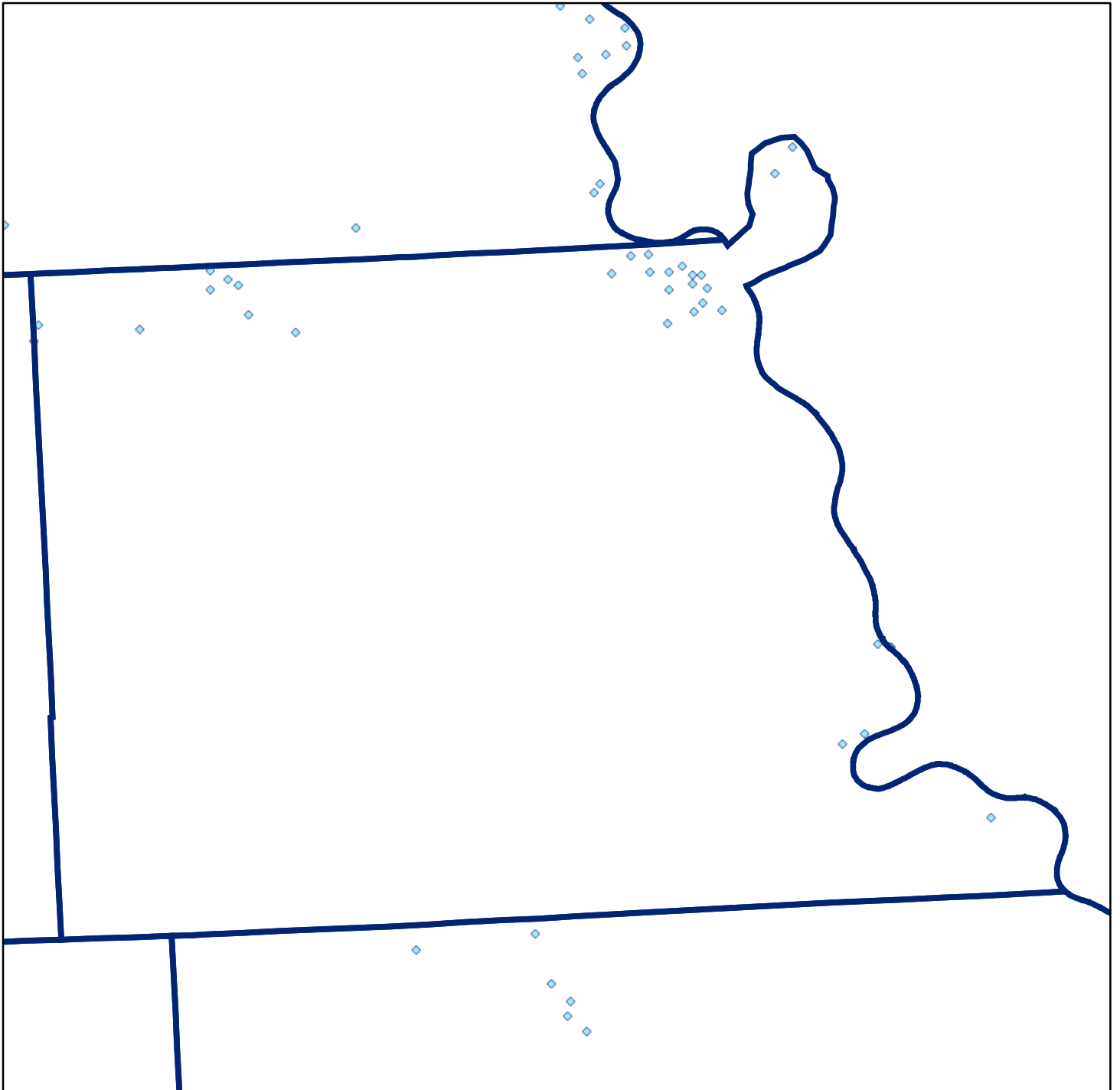
Property Assessment & Taxation



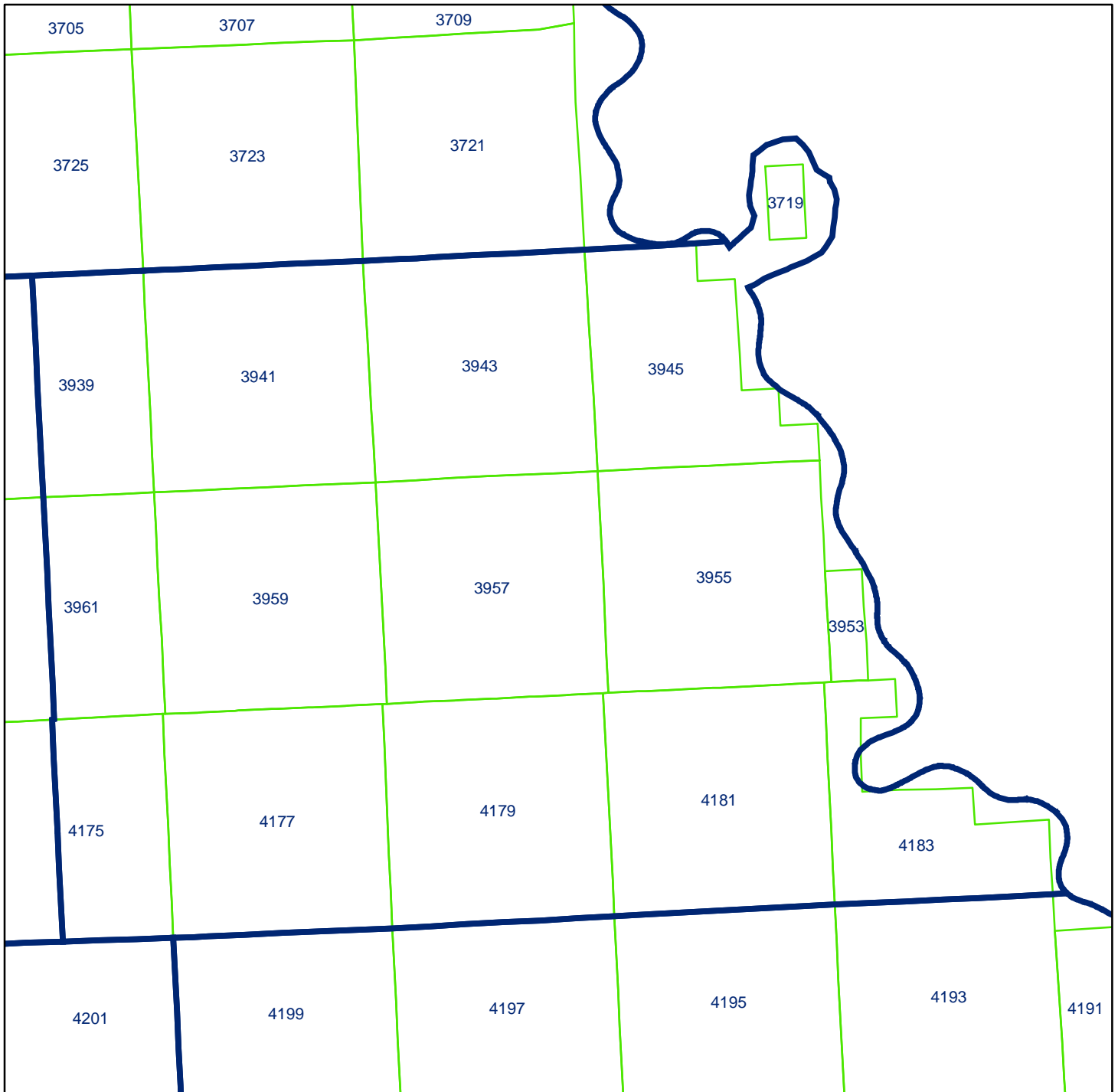
□ School Districts



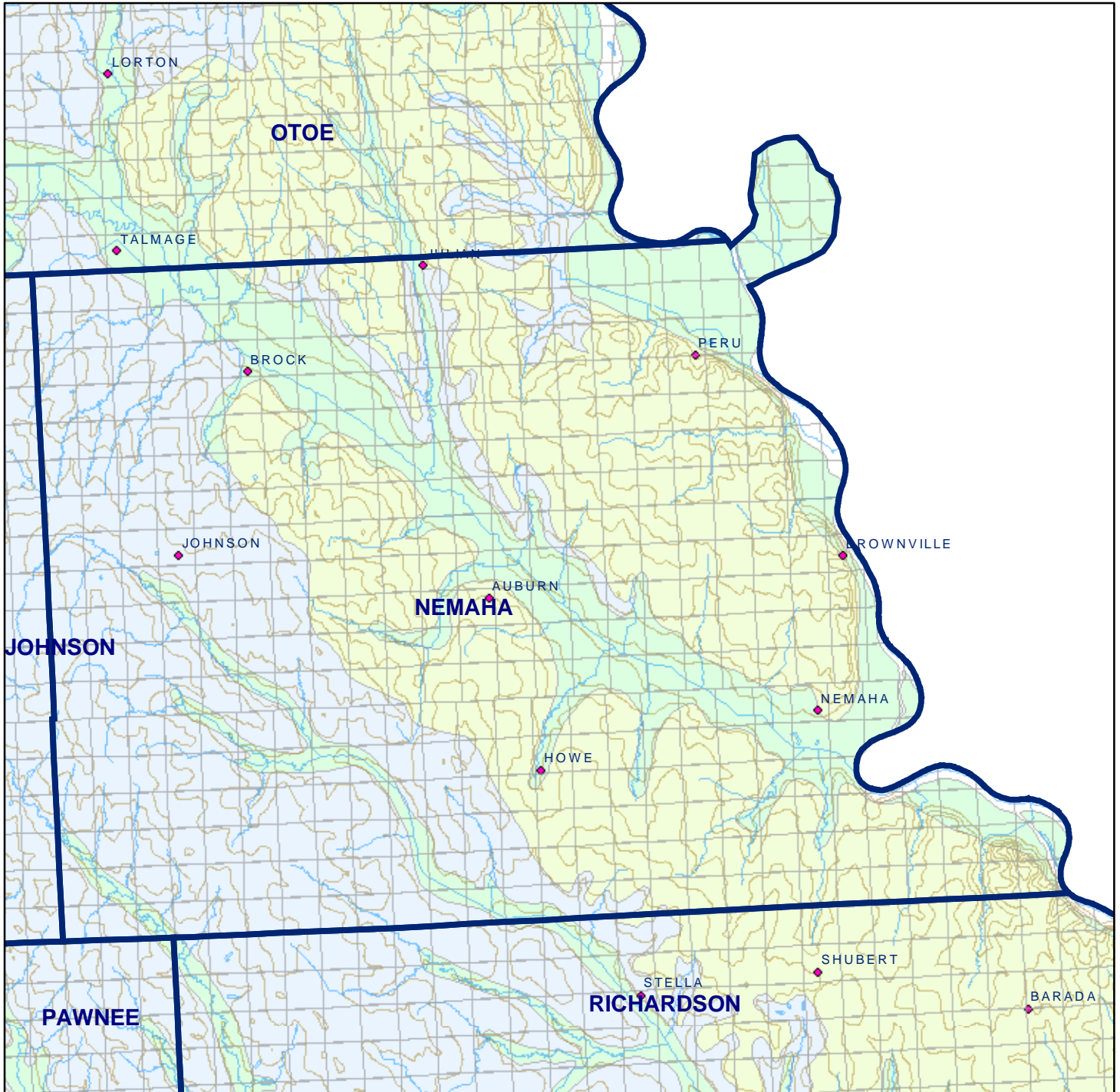
 Market Areas



● Registered Wells > 500 GPM



Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

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

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

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

4 - Well drained silty soils formed in loess on uplands

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

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

