

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Platte County
71

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	965	COD	9.28
Total Sales Price	91427249	PRD	101.20
Total Adj. Sales Price	91484499	COV	17.71
Total Assessed Value	88626050	STD	17.37
Avg. Adj. Sales Price	94802.59	Avg. Abs. Dev.	9.04
Avg. Assessed Value	91840.47	Min	32.00
Median	97.43	Max	368.06
Wgt. Mean	96.88	95% Median C.I.	96.74 to 97.96
Mean	98.04	95% Wgt. Mean C.I.	96.16 to 97.59
		95% Mean C.I.	96.95 to 99.14
% of Value of the Class of all Real Property Value in the County			44.85
% of Records Sold in the Study Period			8.64
% of Value Sold in the Study Period			9.03
Average Assessed Value of the Base			87,838

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	965	97.43	9.28	101.20
2005	988	97.13	9.77	100.15
2004	977	96.95	8.70	101.18
2003	1,008	97	7.18	100.87
2002	1,076	94	12.74	100.58
2001	1,051	92	13.31	100.77

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Commercial Real Property - Current

Number of Sales	110	COD	16.51
Total Sales Price	20744657	PRD	99.34
Total Adj. Sales Price	20718657	COV	28.39
Total Assessed Value	19517180	STD	26.57
Avg. Adj. Sales Price	188351.43	Avg. Abs. Dev.	15.93
Avg. Assessed Value	177428.91	Min	24.37
Median	96.50	Max	247.00
Wgt. Mean	94.20	95% Median C.I.	93.76 to 97.96
Mean	93.58	95% Wgt. Mean C.I.	90.41 to 97.99
		95% Mean C.I.	88.62 to 98.55
% of Value of the Class of all Real Property Value in the County			19.79
% of Records Sold in the Study Period			7.49
% of Value Sold in the Study Period			4.51
Average Assessed Value of the Base			295,096

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	110	96.50	16.51	99.34
2005	100	94.93	19.17	98.97
2004	103	96.30	15.27	99.76
2003	132	98	13.08	99.57
2002	146	100	16.13	100.32
2001	169	95	22.26	97.02

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Agricultural Land - Current

Number of Sales	88	COD	19.49
Total Sales Price	17980912	PRD	107.56
Total Adj. Sales Price	17963402	COV	39.88
Total Assessed Value	12877725	STD	30.75
Avg. Adj. Sales Price	204129.57	Avg. Abs. Dev.	14.43
Avg. Assessed Value	146337.78	Min	23.96
Median	74.06	Max	320.50
Wgt. Mean	71.69	95% Median C.I.	71.28 to 77.52
Mean	77.11	95% Wgt. Mean C.I.	68.21 to 75.16
		95% Mean C.I.	70.68 to 83.53
% of Value of the Class of all Real Property Value in the County			35.36
% of Records Sold in the Study Period			1.77
% of Value Sold in the Study Period			0.02
Average Assessed Value of the Base			155,424

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	88	74.06	19.49	107.56
2005	108	74.02	19.31	104.86
2004	91	74.71	15.87	102.40
2003	91	74	18.05	103.42
2002	78	74	19.39	100.89
2001	95	74	16.73	103.5

2006 Opinions of the Property Tax Administrator for Platte County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Platte County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Platte 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 Platte County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Platte 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 Platte County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Platte County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Platte County

Recommendations

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

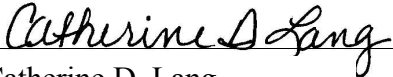
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Platte County**

Residential Real Property

I. Correlation

Platte: RESIDENTIAL: Analysis of the following tables demonstrates that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Platte County has utilized an acceptable percentage of the available sales. 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. Selected subdivisions within the town of Columbus, parcels in Lindsay, Humphrey and rural home sites were the reported areas of adjustment in Platte County, and represented the difference between the preliminary and final R&O statistics. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in the residential class of property. The coefficient of dispersion and price related differential are well within the suggested parameters. These qualitative statistics represent uniformity and proportionality of property assessment. The statistics represented in each table demonstrate that the county has achieved 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	1300	1053	81
2002	1313	1076	81.95
2003	1253	1062	84.76
2004	1228	977	79.56
2005	1285	988	76.89
2006	1278	965	75.51

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Platte: RESIDENTIAL: A brief review of the utilization grid prepared indicates that the county has utilized an acceptable proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the class of property was done using all available sales.

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	92	-0.46	91.58	92
2002	93.69	6.34	99.63	94
2003	91	6.41	96.83	97

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2004	95.82	1.42	97.18	96.95
2005	94.87	3.73	98.4	97.13
2006	95.89	1.98	97.79	97.43

Platte: RESIDENTIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

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)
0.01	2001	-0.46
6.94	2002	6.34
7	2003	6
1.66	2004	1.42
5.24	2005	3.73
2.64	2006	1.98

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Platte: RESIDENTIAL: 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.

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	97.43	96.88	98.04

Platte: RESIDENTIAL: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

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	9.28	101.20
Difference	0	0

Platte: RESIDENTIAL: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of 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	975	965	-10
Median	95.89	97.43	1.54
Wgt. Mean	95.06	96.88	1.82
Mean	95.84	98.04	2.2
COD	11.10	9.28	-1.82
PRD	100.82	101.20	0.38
Min Sales Ratio	27.50	32.00	4.5
Max Sales Ratio	350.25	368.06	17.81

Platte: RESIDENTIAL: The difference in sales between the preliminary and final statistics is attributable to the removal of the substantially changed sales from the qualified sales file as directed by the Department. The percent change is consistent with the assessment actions reported by the County.

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Commerical Real Property

I. Correlation

Platte: COMMERCIAL: The following tables demonstrate that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Platte County has utilized an acceptable percentage of the available sales. A brief review of Table IV suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. A further analysis reveals that the amount of sold properties in the area addressed by the county in their assessment actions was a significant representation of the stratified population. It is assumed that the statistical representations calculated from the sales file are an accurate measure of the population. Of the three measures of central tendency, all fall within the acceptable range. The coefficient of dispersion and price related differential are within the suggested parameters. These qualitative statistics represent uniformity and proportionality of property assessment. The statistics represented in each table demonstrate that the county has achieved 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	251	169	67.33
2002	247	153	61.94
2003	237	132	55.7
2004	217	103	47.47
2005	196	100	51.02
2006	213	110	51.64

Platte: COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has

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utilized an acceptable proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the class of property was done using all available sales.

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	92	1.17	93.08	95
2002	86.18	6.54	91.82	100
2003	98	-0.83	97.19	98
2004	96.33	0.66	96.97	96.30

**2006 Correlation Section
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2005	91.07	0.88	91.87	94.93
2006	86.79	9.26	94.83	96.50

Platte: COMMERCIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

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)
9.65	2001	1.17
30.2	2002	6.54
0	2003	-1
20.15	2004	0.66
5.86	2005	0.88
21.43	2006	9.26

2006 Correlation Section for Platte County

Platte: COMMERCIAL: A brief review of the above table suggests that the percent change between sold properties and unsold properties are dissimilar and do not support each other. Historically, the disparity between the percent change in sold and unsold properties has not been as significant as the disparity in 2006. The trended preliminary median however, suggests that sold and unsold properties are treated equally.

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.

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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	96.50	94.20	93.58

Platte: COMMERCIAL: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

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	16.51	99.34
Difference	0	0

Platte: COMMERCIAL: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of 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	113	110	-3
Median	86.79	96.50	9.71
Wgt. Mean	83.05	94.20	11.15
Mean	84.92	93.58	8.66
COD	23.03	16.51	-6.52
PRD	102.26	99.34	-2.92
Min Sales Ratio	24.37	24.37	0
Max Sales Ratio	247.00	247.00	0

Platte: COMMERCIAL: The difference in sales between the preliminary and final statistics is attributable to the removal of the substantially changed sales from the qualified sales file as directed by the Department. The percent change is consistent with the assessment actions reported by the County.

**2006 Correlation Section
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Agricultural Land

I. Correlation

Platte: AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Platte County has utilized an acceptable percentage of the available sales. 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. Significant increases to land classification groupings in most market areas represented the difference between the preliminary and final R&O statistics. The measures of central tendency reflect that the median and mean for the qualified sales are within the acceptable parameters. The weighted mean measure is below. The differences between the weighted mean and mean measures are enough that analysis of assessment quality may be necessary. The statistics represented in each table demonstrate that the county has achieved 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	220	99	45
2002	223	78	34.98
2003	265	91	34.34
2004	277	91	32.85
2005	288	108	37.5
2006	251	88	35.06

Platte: AGRICULTURAL UNIMPROVED: The low percentage of sales used by the county is

**2006 Correlation Section
for Platte County**

primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

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	73	0.72	73.53	74
2002	72.62	0.4	72.91	74
2003	72	3.29	74.37	74

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2004	68.64	5.22	72.22	74.71
2005	71.86	2.81	73.88	74.02
2006	67.92	9.64	74.47	74.06

Platte: AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

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.

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% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
1.92	2001	0.72
1.94	2002	0.4
5	2003	3
7.84	2004	5.22
3.9	2005	2.81
15.29	2006	9.64

Platte: AGRICULTURAL UNIMPROVED: 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.

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

2006 Correlation Section for Platte County

analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	74.06	71.69	77.11

Platte: AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and mean for the qualified sales are within the acceptable level of value. The weighted mean measure is below the acceptable range.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100

**2006 Correlation Section
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indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

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

	COD	PRD
R&O Statistics	19.49	107.56
Difference	0	4.56

Platte: AGRICULTURAL UNIMPROVED: Of the two quality statistics, only the price related differential is outside the acceptable range. This would suggest that the assessment in this class of property is slightly regressive.

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	91	88	-3
Median	67.92	74.06	6.14
Wgt. Mean	66.44	71.69	5.25
Mean	70.94	77.11	6.17
COD	20.99	19.49	-1.5
PRD	106.77	107.56	0.79
Min Sales Ratio	19.35	23.96	4.61
Max Sales Ratio	320.50	320.50	0

Platte: AGRICULTURAL UNIMPROVED: The difference in sales between the preliminary and final statistics is attributable to the removal of the substantially changed sales from the qualified sales file as directed by the Department. The percent change is consistent with the assessment actions reported by the County.

**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	939,622,510	980,523,815	40,901,305	4.35	22,273,928	1.98
2. Recreational	1,023,140	1,062,645	39,505	3.86	0	3.86
3. Ag-Homesite Land, Ag-Res Dwellings	90,703,670	93,190,995	2,487,325	2.74	*-----	2.74
4. Total Residential (sum lines 1-3)	1,031,349,320	1,074,777,455	43,428,135	4.21	22,273,928	2.05
5. Commercial	241,290,955	281,234,885	39,943,930	16.55	15,541,230	10.11
6. Industrial	140,656,185	151,966,360	11,310,175	8.04	337,000	7.8
7. Ag-Farmsite Land, Outbuildings	64,836,570	68,381,050	3,544,480	5.47	4,772,425	-1.89
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	446,783,710	501,582,295	54,798,585	12.27	19,314,740	7.94
10. Total Non-Agland Real Property	1,478,133,030	1,576,359,750	98,226,720	6.65	42,924,583	3.74
11. Irrigated	290,777,680	324,607,090	33,829,410	11.63		
12. Dryland	239,453,930	253,732,220	14,278,290	5.96		
13. Grassland	27,610,350	33,336,840	5,726,490	20.74		
14. Wasteland	451,515	447,045	-4,470	-0.99		
15. Other Agland	161,315	162,515	1,200	0.74		
16. Total Agricultural Land	558,454,790	612,285,710	53,830,920	9.64		
17. Total Value of All Real Property (Locally Assessed)	2,036,587,820	2,188,645,460	152,057,640	7.47	42,924,583	5.36

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	965	MEDIAN:	97	COV:	17.71	95% Median C.I.:	96.74 to 97.96
TOTAL Sales Price:	91,427,249	WGT. MEAN:	97	STD:	17.37	95% Wgt. Mean C.I.:	96.16 to 97.59
TOTAL Adj.Sales Price:	91,484,499	MEAN:	98	AVG.ABS.DEV:	9.04	95% Mean C.I.:	96.95 to 99.14
TOTAL Assessed Value:	88,626,050						
AVG. Adj. Sales Price:	94,802	COD:	9.28	MAX Sales Ratio:	368.06		
AVG. Assessed Value:	91,840	PRD:	101.20	MIN Sales Ratio:	32.00		

Printed: 03/29/2006 20:57:38

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	149	97.22	97.02	97.15	8.56	99.88	60.00	179.81	95.52 to 98.14	90,230	87,655
10/01/03 TO 12/31/03	96	98.05	98.61	98.80	7.74	99.81	71.43	151.84	95.74 to 99.17	97,886	96,716
01/01/04 TO 03/31/04	98	98.10	99.26	97.45	8.64	101.86	56.76	238.62	95.65 to 99.32	82,043	79,950
04/01/04 TO 06/30/04	159	98.50	101.78	98.40	11.55	103.43	36.64	368.06	97.02 to 99.61	101,916	100,288
07/01/04 TO 09/30/04	115	98.82	100.51	99.29	8.81	101.23	53.76	167.62	97.09 to 100.00	97,383	96,696
10/01/04 TO 12/31/04	93	97.96	97.68	97.29	8.72	100.40	64.00	132.53	95.46 to 100.17	93,636	91,100
01/01/05 TO 03/31/05	122	95.72	95.43	94.92	9.33	100.54	32.00	175.00	94.20 to 97.01	88,022	83,552
04/01/05 TO 06/30/05	133	95.45	93.91	92.45	9.01	101.58	44.50	162.93	93.11 to 96.99	103,398	95,591
<u>Study Years</u>											
07/01/03 TO 06/30/04	502	97.75	99.27	97.96	9.40	101.34	36.64	368.06	97.15 to 98.55	93,797	91,885
07/01/04 TO 06/30/05	463	96.53	96.71	95.72	9.16	101.03	32.00	175.00	95.80 to 97.73	95,892	91,791
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	465	98.57	100.12	98.24	9.69	101.91	36.64	368.06	97.50 to 99.11	94,951	93,276
<u>ALL</u>											
	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	752	97.46	97.84	97.23	8.05	100.63	36.64	238.62	96.44 to 98.04	96,782	94,102
CORNLEA	1	162.93	162.93	162.93			162.93	162.93	N/A	14,000	22,810
CRESTON	6	106.72	113.60	109.14	16.86	104.08	89.38	145.90	89.38 to 145.90	23,858	26,039
DUNCAN	12	99.25	105.28	102.59	10.21	102.63	91.74	167.62	93.57 to 110.12	62,500	64,116
HUMPHREY	37	97.24	97.91	98.87	6.58	99.03	72.00	138.46	95.76 to 99.00	61,775	61,080
LINDSAY	11	98.87	125.16	106.65	34.99	117.35	71.93	368.06	85.71 to 160.55	25,213	26,891
MONROE	6	100.75	96.25	103.37	11.89	93.12	53.76	117.25	53.76 to 117.25	42,452	43,882
NEWMAN GROVE	1	64.00	64.00	64.00			64.00	64.00	N/A	35,000	22,400
PLATTE CENTER	9	95.52	116.69	105.78	23.70	110.31	92.60	184.78	93.57 to 179.81	51,977	54,982
RURAL	48	95.12	94.73	91.59	18.00	103.43	44.50	195.83	86.00 to 103.07	92,637	84,850
SUBDIVISION	82	97.40	93.71	94.75	9.42	98.90	32.00	129.41	94.78 to 98.78	122,311	115,892
<u>ALL</u>											
	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