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

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

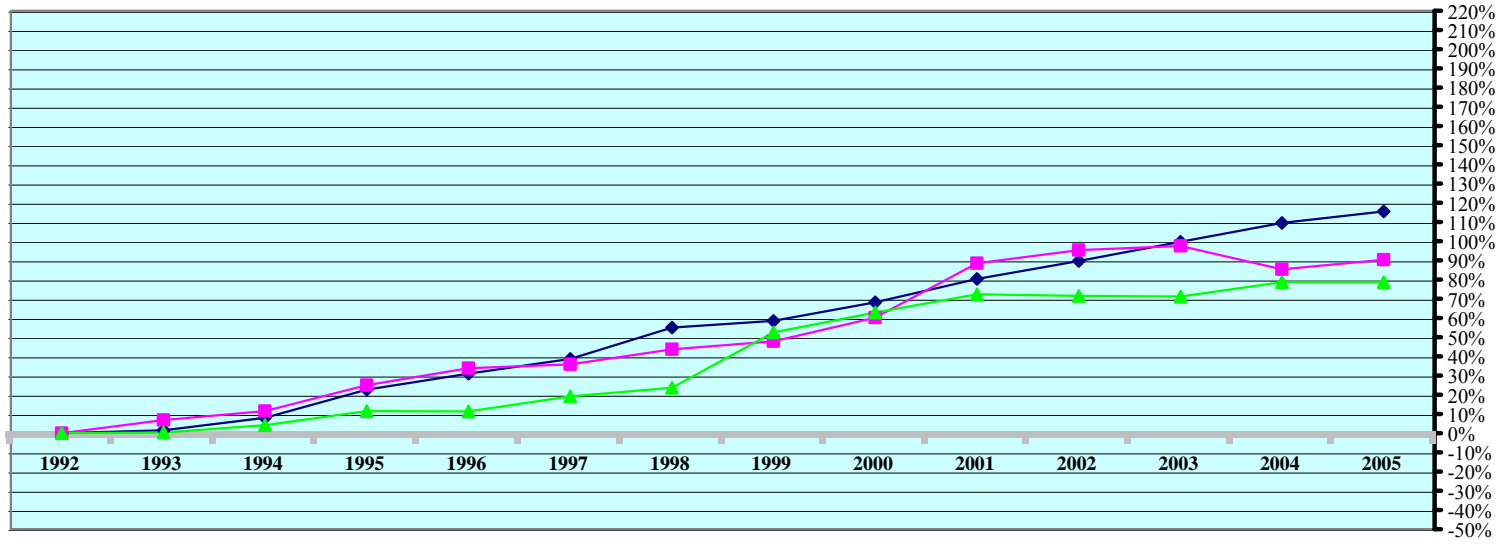
Exhibit 64A - page 5

Nemaha County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005

◆ ResRec
■ Comm&Indust
▲ Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	62,301,699	--	--	--	13,764,805	--	--	--	126,962,318	--	--	--
1993	63,244,698	942,999	1.51%	1.51%	14,716,310	951,505	6.91%	6.91%	127,472,267	509,949	0.40%	0.40%
1994	67,297,756	4,053,058	6.41%	8.02%	15,351,818	635,508	4.32%	11.53%	132,235,297	4,763,030	3.74%	4.15%
1995	76,466,996	9,169,240	13.62%	22.74%	17,214,161	1,862,343	12.13%	25.06%	141,518,560	9,283,263	7.02%	11.47%
1996	81,662,010	5,195,014	6.79%	31.08%	18,418,805	1,204,644	7.00%	33.81%	141,250,663	-267,897	-0.19%	11.25%
1997	86,399,087	4,737,077	5.80%	38.68%	18,707,601	288,796	1.57%	35.91%	151,385,155	10,134,492	7.17%	19.24%
1998	96,567,750	10,168,663	11.77%	55.00%	19,785,606	1,078,005	5.76%	43.74%	156,941,560	5,556,405	3.67%	23.61%
1999	98,714,635	2,146,885	2.22%	58.45%	20,344,095	558,489	2.82%	47.80%	193,683,500	36,741,940	23.41%	52.55%
2000	104,745,680	6,031,045	6.11%	68.13%	22,035,185	1,691,090	8.31%	60.08%	206,789,500	13,106,000	6.77%	62.87%
2001	112,396,565	7,650,885	7.30%	80.41%	25,940,465	3,905,280	17.72%	88.46%	218,801,785	12,012,285	5.81%	72.34%
2002	118,182,585	5,786,020	5.15%	89.69%	26,891,485	951,020	3.67%	95.36%	217,680,435	-1,121,350	-0.51%	71.45%
2003	124,346,020	6,163,435	5.22%	99.59%	27,180,205	288,720	1.07%	97.46%	217,371,960	-308,475	-0.14%	71.21%
2004	130,490,685	6,144,665	4.94%	109.45%	25,505,795	-1,674,410	-6.16%	85.30%	226,812,780	9,440,820	4.34%	78.65%
2005	134,274,250	3,783,565	2.90%	115.52%	26,190,395	684,600	2.68%	90.27%	226,925,045	112,265	0.05%	78.73%