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:	965	MEDIAN:	97	COV:	17.71	95% Median C.I.:	96.74 to 97.96
TOTAL Sales Price:	91,427,249	WGT. MEAN:	97	STD:	17.37	95% Wgt. Mean C.I.:	96.16 to 97.59
TOTAL Adj.Sales Price:	91,484,499	MEAN:	98	AVG.ABS.DEV:	9.04	95% Mean C.I.:	96.95 to 99.14
TOTAL Assessed Value:	88,626,050						
AVG. Adj. Sales Price:	94,802	COD:	9.28	MAX Sales Ratio:	368.06		
AVG. Assessed Value:	91,840	PRD:	101.20	MIN Sales Ratio:	32.00		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	835	97.50	98.66	97.46	8.78	101.23	36.64	368.06	96.86 to 98.06	92,225	89,880
2	50	95.99	91.09	93.99	11.91	96.91	32.00	114.29	89.61 to 99.96	136,530	128,320
3	80	96.76	95.96	93.60	13.02	102.53	56.76	195.83	94.54 to 98.82	95,620	89,499
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

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	852	97.66	98.84	97.23	8.50	101.66	54.15	368.06	97.02 to 98.43	103,238	100,381
2	106	95.61	92.12	86.59	14.91	106.39	32.00	195.83	91.40 to 97.14	26,036	22,544
3	7	97.58	89.93	92.94	17.55	96.75	47.67	119.89	47.67 to 119.89	109,342	101,626
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	951	97.50	98.07	96.89	9.21	101.22	32.00	368.06	96.79 to 98.00	95,728	92,753
06	1	91.40	91.40	91.40			91.40	91.40	N/A	10,000	9,140
07	13	96.04	96.08	93.52	14.45	102.74	54.15	162.93	87.39 to 101.92	33,615	31,436
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017	2	127.90	127.90	113.12	15.30	113.06	108.33	147.47	N/A	45,587	51,570
12-0056											
19-0039	3	95.18	99.69	98.54	5.05	101.17	94.74	109.16	N/A	70,521	69,490
19-0505											
59-0001											
59-0013	5	100.00	87.80	85.77	16.07	102.37	64.00	105.66	N/A	41,100	35,251
63-0030	11	102.16	108.64	105.16	15.99	103.30	53.76	195.83	99.53 to 117.25	48,065	50,545
71-0001	778	97.46	97.85	97.11	8.14	100.76	36.64	238.62	96.44 to 98.04	97,673	94,849
71-0005	105	96.53	94.94	95.12	12.71	99.81	32.00	184.78	94.54 to 98.78	103,038	98,009
71-0033	7	101.01	109.95	100.74	17.09	109.14	88.08	145.90	88.08 to 145.90	34,021	34,273
71-0067	54	97.14	102.93	95.83	14.69	107.41	59.16	368.06	95.74 to 98.63	62,963	60,337
NonValid School											
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

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:	965	MEDIAN:	97	COV:	17.71	95% Median C.I.:	96.74 to 97.96
TOTAL Sales Price:	91,427,249	WGT. MEAN:	97	STD:	17.37	95% Wgt. Mean C.I.:	96.16 to 97.59
TOTAL Adj.Sales Price:	91,484,499	MEAN:	98	AVG.ABS.DEV:	9.04	95% Mean C.I.:	96.95 to 99.14
TOTAL Assessed Value:	88,626,050						
AVG. Adj. Sales Price:	94,802	COD:	9.28	MAX Sales Ratio:	368.06		
AVG. Assessed Value:	91,840	PRD:	101.20	MIN Sales Ratio:	32.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	109	95.50	91.81	86.20	15.05	106.52	32.00	195.83	91.03 to 97.14	26,365	22,726
Prior TO 1860											
1860 TO 1899	28	97.07	100.90	96.21	13.22	104.87	65.84	184.78	93.15 to 99.12	60,578	58,283
1900 TO 1919	110	97.66	103.12	96.66	14.43	106.68	59.16	368.06	95.10 to 100.11	64,713	62,554
1920 TO 1939	84	95.53	97.48	95.64	11.71	101.93	64.00	238.62	93.57 to 98.59	65,768	62,898
1940 TO 1949	42	97.43	97.76	97.50	8.48	100.26	79.76	128.33	93.01 to 99.06	77,257	75,325
1950 TO 1959	145	96.09	97.57	96.96	7.53	100.64	47.67	137.68	94.46 to 98.82	79,478	77,058
1960 TO 1969	95	97.86	97.38	96.33	7.19	101.09	72.10	142.68	95.31 to 99.32	93,943	90,497
1970 TO 1979	127	98.91	100.65	99.90	7.71	100.75	54.15	167.21	97.43 to 100.11	111,006	110,892
1980 TO 1989	85	99.12	98.21	97.68	5.31	100.54	72.42	120.33	97.55 to 99.97	135,003	131,871
1990 TO 1994	32	100.13	99.49	98.88	4.93	100.62	87.87	113.31	96.08 to 101.95	158,501	156,721
1995 TO 1999	43	97.38	96.93	95.59	5.20	101.41	75.70	108.40	95.45 to 99.72	175,222	167,488
2000 TO Present	65	95.71	96.28	96.05	5.57	100.23	80.28	121.08	93.76 to 98.37	190,737	183,207
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	96.58	106.79	109.21	25.24	97.78	66.02	195.83	66.02 to 195.83	2,464	2,691
5000 TO 9999	8	107.24	136.84	139.46	46.82	98.12	53.76	368.06	53.76 to 368.06	7,612	10,615
Total \$											
1 TO 9999	14	98.83	123.96	133.55	39.97	92.82	53.76	368.06	85.71 to 136.43	5,406	7,219
10000 TO 29999	94	96.76	98.93	98.75	18.73	100.18	32.00	184.78	93.78 to 98.31	19,612	19,367
30000 TO 59999	163	98.71	100.83	100.46	11.85	100.38	47.67	238.62	97.70 to 100.00	47,300	47,516
60000 TO 99999	356	97.63	97.52	97.44	6.99	100.09	65.34	137.68	96.12 to 98.68	79,869	77,821
100000 TO 149999	181	96.00	95.14	95.14	7.01	100.00	44.50	120.33	94.89 to 97.35	123,217	117,231
150000 TO 249999	135	97.68	97.52	97.68	5.48	99.83	53.22	151.84	96.34 to 98.91	181,178	176,978
250000 TO 499999	22	96.22	92.51	92.24	6.75	100.29	75.70	105.02	85.79 to 98.70	302,744	279,256
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

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:	965	MEDIAN:	97	COV:	17.71	95% Median C.I.:	96.74 to 97.96
TOTAL Sales Price:	91,427,249	WGT. MEAN:	97	STD:	17.37	95% Wgt. Mean C.I.:	96.16 to 97.59
TOTAL Adj.Sales Price:	91,484,499	MEAN:	98	AVG.ABS.DEV:	9.04	95% Mean C.I.:	96.95 to 99.14
TOTAL Assessed Value:	88,626,050						
AVG. Adj. Sales Price:	94,802	COD:	9.28	MAX Sales Ratio:	368.06		
AVG. Assessed Value:	91,840	PRD:	101.20	MIN Sales Ratio:	32.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	85.71	76.47	60.79	22.79	125.79	36.64	100.00	36.64 to 100.00	4,172	2,536
5000 TO 9999	12	81.70	87.97	68.86	41.35	127.74	32.00	195.83	49.23 to 114.29	11,262	7,755
Total \$											
1 TO 9999	19	85.71	83.73	67.43	33.29	124.18	32.00	195.83	53.76 to 97.67	8,650	5,832
10000 TO 29999	88	95.89	98.32	92.44	16.17	106.37	47.67	368.06	93.43 to 98.04	20,687	19,123
30000 TO 59999	171	97.75	99.52	96.36	11.94	103.27	44.50	184.78	96.07 to 98.82	48,726	46,953
60000 TO 99999	368	97.65	98.46	97.15	8.10	101.35	53.22	238.62	96.27 to 98.82	81,540	79,219
100000 TO 149999	177	96.00	96.82	96.18	6.49	100.66	72.42	132.53	94.84 to 97.61	126,839	121,994
150000 TO 249999	122	98.62	98.39	97.90	4.76	100.50	75.70	121.08	97.60 to 99.85	186,461	182,552
250000 TO 499999	20	98.47	98.70	97.06	7.89	101.69	80.28	151.84	95.07 to 99.88	298,063	289,313
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	109	95.50	91.81	86.20	15.05	106.52	32.00	195.83	91.03 to 97.14	26,365	22,726
10	2	93.35	93.35	93.35	12.48	100.00	81.70	105.00	N/A	35,000	32,672
20	48	98.15	101.32	99.17	11.12	102.17	62.37	165.96	95.30 to 101.74	43,995	43,628
25	34	98.40	101.54	97.28	12.90	104.38	47.67	184.78	93.22 to 102.69	55,043	53,545
30	563	97.31	98.80	96.97	9.19	101.88	54.15	368.06	96.18 to 98.19	84,436	81,881
35	114	97.88	97.84	97.87	4.92	99.97	83.80	121.08	96.10 to 99.00	157,771	154,411
40	74	99.30	98.06	97.29	5.50	100.79	75.70	119.89	97.60 to 100.42	182,490	177,553
45	15	96.57	95.56	94.72	4.42	100.88	85.79	108.40	91.56 to 98.91	260,180	246,440
50	6	98.64	105.12	100.26	14.81	104.84	80.28	151.84	80.28 to 151.84	271,159	271,878
ALL	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96	94,802	91,840

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:	965	MEDIAN:	97	COV:	17.71	95% Median C.I.:	96.74 to 97.96
TOTAL Sales Price:	91,427,249	WGT. MEAN:	97	STD:	17.37	95% Wgt. Mean C.I.:	96.16 to 97.59
TOTAL Adj.Sales Price:	91,484,499	MEAN:	98	AVG.ABS.DEV:	9.04	95% Mean C.I.:	96.95 to 99.14
TOTAL Assessed Value:	88,626,050						
AVG. Adj. Sales Price:	94,802	COD:	9.28	MAX Sales Ratio:	368.06		
AVG. Assessed Value:	91,840	PRD:	101.20	MIN Sales Ratio:	32.00		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	109	95.50	92.08	86.47	14.77	106.48	32.00	195.83	91.40 to 97.14		26,883	23,247
100	15	96.99	98.70	95.68	15.04	103.16	54.15	162.93	87.98 to 101.92		34,300	32,819
101	501	97.67	98.21	97.29	7.66	100.94	47.67	184.78	96.51 to 98.50		100,854	98,125
102	65	97.60	97.10	96.27	6.19	100.86	74.25	119.89	95.56 to 99.29		161,030	155,026
103	54	97.91	97.21	97.44	5.46	99.77	83.80	115.90	94.61 to 100.11		136,674	133,170
104	152	98.61	102.37	97.70	13.25	104.78	59.16	368.06	97.09 to 99.40		74,762	73,046
106	2	93.22	93.22	114.75	28.50	81.24	66.65	119.79	N/A		52,725	60,502
111	35	96.53	96.75	96.42	5.33	100.35	83.58	110.05	94.83 to 99.50		110,345	106,394
301	15	94.20	96.51	95.86	5.82	100.68	85.80	108.07	92.76 to 102.30		135,273	129,678
304	4	108.32	120.03	114.17	20.11	105.13	96.28	167.21	N/A		84,950	96,988
305	4	98.99	100.66	96.61	10.11	104.19	86.40	118.26	N/A		82,750	79,946
307	9	95.45	96.14	96.18	6.82	99.96	81.08	109.59	86.41 to 103.42		181,417	174,480
<u>ALL</u>												
	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96		94,802	91,840

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	109	95.50	91.81	86.20	15.05	106.52	32.00	195.83	91.03 to 97.14		26,365	22,726
10	1	115.95	115.95	115.95			115.95	115.95	N/A		11,000	12,755
20	21	96.07	101.15	99.12	17.16	102.05	62.37	179.81	91.84 to 105.00		43,626	43,243
25	53	101.78	111.86	104.30	19.94	107.25	47.67	368.06	99.05 to 109.19		53,760	56,070
30	431	97.64	98.30	97.29	8.12	101.04	54.15	238.62	96.53 to 98.63		83,353	81,096
35	121	95.52	95.42	95.35	6.12	100.07	74.33	116.91	93.93 to 97.61		113,002	107,743
40	219	97.81	98.10	96.94	6.55	101.20	75.70	167.62	96.25 to 98.82		150,177	145,579
50	10	97.76	103.38	101.63	9.72	101.72	85.79	151.84	94.91 to 107.07		234,657	238,485
<u>ALL</u>												
	965	97.43	98.04	96.88	9.28	101.20	32.00	368.06	96.74 to 97.96		94,802	91,840

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:	110	MEDIAN:	97	COV:	28.39	95% Median C.I.:	93.76 to 97.96
TOTAL Sales Price:	20,744,657	WGT. MEAN:	94	STD:	26.57	95% Wgt. Mean C.I.:	90.41 to 97.99
TOTAL Adj.Sales Price:	20,718,657	MEAN:	94	AVG.ABS.DEV:	15.93	95% Mean C.I.:	88.62 to 98.55
TOTAL Assessed Value:	19,517,180						
AVG. Adj. Sales Price:	188,351	COD:	16.51	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	177,428	PRD:	99.34	MIN Sales Ratio:	24.37		

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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	107.70	115.82	120.56	21.27	96.07	77.13	162.86	77.13 to 162.86	139,312	167,950
10/01/02 TO 12/31/02	6	93.52	100.44	94.30	20.51	106.51	71.25	153.06	71.25 to 153.06	142,366	134,252
01/01/03 TO 03/31/03	4	87.78	85.50	86.07	30.62	99.34	46.44	120.00	N/A	127,000	109,313
04/01/03 TO 06/30/03	10	90.80	81.94	84.61	21.05	96.85	24.37	108.33	63.97 to 107.48	108,880	92,119
07/01/03 TO 09/30/03	5	99.43	89.24	96.27	14.73	92.70	46.44	109.68	N/A	157,500	151,623
10/01/03 TO 12/31/03	10	90.87	83.69	91.23	16.06	91.73	49.57	100.40	51.06 to 100.00	483,600	441,190
01/01/04 TO 03/31/04	6	98.05	98.06	89.64	11.59	109.39	67.43	130.00	67.43 to 130.00	115,118	103,189
04/01/04 TO 06/30/04	8	94.35	98.01	98.04	12.92	99.97	75.34	129.03	75.34 to 129.03	84,875	83,207
07/01/04 TO 09/30/04	19	95.00	85.77	90.30	15.14	94.98	33.25	116.67	82.46 to 98.78	189,134	170,794
10/01/04 TO 12/31/04	10	98.00	99.23	103.03	7.65	96.31	72.96	137.50	92.90 to 100.53	125,558	129,365
01/01/05 TO 03/31/05	15	96.55	108.50	97.46	18.19	111.32	84.27	247.00	90.00 to 103.75	245,142	238,918
04/01/05 TO 06/30/05	11	93.85	84.54	92.46	15.03	91.43	50.49	104.17	64.29 to 100.81	173,846	160,743
<u>Study Years</u>											
07/01/02 TO 06/30/03	26	97.29	94.58	96.49	22.93	98.01	24.37	162.86	77.13 to 106.25	126,418	121,987
07/01/03 TO 06/30/04	29	97.00	91.57	92.30	13.90	99.21	46.44	130.00	87.10 to 100.00	241,145	222,579
07/01/04 TO 06/30/05	55	96.44	94.17	94.75	14.73	99.39	33.25	247.00	92.90 to 97.96	189,792	179,830
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	92.25	84.29	90.42	19.63	93.23	24.37	120.00	70.81 to 100.00	248,975	225,119
01/01/04 TO 12/31/04	43	97.44	92.89	93.64	12.54	99.20	33.25	137.50	92.90 to 98.27	144,624	135,431
<u>ALL</u>											
	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	75	97.89	96.40	95.78	13.64	100.65	46.44	162.86	95.65 to 99.55	216,084	206,957
CRESTON	7	92.90	105.06	109.94	38.29	95.56	33.25	247.00	33.25 to 247.00	32,028	35,212
HUMPHREY	5	68.08	76.30	72.86	35.11	104.71	46.44	129.20	N/A	47,590	34,675
MONROE	1	70.50	70.50	70.50			70.50	70.50	N/A	31,000	21,855
PLATTE CENTER	1	104.17	104.17	104.17			104.17	104.17	N/A	24,000	25,000
RURAL	5	85.71	76.13	68.20	20.88	111.62	24.37	102.21	N/A	117,400	80,072
SUBDIVISION	16	95.28	87.00	91.79	11.38	94.78	36.00	100.33	82.46 to 97.83	213,011	195,517
<u>ALL</u>											
	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	110	MEDIAN:	97	COV:	28.39	95% Median C.I.:	93.76 to 97.96
TOTAL Sales Price:	20,744,657	WGT. MEAN:	94	STD:	26.57	95% Wgt. Mean C.I.:	90.41 to 97.99
TOTAL Adj.Sales Price:	20,718,657	MEAN:	94	AVG.ABS.DEV:	15.93	95% Mean C.I.:	88.62 to 98.55
TOTAL Assessed Value:	19,517,180						
AVG. Adj. Sales Price:	188,351	COD:	16.51	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	177,428	PRD:	99.34	MIN Sales Ratio:	24.37		