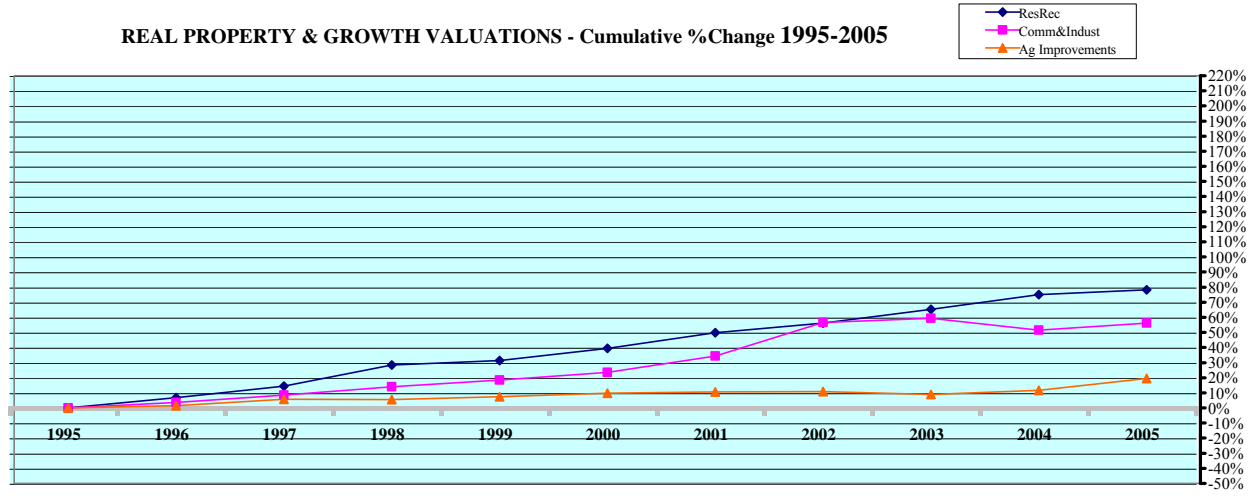
1992-2005 Rate Ann. %chg: Resid & Rec. 6.08% Comm & Indust 5.07% Agland 4.57%

Cnty# 64
County NEMAHA

FL area 8

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
 Source: 1992 - 2005 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	62,301,699	not avail.	--	--	--	--	13,764,805	not avail.	--	--	--	--
1993	63,244,698	not avail.	--	--	--	--	14,716,310	not avail.	--	--	--	--
1994	67,297,756	not avail.	--	--	--	--	15,351,818	not avail.	--	--	--	--
1995	76,466,996	2,525,635	3.30%	73,941,361	--	--	17,214,161	488,030	2.84%	16,726,131	--	--
1996	81,662,010	2,677,640	3.28%	78,984,370	3.29%	6.82%	18,418,805	1,073,610	5.83%	17,345,195	0.76%	3.70%
1997	86,399,087	1,723,360	1.99%	84,675,727	3.69%	14.52%	18,707,601	546,695	2.92%	18,160,906	-1.40%	8.58%
1998	96,567,750	1,660,745	1.72%	94,907,005	9.85%	28.35%	19,785,606	718,885	3.63%	19,066,721	1.92%	13.99%
1999	98,714,635	1,605,265	1.63%	97,109,370	0.56%	31.33%	20,344,095	527,880	2.59%	19,816,215	0.15%	18.47%
2000	104,745,680	1,572,015	1.50%	103,173,665	4.52%	39.53%	22,035,185	1,370,250	6.22%	20,664,935	1.58%	23.55%
2001	112,396,565	1,634,050	1.45%	110,762,515	5.74%	49.80%	25,940,465	3,467,925	13.37%	22,472,540	1.98%	34.36%
2002	118,182,585	2,780,795	2.35%	115,401,790	2.67%	56.07%	26,891,485	687,810	2.56%	26,203,675	1.01%	56.66%
2003	124,346,020	2,065,035	1.66%	122,280,985	3.47%	65.38%	27,180,205	525,845	1.93%	26,654,360	-0.88%	59.36%
2004	130,490,685	1,074,250	0.82%	129,416,435	4.08%	75.03%	25,505,795	164,715	0.65%	25,341,080	-6.77%	51.51%
2005	134,274,250	2,540,100	1.89%	131,734,150	0.95%	78.16%	26,190,395	60,820	0.23%	26,129,575	2.45%	56.22%