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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	89	97.00	95.74	95.61	16.93	100.15	33.25	247.00	93.76 to 99.09	187,904	179,646
2	18	94.91	83.04	88.21	15.26	94.14	24.37	100.33	78.36 to 97.49	209,343	184,666
3	3	90.00	92.64	90.15	6.11	102.76	85.71	102.21	N/A	75,666	68,216
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

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	90	96.83	95.05	94.60	16.05	100.47	33.25	247.00	95.00 to 98.41	189,438	179,212
2	20	91.98	86.99	92.34	18.35	94.21	24.37	162.86	85.02 to 97.89	183,461	169,402
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017											
12-0056											
19-0039											
19-0505											
59-0001											
59-0013											
63-0030	2	86.36	86.36	90.37	18.36	95.56	70.50	102.21	N/A	41,500	37,502
71-0001	87	97.44	94.73	95.08	13.76	99.63	36.00	162.86	95.12 to 98.41	204,968	194,880
71-0005	8	91.98	84.64	88.48	14.85	95.66	24.37	104.17	24.37 to 104.17	275,153	243,461
71-0033	7	92.90	105.06	109.94	38.29	95.56	33.25	247.00	33.25 to 247.00	32,028	35,212
71-0067	6	76.90	77.87	77.62	29.73	100.31	46.44	129.20	46.44 to 129.20	62,991	48,895
NonValid School											
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	110	MEDIAN:	97	COV:	28.39	95% Median C.I.:	93.76 to 97.96
TOTAL Sales Price:	20,744,657	WGT. MEAN:	94	STD:	26.57	95% Wgt. Mean C.I.:	90.41 to 97.99
TOTAL Adj.Sales Price:	20,718,657	MEAN:	94	AVG.ABS.DEV:	15.93	95% Mean C.I.:	88.62 to 98.55
TOTAL Assessed Value:	19,517,180						
AVG. Adj. Sales Price:	188,351	COD:	16.51	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	177,428	PRD:	99.34	MIN Sales Ratio:	24.37		

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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	29	92.90	89.42	93.89	19.22	95.24	24.37	162.86	87.10 to 98.27	150,737	141,528
Prior TO 1860											
1860 TO 1899	6	103.13	109.73	106.73	15.13	102.81	84.27	153.06	84.27 to 153.06	53,250	56,833
1900 TO 1919	12	93.64	88.77	86.48	23.47	102.64	46.44	129.20	68.08 to 118.06	42,862	37,069
1920 TO 1939	4	100.41	101.27	101.29	6.25	99.99	90.00	114.29	N/A	33,937	34,375
1940 TO 1949	3	93.85	92.51	93.49	3.26	98.96	87.26	96.44	N/A	89,100	83,300
1950 TO 1959	8	87.30	81.18	86.05	21.40	94.34	33.25	104.17	33.25 to 104.17	109,318	94,070
1960 TO 1969	15	100.53	99.62	98.42	14.42	101.22	63.97	137.50	83.33 to 109.68	221,275	217,781
1970 TO 1979	16	96.61	100.89	94.82	17.10	106.40	51.06	247.00	90.32 to 100.00	200,272	189,906
1980 TO 1989	9	97.44	90.90	90.75	10.69	100.16	49.57	107.48	85.71 to 101.75	290,711	263,831
1990 TO 1994	2	82.27	82.27	90.15	18.04	91.26	67.43	97.12	N/A	521,355	470,000
1995 TO 1999	6	96.46	92.29	95.41	7.82	96.72	70.81	102.50	70.81 to 102.50	675,538	644,559
2000 TO Present											
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	71.25	71.25	71.25			71.25	71.25	N/A	1,200	855
5000 TO 9999	3	87.10	75.62	71.78	25.93	105.34	36.00	103.75	N/A	6,166	4,426
Total \$											
1 TO 9999	4	79.18	74.53	71.75	26.40	103.87	36.00	103.75	N/A	4,925	3,533
10000 TO 29999	9	90.00	89.58	88.86	16.88	100.82	46.44	129.20	68.36 to 104.17	24,322	21,612
30000 TO 59999	27	98.16	101.67	101.92	23.56	99.75	33.25	247.00	92.25 to 113.79	44,205	45,054
60000 TO 99999	15	89.34	87.86	87.91	14.05	99.94	64.29	118.06	72.96 to 99.43	74,527	65,517
100000 TO 149999	13	95.00	90.28	90.35	13.73	99.93	49.57	129.03	80.77 to 101.75	130,023	117,474
150000 TO 249999	22	97.71	91.00	90.75	14.69	100.28	24.37	137.50	78.36 to 100.53	201,230	182,620
250000 TO 499999	8	98.02	105.74	104.72	12.40	100.98	90.32	162.86	90.32 to 162.86	333,875	349,643
500000 +	12	96.24	92.08	93.47	6.40	98.51	58.46	100.00	87.50 to 98.78	781,685	730,611
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	20,744,657	WGT. MEAN:	94	STD:	26.57	95% Wgt. Mean C.I.:	90.41 to 97.99
TOTAL Adj.Sales Price:	20,718,657	MEAN:	94	AVG.ABS.DEV:	15.93	95% Mean C.I.:	88.62 to 98.55
TOTAL Assessed Value:	19,517,180						
AVG. Adj. Sales Price:	188,351	COD:	16.51	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	177,428	PRD:	99.34	MIN Sales Ratio:	24.37		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	71.25	64.78	57.74	23.91	112.20	36.00	87.10	N/A	4,566	2,636
5000 TO 9999	1	103.75	103.75	103.75			103.75	103.75	N/A	6,000	6,225
Total \$											
1 TO 9999	4	79.18	74.53	71.75	26.40	103.87	36.00	103.75	N/A	4,925	3,533
10000 TO 29999	14	77.76	73.95	69.36	25.95	106.62	33.25	104.17	46.44 to 96.67	30,453	21,123
30000 TO 59999	24	97.69	90.60	80.03	16.06	113.21	24.37	129.20	82.46 to 100.00	56,526	45,236
60000 TO 99999	17	99.43	111.31	102.33	24.94	108.78	63.97	247.00	89.34 to 130.00	74,316	76,047
100000 TO 149999	10	93.82	88.72	86.19	10.98	102.93	51.06	102.50	80.77 to 101.75	144,530	124,568
150000 TO 249999	21	97.96	95.74	94.49	9.35	101.32	67.43	129.03	92.45 to 100.53	201,002	189,935
250000 TO 499999	10	98.50	104.65	99.96	17.43	104.69	58.46	162.86	90.32 to 137.50	360,600	360,443
500000 +	10	96.24	94.95	95.34	3.68	99.58	85.71	100.00	87.50 to 100.00	838,023	799,004
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	91.98	87.92	92.54	20.38	95.01	24.37	162.86	87.10 to 97.89	154,846	143,293
10	19	100.00	107.73	102.45	21.55	105.16	33.25	247.00	94.83 to 113.79	91,627	93,870
20	58	96.50	91.79	93.90	13.10	97.75	46.44	137.50	92.45 to 98.16	231,807	217,669
30	3	96.55	95.27	91.27	4.92	104.38	87.50	101.75	N/A	295,833	270,000
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

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TOTAL Sales Price:	20,744,657	WGT. MEAN:	94	STD:	26.57	95% Wgt. Mean C.I.:	90.41 to 97.99
TOTAL Adj.Sales Price:	20,718,657	MEAN:	94	AVG.ABS.DEV:	15.93	95% Mean C.I.:	88.62 to 98.55
TOTAL Assessed Value:	19,517,180						
AVG. Adj. Sales Price:	188,351	COD:	16.51	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	177,428	PRD:	99.34	MIN Sales Ratio:	24.37		

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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)	29	92.76	87.86	92.68	20.79	94.80	24.37	162.86	85.02 to 98.27	152,875	141,683
119	1	120.00	120.00	120.00			120.00	120.00	N/A	35,000	42,000
319	1	100.00	100.00	100.00			100.00	100.00	N/A	700,000	700,000
325	1	96.03	96.03	96.03			96.03	96.03	N/A	400,000	384,120
326	1	96.67	96.67	96.67			96.67	96.67	N/A	30,000	29,000
330	1	100.00	100.00	100.00			100.00	100.00	N/A	1,750,000	1,750,000
341	1	87.50	87.50	87.50			87.50	87.50	N/A	600,000	525,000
343	1	97.00	97.00	97.00			97.00	97.00	N/A	500,000	485,000
344	12	96.18	95.75	94.41	8.44	101.42	77.13	130.00	83.33 to 98.00	183,965	173,688
350	4	91.29	82.25	89.55	15.19	91.85	46.44	100.00	N/A	138,750	124,256
351	1	109.68	109.68	109.68			109.68	109.68	N/A	155,000	170,000
352	6	99.75	95.33	95.49	7.90	99.84	70.81	107.48	70.81 to 107.48	241,733	230,823
353	21	100.00	95.45	93.17	14.95	102.45	51.06	153.06	84.27 to 103.75	134,054	124,903
384	1	100.00	100.00	100.00			100.00	100.00	N/A	45,000	45,000
392	2	81.49	81.49	85.65	17.26	95.15	67.43	95.56	N/A	347,355	297,500
406	4	98.91	98.52	98.76	8.47	99.76	82.46	113.79	N/A	103,031	101,750
407	1	85.71	85.71	85.71			85.71	85.71	N/A	1,050,000	900,000
408	1	247.00	247.00	247.00			247.00	247.00	N/A	40,000	98,800
419	2	102.08	102.08	100.36	2.04	101.71	100.00	104.17	N/A	137,000	137,500
426	1	95.65	95.65	95.65			95.65	95.65	N/A	230,000	220,000
435	1	137.50	137.50	137.50			137.50	137.50	N/A	200,000	275,000
442	6	95.01	99.40	97.40	14.98	102.05	70.50	129.20	70.50 to 129.20	39,666	38,635
444	1	97.96	97.96	97.96			97.96	97.96	N/A	239,900	235,000
459	1	50.49	50.49	50.49			50.49	50.49	N/A	40,450	20,425
470	1	98.11	98.11	98.11			98.11	98.11	N/A	26,500	26,000
526	1	98.16	98.16	98.16			98.16	98.16	N/A	40,750	40,000
528	3	67.91	72.64	75.23	10.52	96.55	64.29	85.71	N/A	101,903	76,666
540	1	97.12	97.12	97.12			97.12	97.12	N/A	798,000	775,000
555	1	33.25	33.25	33.25			33.25	33.25	N/A	40,000	13,300
851	2	83.99	83.99	84.15	6.71	99.81	78.36	89.62	N/A	206,000	173,357
ALL	110	96.50	93.58	94.20	16.51	99.34	24.37	247.00	93.76 to 97.96	188,351	177,428

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	19,517,180						
AVG. Adj. Sales Price:	188,351	COD:	16.51	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	177,428	PRD:	99.34	MIN Sales Ratio:	24.37		

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

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	7	99.43	95.92	95.67	6.79	100.26	70.81	107.48	70.81 to 107.48	217,200	207,791
03	101	96.44	93.66	94.40	17.12	99.21	24.37	247.00	92.90 to 97.89	183,203	172,946
04	2	81.49	81.49	85.65	17.26	95.15	67.43	95.56	N/A	347,355	297,500
<u>ALL</u>	<u>110</u>	<u>96.50</u>	<u>93.58</u>	<u>94.20</u>	<u>16.51</u>	<u>99.34</u>	<u>24.37</u>	<u>247.00</u>	<u>93.76 to 97.96</u>	<u>188,351</u>	<u>177,428</u>

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	88	MEDIAN:	74	COV:	39.88	95% Median C.I.:	71.28 to 77.52	(!: Derived)
(AgLand) TOTAL Sales Price:	17,980,912	WGT. MEAN:	72	STD:	30.75	95% Wgt. Mean C.I.:	68.21 to 75.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,963,402	MEAN:	77	AVG.ABS.DEV:	14.43	95% Mean C.I.:	70.68 to 83.53	
(AgLand) TOTAL Assessed Value:	12,877,725							
AVG. Adj. Sales Price:	204,129	COD:	19.49	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	146,337	PRD:	107.56	MIN Sales Ratio:	23.96			

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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											
10/01/02 TO 12/31/02	6	85.23	86.63	78.24	12.86	110.72	74.69	102.43	74.69 to 102.43	166,369	130,172
01/01/03 TO 03/31/03	10	77.71	75.41	70.99	11.31	106.22	46.30	89.76	67.37 to 88.27	330,589	234,676
04/01/03 TO 06/30/03	7	67.16	66.92	70.46	12.06	94.98	43.39	82.64	43.39 to 82.64	227,282	160,135
07/01/03 TO 09/30/03	1	85.47	85.47	85.47			85.47	85.47	N/A	168,116	143,685
10/01/03 TO 12/31/03	16	74.85	75.77	71.26	11.71	106.33	39.15	105.73	71.13 to 79.89	180,610	128,707
01/01/04 TO 03/31/04	21	78.53	88.83	77.51	28.41	114.60	41.96	320.50	73.16 to 88.35	184,780	143,218
04/01/04 TO 06/30/04	9	74.29	76.93	78.35	30.93	98.19	23.96	115.09	53.47 to 113.60	101,513	79,534
07/01/04 TO 09/30/04	3	63.17	65.89	64.10	11.85	102.79	56.02	78.48	N/A	242,933	155,718
10/01/04 TO 12/31/04	6	68.08	70.94	68.82	13.69	103.08	60.71	92.13	60.71 to 92.13	157,412	108,334
01/01/05 TO 03/31/05	3	63.24	65.53	63.93	3.82	102.50	63.06	70.30	N/A	351,500	224,713
04/01/05 TO 06/30/05	6	62.28	61.32	61.22	3.93	100.17	56.39	66.33	56.39 to 66.33	248,105	151,879
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	74.82	75.75	72.07	13.69	105.10	43.39	102.43	68.79 to 82.64	256,308	184,728
07/01/03 TO 06/30/04	47	76.40	82.03	75.48	23.12	108.68	23.96	320.50	73.16 to 80.94	167,061	126,093
07/01/04 TO 06/30/05	18	62.84	65.99	64.10	9.10	102.95	56.02	92.13	61.60 to 70.30	234,244	150,143
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	34	74.06	74.13	71.29	12.47	103.98	39.15	105.73	71.13 to 78.11	233,963	166,785
01/01/04 TO 12/31/04	39	75.04	81.56	74.85	26.56	108.98	23.96	320.50	68.26 to 81.29	165,827	124,116
<u>ALL</u>	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337

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:	88	MEDIAN:	74	COV:	39.88	95% Median C.I.:	71.28 to 77.52	(!: Derived)
(AgLand) TOTAL Sales Price:	17,980,912	WGT. MEAN:	72	STD:	30.75	95% Wgt. Mean C.I.:	68.21 to 75.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,963,402	MEAN:	77	AVG.ABS.DEV:	14.43	95% Mean C.I.:	70.68 to 83.53	
(AgLand) TOTAL Assessed Value:	12,877,725							
AVG. Adj. Sales Price:	204,129	COD:	19.49	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	146,337	PRD:	107.56	MIN Sales Ratio:	23.96			

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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	
2059	1	74.15	74.15	74.15			74.15	74.15	N/A	86,500	64,140	
2061	3	76.40	74.69	72.45	10.15	103.09	62.20	85.47	N/A	214,405	155,331	
2065	5	67.16	62.16	64.04	20.23	97.06	39.15	82.64	N/A	261,733	167,610	
2067	7	72.96	74.99	72.81	16.30	102.99	56.02	94.89	56.02 to 94.89	217,593	158,438	
2117	3	72.19	76.46	77.88	6.76	98.18	71.28	85.92	N/A	253,000	197,041	
2119	8	76.10	80.31	72.51	14.60	110.76	67.34	102.43	67.34 to 102.43	180,774	131,076	
2121	1	62.36	62.36	62.36			62.36	62.36	N/A	228,000	142,185	
2123	4	77.50	77.43	75.64	16.72	102.37	62.61	92.13	N/A	177,273	134,088	
2125	8	74.55	76.08	71.73	14.90	106.07	56.39	105.73	56.39 to 105.73	315,404	226,233	
2343	4	67.92	68.12	68.71	9.56	99.14	60.71	75.94	N/A	233,650	160,552	
2345	4	67.79	77.28	76.62	24.34	100.87	59.97	113.60	N/A	164,081	125,721	
2347	8	76.70	105.22	74.26	43.98	141.68	68.26	320.50	68.26 to 320.50	185,403	137,690	
2349	4	91.07	90.25	93.94	15.36	96.07	65.12	113.72	N/A	61,930	58,175	
2351	1	92.94	92.94	92.94			92.94	92.94	N/A	93,120	86,550	
2405	1	78.53	78.53	78.53			78.53	78.53	N/A	160,800	126,275	
2407	2	69.14	69.14	68.00	8.54	101.67	63.24	75.04	N/A	238,987	162,517	
2409	8	70.47	67.23	67.78	11.25	99.18	43.39	78.11	43.39 to 78.11	209,014	141,673	
2411	12	78.01	71.39	67.34	23.89	106.01	23.96	115.09	46.30 to 86.17	181,505	122,231	
2637	1	95.61	95.61	95.61			95.61	95.61	N/A	286,880	274,280	
2639	3	72.65	71.59	69.79	7.63	102.58	62.75	79.38	N/A	181,833	126,898	
ALL												
	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	40	75.38	80.71	72.20	25.35	111.79	23.96	320.50	71.13 to 78.53	167,064	120,614	
3	8	71.71	71.33	70.49	9.86	101.19	60.83	81.29	60.83 to 81.29	256,718	180,966	
6	40	73.65	74.66	71.59	15.15	104.30	39.15	105.73	67.37 to 78.48	230,676	165,135	
ALL												
	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337	

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	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337	
ALL												
	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337	

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:	88	MEDIAN:	74	COV:	39.88	95% Median C.I.:	71.28 to 77.52	(!: Derived)
(AgLand) TOTAL Sales Price:	17,980,912	WGT. MEAN:	72	STD:	30.75	95% Wgt. Mean C.I.:	68.21 to 75.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,963,402	MEAN:	77	AVG.ABS.DEV:	14.43	95% Mean C.I.:	70.68 to 83.53	
(AgLand) TOTAL Assessed Value:	12,877,725							
AVG. Adj. Sales Price:	204,129	COD:	19.49	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	146,337	PRD:	107.56	MIN Sales Ratio:	23.96			

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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)											
06-0017	7	66.16	68.74	66.79	9.15	102.93	60.71	78.48	60.71 to 78.48	289,257	193,181
12-0056											
19-0039	8	72.57	74.64	72.75	14.48	102.60	56.02	94.89	56.02 to 94.89	213,144	155,056
19-0505											
59-0001											
59-0013	5	89.76	83.63	79.48	15.00	105.22	56.39	105.73	N/A	186,847	148,514
63-0030	26	73.77	71.76	70.32	19.53	102.04	23.96	115.09	62.61 to 79.12	212,069	149,132
71-0001	8	76.41	76.49	76.18	10.56	100.41	62.75	95.61	62.75 to 95.61	204,808	156,018
71-0005	24	77.71	90.25	77.26	25.37	116.81	61.60	320.50	71.13 to 88.35	139,640	107,890
71-0033											
71-0067	10	66.74	64.55	65.37	13.18	98.74	39.15	82.64	48.70 to 76.40	279,555	182,747
NonValid School											
ALL	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337

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	7	94.75	85.20	83.90	16.50	101.55	53.47	105.73	53.47 to 105.73	33,639	28,222
30.01 TO 50.00	18	74.22	71.99	70.82	19.34	101.65	23.96	113.72	62.61 to 86.17	84,347	59,730
50.01 TO 100.00	25	73.15	82.20	70.22	26.83	117.07	43.39	320.50	62.75 to 78.11	175,119	122,963
100.01 TO 180.00	33	73.61	75.12	73.11	12.98	102.75	39.15	113.60	69.81 to 77.67	283,283	207,099
180.01 TO 330.00	5	77.78	71.91	68.32	16.21	105.25	46.30	89.76	N/A	496,665	339,331
ALL	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337

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
! zeroes!	1	320.50	320.50	320.50			320.50	320.50	N/A	5,000	16,025
DRY	23	72.96	74.62	72.61	14.25	102.76	48.70	113.60	67.16 to 78.48	176,734	128,333
DRY-N/A	10	77.07	78.10	75.63	13.61	103.26	56.39	97.57	58.04 to 94.89	214,294	162,077
GRASS	8	75.70	75.91	74.49	20.49	101.91	43.39	115.09	43.39 to 115.09	95,640	71,240
GRASS-N/A	3	41.96	46.62	52.07	39.69	89.52	23.96	73.93	N/A	93,833	48,860
IRRGTD	13	77.67	78.38	74.37	12.87	105.39	62.61	102.43	63.17 to 87.40	177,341	131,889
IRRGTD-N/A	30	73.15	73.39	69.75	14.73	105.22	39.15	113.72	66.33 to 78.11	279,949	195,272
ALL	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337

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:	88	MEDIAN:	74	COV:	39.88	95% Median C.I.:	71.28 to 77.52	(!: Derived)
(AgLand) TOTAL Sales Price:	17,980,912	WGT. MEAN:	72	STD:	30.75	95% Wgt. Mean C.I.:	68.21 to 75.16	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,963,402	MEAN:	77	AVG.ABS.DEV:	14.43	95% Mean C.I.:	70.68 to 83.53	
(AgLand) TOTAL Assessed Value:	12,877,725							
AVG. Adj. Sales Price:	204,129	COD:	19.49	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	146,337	PRD:	107.56	MIN Sales Ratio:	23.96			

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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
! zeroes!	1	320.50	320.50	320.50			320.50	320.50	N/A	5,000	16,025
DRY	29	74.29	75.99	73.89	14.63	102.83	48.70	113.60	67.34 to 79.12	184,827	136,572
DRY-N/A	4	74.51	73.42	72.17	12.87	101.74	56.39	88.27	N/A	211,961	152,963
GRASS	8	75.70	75.91	74.49	20.49	101.91	43.39	115.09	43.39 to 115.09	95,640	71,240
GRASS-N/A	3	41.96	46.62	52.07	39.69	89.52	23.96	73.93	N/A	93,833	48,860
IRRGTD	34	74.42	75.50	71.41	14.76	105.73	39.15	113.72	68.79 to 80.94	251,142	179,333
IRRGTD-N/A	9	67.37	72.63	68.15	13.72	106.58	59.97	97.38	62.20 to 81.29	240,566	163,934
ALL	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337

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
! zeroes!	1	320.50	320.50	320.50			320.50	320.50	N/A	5,000	16,025
DRY	33	74.29	75.67	73.66	14.42	102.74	48.70	113.60	68.26 to 78.48	188,116	138,559
GRASS	11	73.61	67.92	68.46	25.41	99.22	23.96	115.09	41.96 to 92.94	95,147	65,136
IRRGTD	43	74.15	74.90	70.75	14.53	105.87	39.15	113.72	67.38 to 78.53	248,928	176,110
ALL	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	200.19	200.19	165.82	60.09	120.73	79.89	320.50	N/A	7,000	11,607
Total \$											
1 TO 9999	2	200.19	200.19	165.82	60.09	120.73	79.89	320.50	N/A	7,000	11,607
10000 TO 29999	3	97.38	89.41	87.47	13.90	102.21	65.12	105.73	N/A	22,500	19,681
30000 TO 59999	6	86.13	80.87	80.59	26.96	100.35	41.96	115.09	41.96 to 115.09	44,496	35,859
60000 TO 99999	14	75.01	74.37	73.45	20.53	101.25	23.96	113.72	61.60 to 92.13	83,657	61,448
100000 TO 149999	8	75.84	78.65	78.72	19.47	99.90	48.70	113.60	48.70 to 113.60	121,142	95,368
150000 TO 249999	29	73.97	74.54	74.29	8.74	100.33	59.97	97.57	71.28 to 78.11	198,279	147,301
250000 TO 499999	24	69.30	70.44	71.08	14.13	99.09	39.15	95.61	63.17 to 77.67	348,756	247,892
500000 +	2	54.68	54.68	54.34	15.32	100.63	46.30	63.06	N/A	677,162	367,950
ALL	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337

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:	88	MEDIAN:	74	COV:	39.88	95% Median C.I.:	71.28 to 77.52	(! : Derived)
(AgLand) TOTAL Sales Price:	17,980,912	WGT. MEAN:	72	STD:	30.75	95% Wgt. Mean C.I.:	68.21 to 75.16	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	17,963,402	MEAN:	77	AVG.ABS.DEV:	14.43	95% Mean C.I.:	70.68 to 83.53	
(AgLand) TOTAL Assessed Value:	12,877,725							
AVG. Adj. Sales Price:	204,129	COD:	19.49	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	146,337	PRD:	107.56	MIN Sales Ratio:	23.96			

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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 \$ _____												
5000 TO 9999	1	79.89	79.89	79.89			79.89	79.89	N/A	9,000	7,190	
Total \$ _____												
1 TO 9999	1	79.89	79.89	79.89			79.89	79.89	N/A	9,000	7,190	
10000 TO 29999	7	65.12	101.16	54.96	88.68	184.06	23.96	320.50	23.96 to 320.50	35,714	19,629	
30000 TO 59999	8	76.62	79.85	73.94	22.97	107.99	43.39	115.09	43.39 to 115.09	61,450	45,436	
60000 TO 99999	14	78.56	79.65	77.60	15.01	102.64	48.70	113.72	67.16 to 92.13	96,517	74,897	
100000 TO 149999	23	72.19	69.91	67.17	12.31	104.08	39.15	94.89	62.54 to 76.90	192,623	129,390	
150000 TO 249999	21	73.15	75.66	73.65	12.67	102.73	58.04	113.60	66.33 to 81.29	249,136	183,480	
250000 TO 499999	14	74.75	74.78	72.46	12.21	103.20	46.30	95.61	66.16 to 85.92	442,809	320,858	
ALL _____	88	74.06	77.11	71.69	19.49	107.56	23.96	320.50	71.28 to 77.52	204,129	146,337	

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:	975	MEDIAN:	96	COV:	19.60	95% Median C.I.:	95.13 to 96.46
TOTAL Sales Price:	91,964,619	WGT. MEAN:	95	STD:	18.79	95% Wgt. Mean C.I.:	94.26 to 95.86
TOTAL Adj.Sales Price:	92,021,869	MEAN:	96	AVG.ABS.DEV:	10.64	95% Mean C.I.:	94.66 to 97.02
TOTAL Assessed Value:	87,475,770						
AVG. Adj. Sales Price:	94,381	COD:	11.10	MAX Sales Ratio:	350.25		
AVG. Assessed Value:	89,718	PRD:	100.82	MIN Sales Ratio:	27.50		

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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	150	96.35	95.15	96.44	9.65	98.66	27.50	179.81	94.91 to 97.67	89,728	86,535
10/01/03 TO 12/31/03	99	96.12	97.44	97.81	8.65	99.61	66.62	151.84	94.45 to 98.23	96,334	94,229
01/01/04 TO 03/31/04	102	95.79	95.70	95.90	11.26	99.80	30.38	238.62	93.43 to 98.82	81,189	77,857
04/01/04 TO 06/30/04	160	97.37	99.66	96.79	11.37	102.97	36.64	350.25	96.34 to 98.62	101,694	98,430
07/01/04 TO 09/30/04	115	97.82	98.37	97.98	10.41	100.40	53.76	167.62	95.93 to 99.88	97,383	95,412
10/01/04 TO 12/31/04	93	96.15	96.15	95.14	10.59	101.06	53.29	148.18	92.94 to 100.01	93,636	89,088
01/01/05 TO 03/31/05	122	91.70	93.54	92.71	12.34	100.90	32.00	176.92	89.37 to 94.78	88,022	81,601
04/01/05 TO 06/30/05	134	90.76	90.65	88.69	12.90	102.21	44.50	178.43	87.47 to 92.99	103,186	91,518
<u>Study Years</u>											
07/01/03 TO 06/30/04	511	96.81	97.12	96.74	10.31	100.39	27.50	350.25	95.95 to 97.60	93,050	90,018
07/01/04 TO 06/30/05	464	94.48	94.43	93.26	11.92	101.25	32.00	178.43	93.21 to 95.86	95,847	89,388
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	470	97.27	97.79	96.60	10.94	101.23	30.38	350.25	96.15 to 98.47	94,595	91,378
<u>ALL</u>											
	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	761	96.15	96.39	95.66	9.11	100.76	36.64	238.62	95.65 to 97.09	96,212	92,035
CORNLEA	1	162.93	162.93	162.93			162.93	162.93	N/A	14,000	22,810
CRESTON	6	125.08	124.30	114.50	22.78	108.56	78.56	178.43	78.56 to 178.43	23,858	27,316
DUNCAN	12	99.25	105.28	102.59	10.21	102.63	91.74	167.62	93.57 to 110.12	62,500	64,116
HUMPHREY	37	90.00	88.21	89.81	10.57	98.23	56.97	119.23	82.39 to 94.45	61,775	55,477
LINDSAY	11	87.98	107.82	105.80	56.22	101.90	28.57	350.25	36.86 to 160.55	25,213	26,676
MONROE	6	103.98	96.00	103.61	15.17	92.65	53.76	117.25	53.76 to 117.25	42,452	43,987
NEWMAN GROVE	1	64.00	64.00	64.00			64.00	64.00	N/A	35,000	22,400
PLATTE CENTER	9	95.52	116.75	105.88	23.55	110.26	92.60	184.78	93.79 to 179.81	51,977	55,035
RURAL	48	91.17	87.82	87.60	19.04	100.25	30.38	151.50	81.59 to 98.83	92,637	81,149
SUBDIVISION	83	94.29	91.10	93.37	14.52	97.57	27.50	176.92	89.61 to 97.75	122,042	113,947
<u>ALL</u>											
	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