1995-2005 Rate Annual %chg w/o growth > Resid & Rec. **5.95%**

Comm & Indust **4.56%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	25,884,766					
1993	not avail	not avail	26,062,182					
1994	not avail	not avail	25,462,970					
1995	16,541,960	9,879,774	26,421,734	508,530	1.92%	25,913,204	--	--
1996	16,644,055	9,921,573	26,565,628	265,485	1.00%	26,300,143	-0.46%	1.49%
1997	17,344,840	10,073,878	27,418,718	13,335	0.05%	27,405,383	3.16%	5.76%
1998	17,424,445	10,096,971	27,521,416	193,095	0.70%	27,328,321	-0.33%	5.46%
1999	17,494,970	11,148,115	28,643,085	779,400	2.72%	27,863,685	1.24%	7.53%
2000	17,511,000	11,353,650	28,864,650	419,305	1.45%	28,445,345	-0.69%	9.77%
2001	17,576,155	11,386,145	28,962,300	318,850	1.10%	28,643,450	-0.77%	10.54%
2002	17,619,370	11,413,735	29,033,105	315,145	1.09%	28,717,960	-0.84%	10.82%
2003	17,752,565	11,418,090	29,170,655	934,545	3.20%	28,236,110	-2.75%	8.96%
2004	17,924,695	11,429,815	29,354,510	417,695	1.42%	28,936,815	-0.80%	11.67%
2005	23,007,355	8,770,740	31,778,095	832,895	2.62%	30,945,200	5.42%	19.42%