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:	975	MEDIAN:	96	COV:	19.60	95% Median C.I.:	95.13 to 96.46
TOTAL Sales Price:	91,964,619	WGT. MEAN:	95	STD:	18.79	95% Wgt. Mean C.I.:	94.26 to 95.86
TOTAL Adj.Sales Price:	92,021,869	MEAN:	96	AVG.ABS.DEV:	10.64	95% Mean C.I.:	94.66 to 97.02
TOTAL Assessed Value:	87,475,770						
AVG. Adj. Sales Price:	94,381	COD:	11.10	MAX Sales Ratio:	350.25		
AVG. Assessed Value:	89,718	PRD:	100.82	MIN Sales Ratio:	27.50		

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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	844	96.00	96.76	95.71	10.33	101.09	28.57	350.25	95.45 to 96.74	91,760	87,823
2	51	90.92	88.99	92.84	17.15	95.86	32.00	176.92	85.05 to 99.13	135,813	126,086
3	80	92.36	90.48	90.49	15.90	99.98	27.50	151.50	89.24 to 97.75	95,620	86,529
ALL	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

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	860	96.22	97.00	95.44	9.94	101.64	48.78	350.25	95.60 to 97.10	102,808	98,121
2	107	89.61	87.07	84.08	19.80	103.56	27.50	176.92	84.86 to 94.00	25,932	21,803
3	8	91.91	87.45	91.12	20.04	95.97	47.67	119.89	47.67 to 119.89	103,975	94,741
ALL	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	961	95.97	95.92	95.10	10.87	100.86	27.50	350.25	95.24 to 96.57	95,291	90,620
06	1	89.00	89.00	89.00			89.00	89.00	N/A	10,000	8,900
07	13	76.63	90.24	87.00	28.36	103.72	54.53	162.93	69.42 to 107.37	33,615	29,245
ALL	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017	2	117.07	117.07	113.24	4.33	103.38	112.00	122.15	N/A	45,587	51,625
12-0056											
19-0039	3	92.92	96.21	95.31	4.29	100.94	91.88	103.83	N/A	70,521	67,215
19-0505											
59-0001											
59-0013	5	81.25	82.19	82.50	19.06	99.62	62.14	105.66	N/A	41,100	33,909
63-0030	11	101.98	102.72	102.45	13.79	100.27	53.76	151.50	84.96 to 117.25	48,065	49,241
71-0001	787	96.15	96.40	95.52	9.20	100.92	36.64	238.62	95.60 to 97.09	97,112	92,759
71-0005	106	94.04	91.33	93.37	17.51	97.81	27.50	184.78	89.72 to 97.66	103,009	96,179
71-0033	7	112.42	117.42	99.20	26.33	118.36	76.16	178.43	76.16 to 178.43	34,021	33,750
71-0067	54	88.57	92.78	89.02	21.52	104.22	28.57	350.25	82.39 to 94.17	62,963	56,048
NonValid School											
ALL	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

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:	975	MEDIAN:	96	COV:	19.60	95% Median C.I.:	95.13 to 96.46
TOTAL Sales Price:	91,964,619	WGT. MEAN:	95	STD:	18.79	95% Wgt. Mean C.I.:	94.26 to 95.86
TOTAL Adj.Sales Price:	92,021,869	MEAN:	96	AVG.ABS.DEV:	10.64	95% Mean C.I.:	94.66 to 97.02
TOTAL Assessed Value:	87,475,770						
AVG. Adj. Sales Price:	94,381	COD:	11.10	MAX Sales Ratio:	350.25		
AVG. Assessed Value:	89,718	PRD:	100.82	MIN Sales Ratio:	27.50		

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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	111	89.00	86.72	83.73	19.94	103.57	27.50	176.92	84.00 to 93.59	26,106	21,859
Prior TO 1860											
1860 TO 1899	30	95.40	95.60	88.44	16.88	108.09	48.78	184.78	87.98 to 97.55	57,873	51,184
1900 TO 1919	110	95.15	101.51	93.46	16.42	108.62	53.29	350.25	92.61 to 98.92	64,713	60,478
1920 TO 1939	85	94.26	95.85	93.68	12.88	102.32	56.97	238.62	90.86 to 97.22	65,818	61,656
1940 TO 1949	43	97.26	96.95	96.36	9.25	100.61	61.72	128.33	91.45 to 99.97	76,041	73,271
1950 TO 1959	145	96.07	96.75	96.07	8.31	100.71	47.67	137.68	94.33 to 98.99	79,478	76,352
1960 TO 1969	95	95.31	95.02	94.04	9.59	101.04	58.66	142.68	92.96 to 98.62	93,943	88,349
1970 TO 1979	128	97.61	98.37	97.95	10.05	100.44	54.53	167.21	96.12 to 99.24	110,657	108,384
1980 TO 1989	88	97.27	95.32	95.55	6.27	99.76	65.99	120.33	95.08 to 98.55	133,946	127,989
1990 TO 1994	32	98.70	98.07	98.04	5.52	100.03	84.35	113.31	93.75 to 101.80	158,501	155,400
1995 TO 1999	43	97.50	95.85	94.79	6.78	101.12	75.70	108.40	94.49 to 100.83	175,222	166,090
2000 TO Present	65	94.66	94.90	94.81	5.03	100.10	80.28	109.59	93.34 to 96.41	190,737	180,837
ALL	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	6	73.64	80.20	89.80	39.68	89.30	28.57	151.50	28.57 to 151.50	2,464	2,213
5000 TO 9999	9	100.20	119.37	121.11	63.27	98.56	36.86	350.25	44.50 to 178.43	7,766	9,406
Total \$											
1 TO 9999	15	81.25	103.70	115.65	62.76	89.67	28.57	350.25	53.76 to 129.41	5,645	6,529
10000 TO 29999	97	93.10	96.47	96.49	23.66	99.98	27.50	184.78	87.98 to 96.86	19,521	18,836
30000 TO 59999	164	97.77	99.52	99.41	13.13	100.11	30.38	238.62	95.86 to 99.11	47,194	46,918
60000 TO 99999	359	95.81	95.13	94.89	8.32	100.25	53.30	137.68	94.48 to 97.04	79,790	75,715
100000 TO 149999	183	94.23	93.23	93.26	8.44	99.96	44.50	120.33	92.35 to 96.28	123,165	114,869
150000 TO 249999	135	97.34	96.06	96.23	6.15	99.82	48.78	151.84	95.60 to 98.57	181,178	174,355
250000 TO 499999	22	95.66	92.06	91.82	7.16	100.27	75.70	105.02	85.79 to 98.70	302,744	277,967
ALL	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

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:	975	MEDIAN:	96	COV:	19.60	95% Median C.I.:	95.13 to 96.46
TOTAL Sales Price:	91,964,619	WGT. MEAN:	95	STD:	18.79	95% Wgt. Mean C.I.:	94.26 to 95.86
TOTAL Adj.Sales Price:	92,021,869	MEAN:	96	AVG.ABS.DEV:	10.64	95% Mean C.I.:	94.66 to 97.02
TOTAL Assessed Value:	87,475,770						
AVG. Adj. Sales Price:	94,381	COD:	11.10	MAX Sales Ratio:	350.25		
AVG. Assessed Value:	89,718	PRD:	100.82	MIN Sales Ratio:	27.50		

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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	11	53.76	61.86	51.96	47.10	119.05	27.50	151.50	28.57 to 95.50	5,109	2,655
5000 TO 9999	11	57.69	65.21	57.58	32.89	113.24	32.00	114.29	45.23 to 97.55	13,877	7,990
Total \$											
1 TO 9999	22	55.73	63.53	56.07	40.07	113.31	27.50	151.50	44.50 to 81.25	9,493	5,322
10000 TO 29999	94	90.60	96.48	89.49	21.44	107.81	30.38	350.25	87.27 to 95.45	21,441	19,188
30000 TO 59999	174	96.09	97.49	93.67	13.42	104.08	44.50	184.78	94.21 to 97.78	50,202	47,025
60000 TO 99999	381	95.79	96.09	94.30	9.46	101.90	53.22	238.62	94.48 to 97.04	83,113	78,372
100000 TO 149999	169	95.47	95.81	94.98	7.25	100.87	48.78	132.53	93.89 to 96.81	129,257	122,766
150000 TO 249999	116	98.62	97.69	97.20	4.79	100.50	75.70	109.59	97.43 to 99.71	188,450	183,172
250000 TO 499999	19	98.50	98.68	96.94	8.26	101.79	80.28	151.84	88.03 to 99.88	299,540	290,373
ALL											
	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	111	89.00	86.72	83.73	19.94	103.57	27.50	176.92	84.00 to 93.59	26,106	21,859
10	2	93.35	93.35	93.35	12.48	100.00	81.70	105.00	N/A	35,000	32,672
20	52	97.46	98.56	95.99	14.02	102.68	57.69	165.96	92.60 to 100.12	44,073	42,304
25	34	97.10	102.29	97.27	13.84	105.16	47.67	184.78	93.96 to 101.69	55,043	53,539
30	565	95.52	96.51	94.37	10.89	102.27	48.78	350.25	94.43 to 96.43	84,307	79,558
35	115	96.15	96.27	96.22	5.32	100.05	79.32	115.90	94.67 to 98.04	157,590	151,635
40	75	99.20	98.07	97.29	5.48	100.80	75.70	119.89	97.60 to 100.83	181,390	176,475
45	15	97.58	96.12	95.10	4.81	101.08	85.79	108.40	88.03 to 98.98	260,180	247,422
50	6	98.26	104.99	100.06	14.74	104.93	80.28	151.84	80.28 to 151.84	271,159	271,320
ALL											
	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46	94,381	89,718

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:	975	MEDIAN:	96	COV:	19.60	95% Median C.I.:	95.13 to 96.46
TOTAL Sales Price:	91,964,619	WGT. MEAN:	95	STD:	18.79	95% Wgt. Mean C.I.:	94.26 to 95.86
TOTAL Adj.Sales Price:	92,021,869	MEAN:	96	AVG.ABS.DEV:	10.64	95% Mean C.I.:	94.66 to 97.02
TOTAL Assessed Value:	87,475,770						
AVG. Adj. Sales Price:	94,381	COD:	11.10	MAX Sales Ratio:	350.25		
AVG. Assessed Value:	89,718	PRD:	100.82	MIN Sales Ratio:	27.50		

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	110	89.30	87.08	83.90	19.63	103.79	27.50	176.92	85.96 to 93.59		26,775	22,463
100	15	82.12	93.40	90.48	28.56	103.23	54.53	162.93	73.26 to 107.37		34,300	31,034
101	507	96.00	96.55	95.52	8.97	101.08	47.67	184.78	95.20 to 97.12		100,417	95,920
102	66	97.46	94.88	94.29	8.32	100.63	48.78	119.89	94.17 to 99.23		160,105	150,960
103	54	96.10	95.41	95.70	6.56	99.70	73.21	115.90	93.54 to 98.57		136,674	130,794
104	153	97.48	100.33	95.70	14.04	104.84	53.30	350.25	95.24 to 98.82		74,469	71,266
106	3	66.67	84.37	110.97	26.57	76.03	66.65	119.79	N/A		38,150	42,335
111	35	94.83	94.03	93.84	6.83	100.21	76.54	108.65	90.97 to 98.04		110,345	103,548
301	15	94.20	96.51	95.86	5.82	100.68	85.80	108.07	92.76 to 102.30		135,273	129,678
304	4	109.86	120.80	115.03	19.13	105.02	96.28	167.21	N/A		84,950	97,717
305	4	98.99	100.66	96.61	10.11	104.19	86.40	118.26	N/A		82,750	79,946
307	9	95.45	96.14	96.18	6.82	99.96	81.08	109.59	86.41 to 103.42		181,417	174,480
<u>ALL</u>												
	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46		94,381	89,718

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	111	89.00	86.72	83.73	19.94	103.57	27.50	176.92	84.00 to 93.59		26,106	21,859
10	2	106.75	106.75	107.19	8.62	99.59	97.55	115.95	N/A		10,500	11,255
20	24	95.87	98.31	95.12	22.14	103.36	57.69	179.81	81.70 to 109.40		46,714	44,432
25	54	101.41	110.88	102.58	21.82	108.09	47.67	350.25	98.70 to 106.23		53,227	54,602
30	432	95.85	95.73	94.55	9.67	101.24	53.29	238.62	94.47 to 96.74		83,314	78,777
35	122	94.81	94.02	93.36	7.63	100.70	48.78	120.58	92.73 to 97.10		113,198	105,686
40	220	97.42	97.29	96.23	6.98	101.10	75.70	167.62	95.71 to 98.57		149,813	144,171
50	10	97.76	102.62	100.95	8.95	101.66	85.79	151.84	94.91 to 107.07		234,657	236,889
<u>ALL</u>												
	975	95.89	95.84	95.06	11.10	100.82	27.50	350.25	95.13 to 96.46		94,381	89,718

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:	113	MEDIAN:	87	COV:	33.18	95% Median C.I.:	80.77 to 93.13
TOTAL Sales Price:	20,987,856	WGT. MEAN:	83	STD:	28.18	95% Wgt. Mean C.I.:	77.01 to 89.09
TOTAL Adj.Sales Price:	20,961,856	MEAN:	85	AVG.ABS.DEV:	19.99	95% Mean C.I.:	79.73 to 90.12
TOTAL Assessed Value:	17,408,945						
AVG. Adj. Sales Price:	185,503	COD:	23.03	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	154,061	PRD:	102.26	MIN Sales Ratio:	24.37		

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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	76.58	85.11	84.37	29.34	100.87	59.99	139.53	59.99 to 139.53	139,312	117,540
10/01/02 TO 12/31/02	6	93.52	92.61	91.61	12.14	101.10	71.25	106.25	71.25 to 106.25	142,366	130,419
01/01/03 TO 03/31/03	4	74.12	78.67	74.78	27.05	105.21	46.44	120.00	N/A	127,000	94,967
04/01/03 TO 06/30/03	10	85.56	78.40	79.50	19.97	98.62	24.37	107.48	63.97 to 95.03	108,880	86,556
07/01/03 TO 09/30/03	5	99.43	89.24	96.27	14.73	92.70	46.44	109.68	N/A	157,500	151,623
10/01/03 TO 12/31/03	10	90.87	83.69	91.23	16.06	91.73	49.57	100.40	51.06 to 100.00	483,600	441,190
01/01/04 TO 03/31/04	8	99.13	106.14	96.23	16.70	110.30	67.43	136.36	67.43 to 136.36	103,613	99,704
04/01/04 TO 06/30/04	8	87.67	81.62	70.89	28.36	115.14	36.41	114.29	36.41 to 114.29	84,875	60,166
07/01/04 TO 09/30/04	19	77.74	71.99	72.27	24.65	99.61	32.73	101.75	53.20 to 92.86	189,134	136,694
10/01/04 TO 12/31/04	11	92.90	91.57	95.11	16.56	96.28	68.25	142.86	72.96 to 110.00	123,689	117,640
01/01/05 TO 03/31/05	15	89.93	93.39	72.44	30.30	128.93	30.68	247.00	67.46 to 97.22	245,142	177,573
04/01/05 TO 06/30/05	11	73.15	79.10	87.43	19.67	90.47	50.49	104.17	64.29 to 101.17	173,846	151,993
<u>Study Years</u>											
07/01/02 TO 06/30/03	26	85.75	83.27	83.15	21.27	100.14	24.37	139.53	68.36 to 95.03	126,418	105,122
07/01/03 TO 06/30/04	31	97.83	89.85	90.43	18.41	99.35	36.41	136.36	80.77 to 100.00	230,045	208,031
07/01/04 TO 06/30/05	56	83.05	82.97	78.03	24.39	106.33	30.68	247.00	73.15 to 90.00	188,278	146,906
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	89.34	82.13	88.85	19.53	92.43	24.37	120.00	70.81 to 97.00	248,975	221,222
01/01/04 TO 12/31/04	46	88.40	84.29	80.01	23.51	105.35	32.73	142.86	75.34 to 96.44	140,479	112,395
<u>ALL</u>											
	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	78	89.96	86.99	84.77	19.60	102.62	30.68	142.86	82.76 to 96.67	210,891	178,766
CRESTON	7	92.90	105.06	109.94	38.29	95.56	33.25	247.00	33.25 to 247.00	32,028	35,212
HUMPHREY	5	68.08	76.30	72.86	35.11	104.71	46.44	129.20	N/A	47,590	34,675
MONROE	1	70.50	70.50	70.50			70.50	70.50	N/A	31,000	21,855
PLATTE CENTER	1	104.17	104.17	104.17			104.17	104.17	N/A	24,000	25,000
RURAL	10	76.36	71.36	74.28	20.28	96.07	24.37	100.33	53.20 to 90.00	252,423	187,507
SUBDIVISION	11	77.74	73.26	76.37	26.90	95.93	32.73	109.09	36.41 to 97.83	133,723	102,125
<u>ALL</u>											
	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