1995-2005 Rate Annual %chg w/o growth > Ag Imprvmts **1.79%**

(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# **64**
County **NEMAHA**

FL area **8**

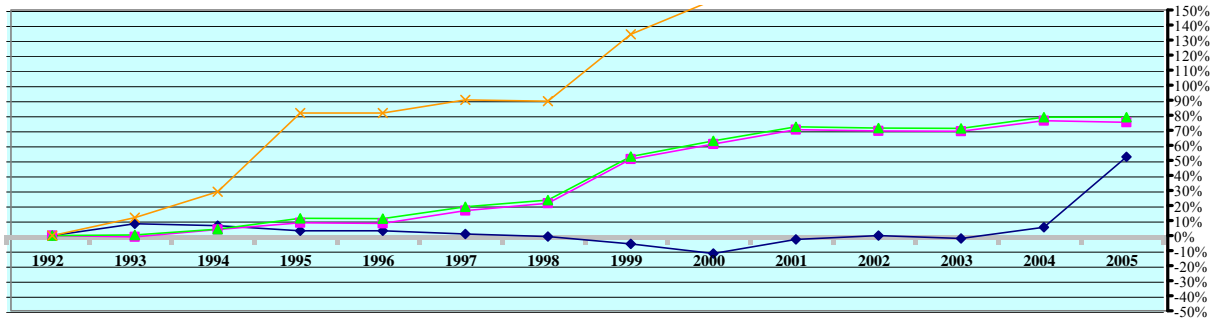
CHART 2

EXHIBIT

64B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	3,265,550	--	--	--	113,227,516	--	--	--	8,414,437	--	--	--
1993	3,521,596	256,046	7.84%	7.84%	112,239,517	-987,999	-0.87%	-0.87%	9,416,504	1,002,067	11.91%	11.91%
1994	3,481,436	-40,160	-1.14%	6.61%	117,773,522	5,534,005	4.93%	4.01%	10,858,708	1,442,204	15.32%	29.05%
1995	3,371,597	-109,839	-3.15%	3.25%	122,753,239	4,979,717	4.23%	8.41%	15,274,045	4,415,337	40.66%	81.52%
1996	3,369,060	-2,537	-0.08%	3.17%	122,501,100	-252,139	-0.21%	8.19%	15,272,850	-1,195	-0.01%	81.51%
1997	3,298,870	-70,190	-2.08%	1.02%	131,913,270	9,412,170	7.68%	16.50%	16,009,000	736,150	4.82%	90.26%
1998	3,244,960	-53,910	-1.63%	-0.63%	137,639,930	5,726,660	4.34%	21.56%	15,938,570	-70,430	-0.44%	89.42%
1999	3,082,145	-162,815	-5.02%	-5.62%	170,809,360	33,169,430	24.10%	50.85%	19,671,965	3,733,395	23.42%	133.79%
2000	2,873,610	-208,535	-6.77%	-12.00%	182,211,525	11,402,165	6.68%	60.93%	21,585,700	1,913,735	9.73%	156.53%
2001	3,179,665	306,055	10.65%	-2.63%	192,956,120	10,744,595	5.90%	70.41%	22,545,780	960,080	4.45%	167.94%
2002	3,263,520	83,855	2.64%	-0.06%	191,942,545	-1,013,575	-0.53%	69.52%	22,354,620	-191,160	-0.85%	165.67%
2003	3,205,260	-58,260	-1.79%	-1.85%	191,759,730	-182,815	-0.10%	69.36%	22,286,970	-67,650	-0.30%	164.87%
2004	3,446,305	241,045	7.52%	5.54%	199,809,185	8,049,455	4.20%	76.47%	23,384,975	1,098,005	4.93%	177.91%
2005	4,975,465	1,529,160	44.37%	52.36%	198,506,785	-1,302,400	-0.65%	75.32%	23,269,670	-115,305	-0.49%	176.54%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992		--	--	--	2,054,815	--	--	--	126,962,318	--	--	--
1993		--	--	--	2,294,650	239,835	11.67%	11.67%	127,472,267	509,949	0.40%	0.40%
1994		--	--	--	121,631		0.00%	-94.08%	132,235,297	4,763,030	3.74%	4.15%
1995		--	--	--	119,679	-1,952	-1.60%	-94.18%	141,518,560	9,283,263	7.02%	11.47%
1996		--	--	--	107,653	-12,026	-10.05%	-94.76%	141,250,663	-267,897	-0.19%	11.25%
1997		--	--	--	164,015	56,362	52.36%	-92.02%	151,385,155	10,134,492	7.17%	19.24%
1998		--	--	--	118,100	-45,915	-27.99%	-94.25%	156,941,560	5,556,405	3.67%	23.61%
1999		--	--	--	120,030	1,930	1.63%	-94.16%	193,683,500	36,741,940	23.41%	52.55%
2000		--	--	--	118,665	-1,365	-1.14%	-94.23%	206,789,500	13,106,000	6.77%	62.87%
2001		--	--	--	120,220	1,555	1.31%	-94.15%	218,801,785	12,012,285	5.81%	72.34%
2002		--	--	--	119,750	-470	-0.39%	-94.17%	217,680,435	-1,121,350	-0.51%	71.45%
2003	102,235	n/a	n/a	n/a	17,765	n/a	n/a	n/a	217,371,960	-308,475	-0.14%	71.21%
2004	104,865	2,630	2.57%	2.57%	67,450	49,685	279.68%	279.68%	226,812,780	9,440,820	4.34%	78.65%
2005	105,675	810	0.77%	3.36%	67,450	0	0.00%	279.68%	226,925,045	112,265	0.05%	78.73%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 64B Page 3

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

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2005 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	3,265,550	3,506	931	--	--	113,233,252	183,678	616	--	--	10,403,193	55,139	189	--	--
1993	3,521,596	3,705	951	2.15%	2.15%	112,246,429	183,494	612	-0.65%	-0.65%	11,598,646	54,950	211	11.64%	11.64%
1994	3,482,276	3,667	950	-0.11%	2.04%	118,225,964	185,476	637	4.08%	3.41%	10,886,682	52,634	207	-1.90%	9.52%
1995	3,371,597	3,532	955	0.53%	2.58%	122,968,120	185,230	664	4.24%	7.79%	15,288,284	51,482	297	43.48%	57.14%
1996	3,370,857	3,531	955	0.00%	2.58%	122,736,765	184,880	664	0.00%	7.79%	15,253,646	51,350	297	0.00%	57.14%
1997	3,441,270	3,436	1,002	4.92%	7.63%	133,783,820	185,198	722	8.73%	17.21%	16,007,520	50,547	317	6.73%	67.72%
1998	3,298,870	3,556	928	-7.39%	-0.32%	137,705,670	184,831	745	3.19%	20.94%	15,985,780	50,326	318	0.32%	68.25%
1999	3,530,000	3,484	1,013	9.16%	8.81%	171,870,545	184,697	931	24.97%	51.14%	19,721,290	49,882	395	24.21%	108.99%
2000	2,873,610	2,722	1,056	4.24%	13.43%	183,493,905	184,458	995	6.87%	61.53%	21,428,990	49,805	430	8.86%	127.51%
2001	3,234,455	2,722	1,188	12.50%	27.60%	198,715,330	185,199	1,073	7.84%	74.19%	23,044,115	49,975	461	7.21%	143.92%
2002	3,263,520	2,804	1,164	-2.02%	25.03%	192,294,110	184,732	1,041	-2.98%	68.99%	22,388,830	49,991	448	-2.82%	137.04%
2003	3,263,520	2,804	1,164	0.00%	25.03%	191,819,705	183,980	1,043	0.19%	69.32%	22,334,040	49,863	448	0.00%	137.04%
2004	3,549,775	2,801	1,267	8.88%	36.13%	200,469,555	184,167	1,089	4.36%	76.71%	23,523,545	49,643	474	5.77%	150.72%
2005	4,542,645	3,720	1,221	-3.65%	31.17%	198,997,810	183,119	1,087	-0.17%	76.41%	23,275,740	49,154	474	-0.07%	150.54%