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:	113	MEDIAN:	87	COV:	33.18	95% Median C.I.:	80.77 to 93.13
TOTAL Sales Price:	20,987,856	WGT. MEAN:	83	STD:	28.18	95% Wgt. Mean C.I.:	77.01 to 89.09
TOTAL Adj.Sales Price:	20,961,856	MEAN:	85	AVG.ABS.DEV:	19.99	95% Mean C.I.:	79.73 to 90.12
TOTAL Assessed Value:	17,408,945						
AVG. Adj. Sales Price:	185,503	COD:	23.03	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	154,061	PRD:	102.26	MIN Sales Ratio:	24.37		

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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	92	89.96	87.79	84.93	21.90	103.36	30.68	247.00	82.76 to 96.03	184,420	156,635
2	18	76.05	71.54	75.38	25.63	94.91	24.37	109.09	53.20 to 93.13	209,343	157,801
3	3	81.77	77.26	69.61	12.23	110.98	60.00	90.00	N/A	75,666	52,673
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

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	92	89.96	88.07	88.53	20.80	99.48	33.25	247.00	82.76 to 95.24	187,058	165,593
2	21	71.25	71.15	57.94	32.64	122.80	24.37	124.40	43.27 to 90.00	178,687	103,538
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017											
12-0056											
19-0039											
19-0505											
59-0001											
59-0013											
63-0030	2	76.13	76.13	77.56	7.40	98.16	70.50	81.77	N/A	41,500	32,187
71-0001	90	88.42	85.36	84.17	20.44	101.41	30.68	142.86	81.57 to 96.00	200,838	169,048
71-0005	8	81.08	73.11	73.88	26.47	98.96	24.37	104.17	24.37 to 104.17	275,153	203,291
71-0033	7	92.90	105.06	109.94	38.29	95.56	33.25	247.00	33.25 to 247.00	32,028	35,212
71-0067	6	64.04	73.58	68.10	33.21	108.05	46.44	129.20	46.44 to 129.20	62,991	42,895
NonValid School											
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

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:	113	MEDIAN:	87	COV:	33.18	95% Median C.I.:	80.77 to 93.13
TOTAL Sales Price:	20,987,856	WGT. MEAN:	83	STD:	28.18	95% Wgt. Mean C.I.:	77.01 to 89.09
TOTAL Adj.Sales Price:	20,961,856	MEAN:	85	AVG.ABS.DEV:	19.99	95% Mean C.I.:	79.73 to 90.12
TOTAL Assessed Value:	17,408,945						
AVG. Adj. Sales Price:	185,503	COD:	23.03	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	154,061	PRD:	102.26	MIN Sales Ratio:	24.37		

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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	30	83.39	77.37	64.15	28.08	120.60	24.37	139.53	64.05 to 94.83	148,486	95,258
Prior TO 1860											
1860 TO 1899	6	87.74	85.02	83.41	21.77	101.93	55.62	106.25	55.62 to 106.25	53,250	44,416
1900 TO 1919	13	92.25	88.50	85.33	25.42	103.72	46.44	136.36	68.08 to 120.00	43,796	37,371
1920 TO 1939	4	100.41	101.27	101.29	6.25	99.99	90.00	114.29	N/A	33,937	34,375
1940 TO 1949	3	87.26	83.28	86.76	11.57	96.00	66.15	96.44	N/A	89,100	77,300
1950 TO 1959	8	86.40	79.04	82.13	24.10	96.24	33.25	104.17	33.25 to 104.17	109,318	89,785
1960 TO 1969	16	83.77	89.47	86.45	20.30	103.49	51.89	142.86	77.44 to 109.68	214,007	185,015
1970 TO 1979	16	91.59	92.64	88.79	24.45	104.34	51.06	247.00	67.91 to 96.67	200,272	177,828
1980 TO 1989	9	85.71	81.65	84.43	17.49	96.71	49.57	107.48	60.00 to 101.75	290,711	245,441
1990 TO 1994	2	84.30	84.30	93.25	20.01	90.40	67.43	101.17	N/A	521,355	486,170
1995 TO 1999	6	85.65	84.99	91.89	11.49	92.49	70.81	100.00	70.81 to 100.00	675,538	620,725
2000 TO Present											
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	71.25	71.25	71.25			71.25	71.25	N/A	1,200	855
5000 TO 9999	3	63.40	66.63	64.05	37.34	104.02	32.73	103.75	N/A	6,166	3,950
Total \$											
1 TO 9999	4	67.33	67.78	64.49	29.29	105.10	32.73	103.75	N/A	4,925	3,176
10000 TO 29999	9	89.93	87.07	86.12	17.68	101.10	46.44	129.20	68.36 to 104.17	24,322	20,945
30000 TO 59999	28	95.75	95.24	95.00	27.06	100.25	33.25	247.00	77.74 to 100.81	44,591	42,362
60000 TO 99999	16	81.30	83.44	83.99	19.81	99.34	55.62	124.40	67.91 to 99.43	75,069	63,047
100000 TO 149999	14	81.76	80.16	79.76	25.58	100.51	36.41	142.86	53.20 to 101.75	128,235	102,275
150000 TO 249999	22	77.90	79.28	78.56	23.61	100.92	24.37	110.00	67.43 to 97.47	201,230	158,087
250000 TO 499999	8	94.67	92.97	92.88	4.55	100.10	84.20	100.40	84.20 to 100.40	333,875	310,110
500000 +	12	84.75	77.46	81.26	19.56	95.33	30.68	101.17	64.05 to 97.00	781,685	635,178
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

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:	113	MEDIAN:	87	COV:	33.18	95% Median C.I.:	80.77 to 93.13
TOTAL Sales Price:	20,987,856	WGT. MEAN:	83	STD:	28.18	95% Wgt. Mean C.I.:	77.01 to 89.09
TOTAL Adj.Sales Price:	20,961,856	MEAN:	85	AVG.ABS.DEV:	19.99	95% Mean C.I.:	79.73 to 90.12
TOTAL Assessed Value:	17,408,945						
AVG. Adj. Sales Price:	185,503	COD:	23.03	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	154,061	PRD:	102.26	MIN Sales Ratio:	24.37		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	63.40	55.79	47.30	20.25	117.96	32.73	71.25	N/A	4,566	2,160
5000 TO 9999	1	103.75	103.75	103.75			103.75	103.75	N/A	6,000	6,225
Total \$											
1 TO 9999	4	67.33	67.78	64.49	29.29	105.10	32.73	103.75	N/A	4,925	3,176
10000 TO 29999	14	72.99	72.34	67.96	25.43	106.45	33.25	104.17	46.44 to 95.03	30,453	20,695
30000 TO 59999	30	79.66	79.91	69.72	24.75	114.62	24.37	129.20	66.67 to 94.83	62,158	43,334
60000 TO 99999	16	98.33	103.29	87.13	30.62	118.55	43.27	247.00	67.91 to 130.00	89,078	77,615
100000 TO 149999	13	83.33	84.64	79.71	19.87	106.19	51.06	124.40	59.99 to 101.75	155,346	123,820
150000 TO 249999	20	91.02	86.95	76.37	20.41	113.85	30.68	142.86	76.09 to 100.00	243,503	185,968
250000 TO 499999	9	93.33	87.72	85.19	10.01	102.97	64.05	100.40	67.46 to 97.00	427,555	364,247
500000 +	7	87.50	90.54	91.82	6.82	98.61	82.76	101.17	82.76 to 101.17	926,890	851,048
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	81.57	75.09	62.86	29.72	119.46	24.37	139.53	60.96 to 92.90	152,534	95,879
10	19	90.00	91.52	85.58	29.10	106.95	33.25	247.00	66.67 to 100.81	91,627	78,413
20	60	88.79	87.63	89.36	18.14	98.06	46.44	142.86	80.77 to 96.24	226,747	202,614
30	3	87.50	90.67	89.01	7.24	101.86	82.76	101.75	N/A	295,833	263,333
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

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NUMBER of Sales:	113	MEDIAN:	87	COV:	33.18	95% Median C.I.:	80.77 to 93.13
TOTAL Sales Price:	20,987,856	WGT. MEAN:	83	STD:	28.18	95% Wgt. Mean C.I.:	77.01 to 89.09
TOTAL Adj.Sales Price:	20,961,856	MEAN:	85	AVG.ABS.DEV:	19.99	95% Mean C.I.:	79.73 to 90.12
TOTAL Assessed Value:	17,408,945						
AVG. Adj. Sales Price:	185,503	COD:	23.03	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	154,061	PRD:	102.26	MIN Sales Ratio:	24.37		

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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)	30	81.67	75.86	63.37	29.46	119.71	24.37	139.53	63.40 to 92.90	150,552	95,408
119	1	120.00	120.00	120.00			120.00	120.00	N/A	35,000	42,000
319	1	92.86	92.86	92.86			92.86	92.86	N/A	700,000	650,000
325	1	96.03	96.03	96.03			96.03	96.03	N/A	400,000	384,120
326	1	96.67	96.67	96.67			96.67	96.67	N/A	30,000	29,000
330	1	100.00	100.00	100.00			100.00	100.00	N/A	1,750,000	1,750,000
341	1	87.50	87.50	87.50			87.50	87.50	N/A	600,000	525,000
343	1	97.00	97.00	97.00			97.00	97.00	N/A	500,000	485,000
344	12	83.56	87.58	83.78	14.97	104.53	59.99	130.00	77.44 to 97.47	183,965	154,132
350	4	91.29	82.25	89.55	15.19	91.85	46.44	100.00	N/A	138,750	124,256
351	1	109.68	109.68	109.68			109.68	109.68	N/A	155,000	170,000
352	6	98.32	93.91	94.04	9.46	99.86	70.81	107.48	70.81 to 107.48	241,733	227,323
353	22	86.87	87.13	83.03	19.75	104.94	51.06	142.86	70.83 to 100.81	132,734	110,203
384	2	101.52	101.52	105.00	34.33	96.68	66.67	136.36	N/A	50,000	52,500
392	2	75.82	75.82	78.29	11.06	96.83	67.43	84.20	N/A	347,355	271,960
406	4	78.02	78.79	86.11	21.39	91.50	61.27	97.83	N/A	103,031	88,716
407	1	85.71	85.71	85.71			85.71	85.71	N/A	1,050,000	900,000
408	1	247.00	247.00	247.00			247.00	247.00	N/A	40,000	98,800
419	2	100.08	100.08	96.72	4.08	103.48	96.00	104.17	N/A	137,000	132,500
426	1	76.09	76.09	76.09			76.09	76.09	N/A	230,000	175,000
435	1	110.00	110.00	110.00			110.00	110.00	N/A	200,000	220,000
442	6	92.51	89.65	77.74	19.91	115.33	53.20	129.20	53.20 to 129.20	39,666	30,835
444	1	73.15	73.15	73.15			73.15	73.15	N/A	239,900	175,485
459	1	50.49	50.49	50.49			50.49	50.49	N/A	40,450	20,425
470	1	75.47	75.47	75.47			75.47	75.47	N/A	26,500	20,000
526	1	77.74	77.74	77.74			77.74	77.74	N/A	40,750	31,680
528	3	64.29	64.07	63.46	4.10	100.96	60.00	67.91	N/A	101,903	64,666
540	1	101.17	101.17	101.17			101.17	101.17	N/A	798,000	807,340
555	1	33.25	33.25	33.25			33.25	33.25	N/A	40,000	13,300
851	2	65.12	65.12	64.74	20.32	100.60	51.89	78.36	N/A	206,000	133,357
ALL	113	86.79	84.92	83.05	23.03	102.26	24.37	247.00	80.77 to 93.13	185,503	154,061

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	20,961,856	MEAN:	85	AVG.ABS.DEV:	19.99	95% Mean C.I.:	79.73 to 90.12
TOTAL Assessed Value:	17,408,945						
AVG. Adj. Sales Price:	185,503	COD:	23.03	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	154,061	PRD:	102.26	MIN Sales Ratio:	24.37		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	7	99.43	94.70	94.29	8.02	100.44	70.81	107.48	70.81 to 107.48	217,200	204,791
03	104	86.10	84.44	82.32	23.99	102.58	24.37	247.00	77.74 to 92.90	180,257	148,379
04	2	75.82	75.82	78.29	11.06	96.83	67.43	84.20	N/A	347,355	271,960
<u>ALL</u>	<u>113</u>	<u>86.79</u>	<u>84.92</u>	<u>83.05</u>	<u>23.03</u>	<u>102.26</u>	<u>24.37</u>	<u>247.00</u>	<u>80.77 to 93.13</u>	<u>185,503</u>	<u>154,061</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:	91	MEDIAN:	68	COV:	43.05	95% Median C.I.:	64.90 to 73.45	(!: Derived)
(AgLand) TOTAL Sales Price:	18,520,221	WGT. MEAN:	66	STD:	30.54	95% Wgt. Mean C.I.:	63.77 to 69.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,502,711	MEAN:	71	AVG.ABS.DEV:	14.26	95% Mean C.I.:	64.67 to 77.22	
(AgLand) TOTAL Assessed Value:	12,293,375							
AVG. Adj. Sales Price:	203,326	COD:	20.99	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	135,092	PRD:	106.77	MIN Sales Ratio:	19.35			

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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											
10/01/02 TO 12/31/02	6	72.98	77.05	70.05	11.87	109.99	67.37	92.88	67.37 to 92.88	166,369	116,544
01/01/03 TO 03/31/03	11	74.24	73.20	71.14	7.68	102.90	62.90	85.43	65.05 to 80.04	325,068	231,258
04/01/03 TO 06/30/03	7	61.17	58.79	63.62	12.21	92.41	34.17	73.96	34.17 to 73.96	227,282	144,590
07/01/03 TO 09/30/03	1	77.05	77.05	77.05			77.05	77.05	N/A	168,116	129,540
10/01/03 TO 12/31/03	17	74.45	73.36	70.95	10.09	103.41	55.96	92.15	63.78 to 79.89	175,339	124,398
01/01/04 TO 03/31/04	21	71.84	82.10	69.64	32.21	117.90	33.53	320.50	64.00 to 79.88	177,542	123,632
04/01/04 TO 06/30/04	9	66.00	69.78	73.30	32.87	95.19	19.35	111.97	41.81 to 94.32	101,513	74,409
07/01/04 TO 09/30/04	3	51.39	56.98	55.14	11.73	103.34	50.73	68.81	N/A	242,933	133,946
10/01/04 TO 12/31/04	6	62.82	65.22	63.44	11.40	102.81	55.72	80.63	55.72 to 80.63	157,412	99,857
01/01/05 TO 03/31/05	4	55.93	53.69	52.42	13.26	102.43	37.09	65.81	N/A	346,237	181,490
04/01/05 TO 06/30/05	6	54.15	53.86	53.80	4.23	100.11	47.68	57.36	47.68 to 57.36	248,105	133,486
<u>Study Years</u>											
07/01/02 TO 06/30/03	24	68.90	69.96	69.02	12.82	101.36	34.17	92.88	64.83 to 76.08	256,873	177,301
07/01/03 TO 06/30/04	48	72.90	76.59	70.73	23.51	108.29	19.35	320.50	66.00 to 77.05	162,310	114,797
07/01/04 TO 06/30/05	19	56.40	57.91	55.60	11.59	104.15	37.09	80.63	53.41 to 65.05	239,308	133,045
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	36	72.86	70.58	69.75	11.42	101.19	34.17	92.15	65.05 to 75.58	230,989	161,119
01/01/04 TO 12/31/04	39	68.81	74.73	67.57	29.04	110.60	19.35	320.50	61.61 to 74.89	161,930	109,408
<u>ALL</u>											
	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
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(AgLand) TOTAL Sales Price:	18,520,221	WGT. MEAN:	66	STD:	30.54	95% Wgt. Mean C.I.:	63.77 to 69.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,502,711	MEAN:	71	AVG.ABS.DEV:	14.26	95% Mean C.I.:	64.67 to 77.22	
(AgLand) TOTAL Assessed Value:	12,293,375							
AVG. Adj. Sales Price:	203,326	COD:	20.99	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	135,092	PRD:	106.77	MIN Sales Ratio:	19.35			

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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	
2059	2	70.91	70.91	75.22	11.80	94.27	62.54	79.28	N/A	178,179	134,025	
2061	3	64.09	64.85	62.73	12.30	103.39	53.41	77.05	N/A	214,405	134,488	
2065	5	71.55	64.50	68.97	11.61	93.51	43.54	73.96	N/A	261,733	180,528	
2067	7	67.03	68.26	66.05	14.74	103.34	51.39	87.27	51.39 to 87.27	217,593	143,726	
2117	3	61.24	65.07	67.22	11.61	96.81	56.32	77.65	N/A	253,000	170,056	
2119	9	69.87	74.74	68.47	14.04	109.16	59.81	92.88	63.78 to 88.15	170,799	116,947	
2121	1	56.41	56.41	56.41			56.41	56.41	N/A	228,000	128,625	
2123	4	68.99	68.49	63.21	18.08	108.36	54.68	81.31	N/A	139,273	88,033	
2125	8	66.68	67.91	64.78	13.77	104.84	47.68	92.15	47.68 to 92.15	315,404	204,310	
2343	4	61.62	63.12	63.63	10.27	99.20	55.72	73.54	N/A	233,650	148,671	
2345	4	65.45	75.05	74.05	24.58	101.35	57.33	111.97	N/A	164,081	121,500	
2347	8	74.42	103.13	71.31	46.19	144.62	64.90	320.50	64.90 to 320.50	185,403	132,211	
2349	4	89.02	87.56	91.01	14.43	96.21	64.00	108.21	N/A	61,930	56,362	
2351	1	76.08	76.08	76.08			76.08	76.08	N/A	93,120	70,850	
2405	1	71.84	71.84	71.84			71.84	71.84	N/A	160,800	115,525	
2407	2	63.47	63.47	61.93	12.61	102.49	55.46	71.48	N/A	238,987	148,005	
2409	8	57.84	58.01	58.25	17.57	99.59	34.17	74.45	34.17 to 74.45	209,014	121,743	
2411	12	72.06	65.30	68.05	23.74	95.95	19.35	94.32	41.81 to 82.32	181,505	123,518	
2637	2	62.94	62.94	61.12	41.08	102.99	37.09	88.80	N/A	308,665	188,652	
2639	3	67.61	67.01	65.17	8.05	102.83	58.55	74.89	N/A	181,833	118,501	
ALL												
	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	40	71.66	76.03	69.64	26.63	109.17	19.35	320.50	64.90 to 75.02	167,064	116,346	
3	9	59.71	59.57	57.94	16.53	102.83	37.09	74.19	50.54 to 73.45	264,911	153,480	
6	42	67.20	68.53	66.32	14.62	103.33	43.54	92.88	63.78 to 73.96	224,664	149,004	
ALL												
	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092	

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	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092	
ALL												
	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092	

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:	91	MEDIAN:	68	COV:	43.05	95% Median C.I.:	64.90 to 73.45	(!: Derived)
(AgLand) TOTAL Sales Price:	18,520,221	WGT. MEAN:	66	STD:	30.54	95% Wgt. Mean C.I.:	63.77 to 69.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	18,502,711	MEAN:	71	AVG.ABS.DEV:	14.26	95% Mean C.I.:	64.67 to 77.22	
(AgLand) TOTAL Assessed Value:	12,293,375							
AVG. Adj. Sales Price:	203,326	COD:	20.99	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	135,092	PRD:	106.77	MIN Sales Ratio:	19.35			

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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)											
06-0017	7	64.83	63.31	61.88	8.45	102.30	55.72	73.54	55.72 to 73.54	289,257	179,005
12-0056											
19-0039	8	66.42	66.77	65.01	15.03	102.70	51.39	87.27	51.39 to 87.27	213,144	138,573
19-0505											
59-0001											
59-0013	6	79.66	73.72	71.82	13.25	102.65	47.68	92.15	47.68 to 92.15	200,682	144,131
63-0030	27	65.36	64.24	64.34	23.35	99.84	19.35	111.97	54.68 to 74.45	210,824	135,643
71-0001	8	72.47	70.91	70.39	10.54	100.74	55.46	88.80	55.46 to 88.80	204,808	144,165
71-0005	25	74.60	84.59	71.35	25.83	118.56	55.96	320.50	65.05 to 79.89	137,694	98,246
71-0033											
71-0067	10	62.63	61.95	64.21	12.09	96.47	43.54	73.96	53.41 to 72.27	279,555	179,509
NonValid School											
ALL	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092

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	7	88.15	77.35	76.43	16.52	101.21	41.81	92.88	41.81 to 92.88	33,639	25,710
30.01 TO 50.00	20	70.44	68.22	66.99	21.30	101.82	19.35	108.21	61.17 to 80.63	84,362	56,517
50.01 TO 100.00	25	67.03	75.88	64.41	29.34	117.80	34.17	320.50	57.87 to 74.24	175,119	112,792
100.01 TO 180.00	34	67.49	67.83	66.77	14.72	101.59	37.09	111.97	61.61 to 73.54	285,843	190,854
180.01 TO 330.00	5	73.45	69.35	67.42	9.45	102.87	56.40	80.04	N/A	496,665	334,839
ALL	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092

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
! zeroes!	1	320.50	320.50	320.50			320.50	320.50	N/A	5,000	16,025
DRY	25	67.03	69.80	67.05	15.83	104.11	43.54	111.97	61.17 to 75.58	170,950	114,619
DRY-N/A	10	73.89	70.87	68.23	14.66	103.87	47.68	94.32	53.62 to 87.27	214,294	146,212
GRASS	8	69.25	64.55	63.25	22.10	102.06	34.17	90.00	34.17 to 90.00	95,640	60,493
GRASS-N/A	3	33.53	38.16	42.94	42.02	88.88	19.35	61.61	N/A	93,833	40,288
IRRGTD	13	74.60	72.84	68.54	14.23	106.28	50.73	92.88	58.55 to 85.43	177,341	121,543
IRRGTD-N/A	31	67.37	67.86	66.04	14.10	102.74	37.09	108.21	62.54 to 71.84	281,579	185,963
ALL	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	18,502,711	MEAN:	71	AVG.ABS.DEV:	14.26	95% Mean C.I.:	64.67 to 77.22	
(AgLand) TOTAL Assessed Value:	12,293,375							
AVG. Adj. Sales Price:	203,326	COD:	20.99	MAX Sales Ratio:	320.50			
AVG. Assessed Value:	135,092	PRD:	106.77	MIN Sales Ratio:	19.35			

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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
! zeroes!	1	320.50	320.50	320.50			320.50	320.50	N/A	5,000	16,025
DRY	31	68.81	70.74	68.09	16.04	103.90	43.54	111.97	64.00 to 75.58	179,640	122,314
DRY-N/A	4	67.74	65.17	63.20	15.81	103.11	47.68	77.51	N/A	211,961	133,961
GRASS	8	69.25	64.55	63.25	22.10	102.06	34.17	90.00	34.17 to 90.00	95,640	60,493
GRASS-N/A	3	33.53	38.16	42.94	42.02	88.88	19.35	61.61	N/A	93,833	40,288
IRRGTD	35	70.84	70.11	67.41	15.06	104.00	37.09	108.21	63.78 to 74.60	253,408	170,833
IRRGTD-N/A	9	65.72	66.28	63.08	11.63	105.08	53.41	88.15	55.46 to 71.84	240,566	151,750
ALL	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092

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
! zeroes!	1	320.50	320.50	320.50			320.50	320.50	N/A	5,000	16,025
DRY	35	68.81	70.11	67.44	15.98	103.95	43.54	111.97	64.00 to 75.19	183,334	123,645
GRASS	11	61.61	57.35	57.79	29.46	99.25	19.35	90.00	33.53 to 79.89	95,147	54,983
IRRGTD	44	68.90	69.33	66.56	14.76	104.15	37.09	108.21	63.78 to 74.19	250,781	166,930
ALL	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	200.19	200.19	165.82	60.09	120.73	79.89	320.50	N/A	7,000	11,607
Total \$											
1 TO 9999	2	200.19	200.19	165.82	60.09	120.73	79.89	320.50	N/A	7,000	11,607
10000 TO 29999	3	88.15	81.44	80.19	10.64	101.56	64.00	92.15	N/A	22,500	18,041
30000 TO 59999	6	79.94	70.12	69.73	27.16	100.56	33.53	92.88	33.53 to 92.88	44,496	31,025
60000 TO 99999	16	74.95	69.48	68.55	18.72	101.36	19.35	108.21	61.17 to 81.31	83,763	57,418
100000 TO 149999	8	70.03	73.07	73.10	23.79	99.96	43.54	111.97	43.54 to 111.97	121,142	88,552
150000 TO 249999	28	68.21	67.66	67.36	10.53	100.45	55.72	94.32	61.24 to 71.84	197,146	132,805
250000 TO 499999	26	65.54	64.62	65.49	15.00	98.67	37.09	88.80	55.46 to 73.96	345,017	225,944
500000 +	2	59.65	59.65	59.78	5.44	99.78	56.40	62.90	N/A	677,162	404,827
ALL	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	135,092	PRD:	106.77	MIN Sales Ratio:	19.35			

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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 \$ _____												
5000 TO 9999	1	79.89	79.89	79.89			79.89	79.89	N/A	9,000	7,190	
Total \$ _____												
1 TO 9999	1	79.89	79.89	79.89			79.89	79.89	N/A	9,000	7,190	
10000 TO 29999	7	64.00	94.21	47.92	90.65	196.59	19.35	320.50	19.35 to 320.50	35,714	17,115	
30000 TO 59999	14	65.45	67.76	62.94	20.24	107.64	34.17	92.88	54.68 to 90.00	76,863	48,381	
60000 TO 99999	13	79.88	78.28	75.89	11.61	103.16	55.96	108.21	65.81 to 85.43	103,385	78,455	
100000 TO 149999	22	63.94	63.13	61.31	13.14	102.96	37.09	78.00	56.41 to 71.84	199,397	122,260	
150000 TO 249999	20	68.77	68.64	66.46	16.19	103.29	50.54	111.97	57.36 to 74.19	259,018	172,131	
250000 TO 499999	14	69.38	70.60	69.32	9.06	101.85	56.40	88.80	64.83 to 77.65	446,893	309,768	
ALL _____	91	67.92	70.94	66.44	20.99	106.77	19.35	320.50	64.90 to 73.45	203,326	135,092	

2006 Assessment Survey for Platte County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **1**
3. Other full-time employees: **5; 2 appraiser assistant and 3 clerks**
4. Other part-time employees: **0**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$275,155**
 - a. Does this include employee benefits? **Yes, \$5,400 for payments to employees in lieu of health insurance.**
7. Part of the budget that is dedicated to the computer system: **\$21,485**
8. Adopted budget, or granted budget if different from above: **Same as requested budget**
 - a. Does this amount include employee benefits? **Yes, \$5,400 for payments to employees in lieu of health insurance.**
9. Amount of total budget set aside for appraisal work: **No specific dollar amount set aside for appraisal work**
10. Amount of the total budget set aside for education/workshops: **\$1,000**
11. Appraisal/Reappraisal budget, if not part of the total budget: **Included in total budget**
12. Other miscellaneous funds: **None**
13. Total budget: **\$275,155**
 - a. Was any of last year's budget not used? **A small amount was turned back**

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by: **Appraiser and 2 assistants**
- 2. Valuation done by: **Assessor, appraiser and 2 assistants**
- 3. Date of last appraisal: ¹ **Working since 2002 and it was completely implemented for 2006**
- 4. Date of last “update”: ² **In 2000 new cost tables were applied. 2006 for Humphrey**
- 5. Pickup work done by: ³ **Appraiser and 2 assistants**

Property Type	# of Permits	# of Info. Statements	Other		Total
Residential	272		686		

-demolition permits, etc

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2000**
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2006**
- 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 **N/A**
- 9. Number of market areas/neighborhoods for this property class: **approximately 25**
- 10. How are these defined? *(By location, similar property characteristics—i.e., subdivision, tract, etc.)* **Areas are defined by similar property characteristics.**

C. Commercial/Industrial Appraisal Information

- 1. Data collection done by: **Appraiser and Assistants**
- 2. Valuation done by: **Appraiser and Assessor**
- 3. Date of last appraisal: ¹ **1998**
- 4. Date of last “update”: ² **2006.**

5. Pickup work done by whom: ³ **Appraiser Assistants**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	130			130

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

7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2006**

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 **All motels were done in 2006**

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 **2006**

10. Number of market areas/neighborhoods for this property class? **2**

11. How are these defined? **Areas are split by industrial and commercial classifications**

D. Agricultural Appraisal Information

1. Data collection done by: **Assessor and Deputy Assessor**

2. Valuation done by: **Assessor**

3. Date of last appraisal: ¹

4. Date of last "update": ² **2003 for farm buildings; percentage adjustment in 2006**

5. Pickup work done by whom: ³ **Appraiser Assistants**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural		102	255	357

6. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵ **N/A**

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? **4 2006**
8. What is the date of the soil survey currently used? **1995**
9. What date was the last countywide land use study completed? **Currently studying with implementation of GIS**
 - a. By what method? (Physical inspection, FSA maps, etc.)
GIS
 - b. By whom? **Deputy Assessor and Assistant Appraiser**
 - c. What proportion is complete / implemented at this time?
Approximately 15%
10. Number of market areas/neighborhoods for this property class: **4**
11. How are these defined? (*By location, topography, etc.*) **Areas defined by topography and soil characteristics**
12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

E. Computer, Automation Information and GIS

1. Administrative software: **County Solutions**
2. CAMA software: **County Solutions**
3. Cadastral maps and GIS software
 - a. Who maintains the Cadastral Maps? **Deputy Assessor**
 - b. Who maintains the GIS software and maps? **Deputy Assessor and Appraiser Assistant.**
4. Personal Property software:
MIPS County Solutions

F. Zoning Information

1. Does the county have zoning? **No**

a. If so, is the zoning county wide? -

b. What municipalities in the county are zoned? **Columbus**

G. Contracted Services

1. Appraisal Services

2. Other Services- **GIS Workshop**

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

The information from this report was taken from an interview with the Platte County Assessor, and subsequent interviews with the Deputy Assessor and Appraiser.