1992-2005 Rate Ann.%chg AvgVal/Acre: 2.11%

4.46%

7.32%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	69,244	2,308	30	--	--	28,126	186	151	--	--	126,999,365	244,817	519	--	--
1993	71,428	2,381	30	0.00%		55,326	214	258	70.86%		127,493,425	244,743	521	0.39%	0.39%
1994	74,108	2,470	30	0.00%		47,456	221	215	-16.67%		132,716,486	244,468	543	4.22%	4.62%
1995	90,072	3,002	30	0.00%		28,396	432	66	-69.30%		141,746,469	243,679	582	7.18%	12.14%
1996	93,206	3,107	30	0.00%		26,671	469	57	-13.64%		141,481,145	243,337	581	-0.17%	11.95%
1997						116,545	3,953	29	--		153,349,155	243,134	631	8.61%	21.58%
1998						119,105	4,050	29	0.00%		157,109,425	242,762	647	2.54%	24.66%
1999						118,635	3,994	30	3.45%		195,240,470	242,057	807	24.73%	55.49%
2000						119,820	3,964	30	0.00%		207,916,325	240,949	863	6.94%	66.28%
2001						118,465	3,912	30	0.00%		225,112,365	241,808	931	7.88%	79.38%
2002						120,175	3,955	30	0.00%		218,066,635	241,481	903	-3.01%	73.99%
2003	101,910	3,397	30	n/a	n/a	17,765	537	33	n/a	n/a	217,536,940	240,581	904	0.11%	74.18%
2004	104,140	3,404	31	1.98%	n/a	17,765	533	33	0.96%	n/a	227,664,780	240,548	946	4.70%	82.36%
2005	105,585	3,423	31	0.82%	n/a	19,145	553	35	3.97%	n/a	226,940,925	239,968	946	-0.08%	82.22%

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

4.72%

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NEMAHA

FL area 8

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(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
7,576	NEMAHA	19,246,868	6,609,758	5,403,454	134,136,715	21,098,665	5,091,730	137,535	226,925,045	23,007,355	8,770,740	0	450,427,865
<i>cnty sectorvalue % of total value:</i>		4.27%	1.47%	1.20%	29.78%	4.68%	1.13%	0.03%	50.38%	5.11%	1.95%		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
3,350	AUBURN	2,487,986	1,211,998	412,473	78,147,070	16,548,580	0	0	0	0	0	0	98,808,107
162	BROCK	1,387	71,290	14,077	1,915,180	281,940	0	0	0	0	0	0	2,283,874
146	BROWNVILLE	75,334	83,015	16,392	3,559,690	895,920	0	0	0	0	0	0	4,630,351
280	JOHNSON	101,394	149,983	21,968	8,440,965	905,630	0	0	0	0	0	0	9,619,940
63	JULIAN	4,521	73,060	142,700	948,830	61,450	0	0	0	0	0	0	1,230,561
178	NEMAHA	27,815	58,697	11,590	2,212,150	196,535	0	0	75,785	0	0	0	2,582,572
922	PERU	92,562	250,246	32,610	6,974,685	600,180	0	0	0	0	0	0	7,950,283
Total of All City Values:		2,790,999	1,898,289	651,810	102,198,570	19,490,235	0	0	75,785	0	0	0	127,105,688
<i>% total citysect of cnty sector</i>		14.50%	28.72%	12.06%	76.19%	92.38%			0.03%				28.22%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
44.22%	AUBURN	12.93%	18.34%	7.63%	58.26%	78.43%							21.94%
2.14%	BROCK	0.01%	1.08%	0.26%	1.43%	1.34%							0.51%
1.93%	BROWNVILLE	0.39%	1.26%	0.30%	2.65%	4.25%							1.03%
3.70%	JOHNSON	0.53%	2.27%	0.41%	6.29%	4.29%							2.14%
0.83%	JULIAN	0.02%	1.11%	2.64%	0.71%	0.29%							0.27%
2.35%	NEMAHA	0.14%	0.89%	0.21%	1.65%	0.93%			0.03%				0.57%
12.17%	PERU	0.48%	3.79%	0.60%	5.20%	2.84%							1.77%

Cnty# **64**
County **NEMAHA**

FL area **8**