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.”

II. Assessment Actions

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

Residential

In 2006, Platte County conducted a review of parcels in the village of Lindsay and adjusted land values. The village of Humphrey was updated with new cost tables and new depreciation. A physical review was done of parcels in four neighborhoods within the town of Columbus and adjustments were made. The values of the first acre for rural residential and improved agricultural parcels in the county were increased also. Pickup work and corrections were also completed.

Commercial

County reportedly conducted a market analysis of this class of property and made adjustments to land values for parcels in Columbus and in the subdivision market area. Improvements in these areas were also reviewed and a sales comparison approach was used to estimate value. Pickup work of new and omitted construction was done by the County's appraiser.

Agricultural

The County conducted an market analysis of qualified sales by land capability groupings and made value adjustments as indicated. In Market Area One irrigated, dry, and grass values were increased with the largest increases to the lower class groupings. In Market Area Three, the largest increases were to the irrigated values. Lower class groupings in dry and grass were also increased. In Market Area Six also, the lower classes of land capability groupings were also increased in irrigated, dry and grass.

During the County's preliminary analysis they decided to combine Market Area Two with Area One to better stratify by soil type and similar property characteristics.

County 71 - Platte

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 17,622	Value 2,188,645,460	Total Growth 42,924,583 (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	628	8,033,640	194	3,154,475	179	2,230,910	1,001	13,419,025	
2. Res Improv Land	8,103	104,464,470	576	10,714,350	930	14,560,395	9,609	129,739,215	
3. Res Improvements	8,340	669,013,430	820	80,335,635	987	88,016,510	10,147	837,365,575	
4. Res Total	8,968	781,511,540	1,014	94,204,460	1,166	104,807,815	11,148	980,523,815	22,273,928
% of Total	80.44	79.70	9.09	9.60	10.45	10.68	63.26	44.80	51.89
5. Rec UnImp Land	5	384,790	8	200,730	8	343,650	21	929,170	
6. Rec Improv Land	0	0	1	1,380	5	47,940	6	49,320	
7. Rec Improvements	0	0	1	26,960	5	57,195	6	84,155	
8. Rec Total	5	384,790	9	229,070	13	448,785	27	1,062,645	0
% of Total	18.51	36.21	33.33	21.55	48.14	42.23	0.15	0.04	0.00
Res+Rec Total	8,973	781,896,330	1,023	94,433,530	1,179	105,256,600	11,175	981,586,460	22,273,928
% of Total	80.29	79.65	9.15	9.62	10.55	10.72	63.41	44.84	51.89

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Total Real Property Value (Sum Lines 17, 25, & 30)	Records 17,622	Value 2,188,645,460	Total Growth 42,924,583 (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	234	11,783,165	33	1,476,720	6	120,485	273	13,380,370	
10. Comm Improv Land	973	61,872,265	90	5,329,120	67	1,880,965	1,130	69,082,350	
11. Comm Improvements	973	167,847,790	90	14,797,540	67	16,126,835	1,130	198,772,165	
12. Comm Total	1,207	241,503,220	123	21,603,380	73	18,128,285	1,403	281,234,885	15,541,230
% of Total	86.02	85.87	8.76	7.68	5.20	6.44	7.96	12.84	36.20
13. Ind UnImp Land	2	186,785	6	1,479,070	0	0	8	1,665,855	
14. Ind Improv Land	5	507,380	49	14,711,600	3	498,995	57	15,717,975	
15. Ind Improvements	5	12,697,980	49	119,124,985	3	2,759,565	57	134,582,530	
16. Ind Total	7	13,392,145	55	135,315,655	3	3,258,560	65	151,966,360	337,000
% of Total	10.76	8.81	84.61	89.04	4.61	2.14	0.36	6.94	0.78
Comm+Ind Total	1,214	254,895,365	178	156,919,035	76	21,386,845	65	151,966,360	337,000
% of Total	82.69	58.83	12.12	36.22	5.17	4.93	8.33	19.79	36.99
17. Taxable Total	10,187	1,036,791,695	1,201	251,352,565	1,255	126,643,445	12,643	1,414,787,705	38,152,158
% of Total	80.57	73.28	9.49	6.67	9.92	7.43	71.74	64.64	88

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	21	3,020,765	18,500,210	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
Total						
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	21	3,020,765	18,500,210
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				21	3,020,765	18,500,210

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	315	77	256	648

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	172	13,448,245	3,233	390,050,210	3,405	403,498,455
28. Ag-Improved Land	0	0	98	12,262,005	1,476	218,539,065	1,574	230,801,070
29. Ag-Improvements	0	0	98	8,087,515	1,476	131,470,715	1,574	139,558,230
30. Ag-Total Taxable							4,979	773,857,755

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	65	72.800	808,000	
33. HomeSite Improvements	0		0	65		6,599,950	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	22	159.510	139,425	
36. FarmSite Impr Land	0	0.000	0	80	517.650	613,700	
37. FarmSite Improv	0		0	87		1,487,565	
38. FarmSite Total							
39. Road & Ditches		0.000			260.962		
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	16	17.000	170,000	16	17.000	170,000	
32. HomeSite Improv Land	1,035	1,095.190	11,014,500	1,100	1,167.990	11,822,500	
33. HomeSite Improvements	1,050		74,598,545	1,115		81,198,495	1,335,915
34. HomeSite Total				1,131	1,184.990	93,190,995	
35. FarmSite UnImp Land	196	679.830	862,520	218	839.340	1,001,945	
36. FarmSite Impr Land	1,318	6,111.730	8,405,670	1,398	6,629.380	9,019,370	
37. FarmSite Improv	1,400		56,872,170	1,487		58,359,735	3,436,510
38. FarmSite Total				1,705	7,468.720	68,381,050	
39. Road & Ditches		8,111.133			8,372.095		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,836	17,025.805	161,572,045	4,772,425

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	6.000	18,000
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	13	1,931.470	1,704,005	14	1,937.470	1,722,005

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: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	3,517.048	8,078,435	12,642.273	28,318,325	16,159.321	36,396,760
46. 1A	0.000	0	1,224.093	2,631,805	10,484.007	22,540,630	11,708.100	25,172,435
47. 2A1	0.000	0	500.680	962,465	8,482.183	15,423,865	8,982.863	16,386,330
48. 2A	0.000	0	950.950	1,640,395	6,633.859	11,399,730	7,584.809	13,040,125
49. 3A1	0.000	0	363.950	591,420	5,788.157	9,405,860	6,152.107	9,997,280
50. 3A	0.000	0	410.940	616,410	11,460.641	17,190,960	11,871.581	17,807,370
51. 4A1	0.000	0	780.380	1,033,030	6,266.114	7,832,690	7,046.494	8,865,720
52. 4A	0.000	0	15.660	14,095	387.390	348,650	403.050	362,745
53. Total	0.000	0	7,763.701	15,568,055	62,144.624	112,460,710	69,908.325	128,028,765
Dryland:								
54. 1D1	0.000	0	690.391	1,330,595	4,923.190	8,833,110	5,613.581	10,163,705
55. 1D	0.000	0	506.350	873,460	8,307.100	14,327,785	8,813.450	15,201,245
56. 2D1	0.000	0	225.270	343,545	5,014.327	7,015,395	5,239.597	7,358,940
57. 2D	0.000	0	603.120	829,305	2,772.840	3,701,990	3,375.960	4,531,295
58. 3D1	0.000	0	111.760	148,090	4,562.480	6,035,375	4,674.240	6,183,465
59. 3D	0.000	0	317.310	388,705	12,107.300	14,820,505	12,424.610	15,209,210
60. 4D1	0.000	0	631.941	600,350	7,488.385	7,110,480	8,120.326	7,710,830
61. 4D	0.000	0	16.000	11,600	919.670	665,280	935.670	676,880
62. Total	0.000	0	3,102.142	4,525,650	46,095.292	62,509,920	49,197.434	67,035,570
Grass:								
63. 1G1	0.000	0	130.840	104,680	430.280	346,640	561.120	451,320
64. 1G	0.000	0	72.550	58,040	861.510	703,080	934.060	761,120
65. 2G1	0.000	0	47.500	38,000	1,500.640	1,198,250	1,548.140	1,236,250
66. 2G	0.000	0	187.410	140,560	1,623.511	1,214,160	1,810.921	1,354,720
67. 3G1	0.000	0	13.500	10,125	1,571.900	1,203,650	1,585.400	1,213,775
68. 3G	0.000	0	669.230	468,460	7,444.190	5,260,240	8,113.420	5,728,700
69. 4G1	0.000	0	537.320	349,265	4,248.782	2,800,275	4,786.102	3,149,540
70. 4G	0.000	0	123.060	73,830	4,294.920	2,580,360	4,417.980	2,654,190
71. Total	0.000	0	1,781.410	1,242,960	21,975.733	15,306,655	23,757.143	16,549,615
72. Waste	0.000	0	116.960	8,770	3,781.335	283,685	3,898.295	292,455
73. Other	0.000	0	44.310	5,945	722.275	111,700	766.585	117,645
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	12,808.523	21,351,380	134,719.259	190,672,670	147,527.782	212,024,050

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	223.700	503,325	223.700	503,325
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	740.170	1,406,325	740.170	1,406,325
48. 2A	0.000	0	0.000	0	1,030.250	1,777,190	1,030.250	1,777,190
49. 3A1	0.000	0	0.000	0	2,766.470	4,495,555	2,766.470	4,495,555
50. 3A	0.000	0	0.000	0	1,617.630	2,426,445	1,617.630	2,426,445
51. 4A1	0.000	0	0.000	0	2,531.060	3,163,840	2,531.060	3,163,840
52. 4A	0.000	0	0.000	0	416.000	374,400	416.000	374,400
53. Total	0.000	0	0.000	0	9,325.280	14,147,080	9,325.280	14,147,080
Dryland:								
54. 1D1	0.000	0	0.000	0	93.800	168,840	93.800	168,840
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	270.450	412,445	270.450	412,445
57. 2D	0.000	0	0.000	0	211.220	290,430	211.220	290,430
58. 3D1	0.000	0	0.000	0	546.180	723,705	546.180	723,705
59. 3D	0.000	0	0.000	0	484.660	593,715	484.660	593,715
60. 4D1	0.000	0	0.000	0	883.080	838,925	883.080	838,925
61. 4D	0.000	0	0.000	0	359.380	260,550	359.380	260,550
62. Total	0.000	0	0.000	0	2,848.770	3,288,610	2,848.770	3,288,610
Grass:								
63. 1G1	0.000	0	0.000	0	22.000	15,400	22.000	15,400
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	196.900	108,295	196.900	108,295
66. 2G	0.000	0	0.000	0	110.730	55,365	110.730	55,365
67. 3G1	0.000	0	0.000	0	1,120.820	564,540	1,120.820	564,540
68. 3G	0.000	0	0.000	0	1,930.356	976,780	1,930.356	976,780
69. 4G1	0.000	0	0.000	0	2,977.330	1,388,500	2,977.330	1,388,500
70. 4G	0.000	0	0.000	0	4,334.130	1,837,195	4,334.130	1,837,195
71. Total	0.000	0	0.000	0	10,692.266	4,946,075	10,692.266	4,946,075
72. Waste	0.000	0	0.000	0	124.800	9,365	124.800	9,365
73. Other	0.000	0	0.000	0	240.100	18,020	240.100	18,020
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	23,231.216	22,409,150	23,231.216	22,409,150

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	81.700	155,230	0.000	0	81.700	155,230
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	113.000	175,150	40.000	62,000	153.000	237,150
49. 3A1	0.000	0	3.000	3,900	0.000	0	3.000	3,900
50. 3A	0.000	0	809.360	971,230	110.000	132,000	919.360	1,103,230
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	3.000	2,700	7.000	6,300	10.000	9,000
53. Total	0.000	0	1,010.060	1,308,210	157.000	200,300	1,167.060	1,508,510
Dryland:								
54. 1D1	0.000	0	13.140	21,025	0.000	0	13.140	21,025
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	13.870	18,030	0.000	0	13.870	18,030
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	222.770	222,770	0.000	0	222.770	222,770
60. 4D1	0.000	0	13.000	10,400	0.000	0	13.000	10,400
61. 4D	0.000	0	2.000	1,400	0.000	0	2.000	1,400
62. Total	0.000	0	264.780	273,625	0.000	0	264.780	273,625
Grass:								
63. 1G1	0.000	0	3.000	2,400	0.000	0	3.000	2,400
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	23.000	17,250	0.000	0	23.000	17,250
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	1,090.290	763,200	3.000	2,100	1,093.290	765,300
69. 4G1	0.000	0	147.580	95,930	0.000	0	147.580	95,930
70. 4G	0.000	0	450.800	270,485	77.000	46,200	527.800	316,685
71. Total	0.000	0	1,714.670	1,149,265	80.000	48,300	1,794.670	1,197,565
72. Waste	0.000	0	852.969	63,975	13.000	975	865.969	64,950
73. Other	0.000	0	40.990	2,670	0.000	0	40.990	2,670
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	3,883.469	2,797,745	250.000	249,575	4,133.469	3,047,320

County 71 - Platte

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area:

6

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	15,474.710	37,122,785	15,474.710	37,122,785
46. 1A	0.000	0	0.000	0	15,923.950	36,227,090	15,923.950	36,227,090
47. 2A1	0.000	0	0.000	0	10,147.464	20,669,060	10,147.464	20,669,060
48. 2A	0.000	0	0.000	0	1,097.776	1,848,595	1,097.776	1,848,595
49. 3A1	0.000	0	0.000	0	12,203.392	22,271,305	12,203.392	22,271,305
50. 3A	0.000	0	0.000	0	28,706.381	49,518,715	28,706.381	49,518,715
51. 4A1	0.000	0	0.000	0	9,169.546	12,837,350	9,169.546	12,837,350
52. 4A	0.000	0	0.000	0	432.330	427,835	432.330	427,835
53. Total	0.000	0	0.000	0	93,155.549	180,922,735	93,155.549	180,922,735
Dryland:								
54. 1D1	0.000	0	0.000	0	14,443.505	31,403,500	14,443.505	31,403,500
55. 1D	0.000	0	0.000	0	19,487.685	40,437,095	19,487.685	40,437,095
56. 2D1	0.000	0	0.000	0	8,226.271	15,561,490	8,226.271	15,561,490
57. 2D	0.000	0	0.000	0	1,229.050	2,007,175	1,229.050	2,007,175
58. 3D1	0.000	0	0.000	0	14,571.835	23,825,060	14,571.835	23,825,060
59. 3D	0.000	0	0.000	0	38,436.365	58,989,985	38,436.365	58,989,985
60. 4D1	0.000	0	0.000	0	8,787.150	10,093,095	8,787.150	10,093,095
61. 4D	0.000	0	0.000	0	1,002.110	817,015	1,002.110	817,015
62. Total	0.000	0	0.000	0	106,183.971	183,134,415	106,183.971	183,134,415
Grass:								
63. 1G1	0.000	0	0.000	0	409.344	343,555	409.344	343,555
64. 1G	0.000	0	0.000	0	1,193.614	981,670	1,193.614	981,670
65. 2G1	0.000	0	0.000	0	2,339.630	1,844,455	2,339.630	1,844,455
66. 2G	0.000	0	0.000	0	1,521.350	1,133,105	1,521.350	1,133,105
67. 3G1	0.000	0	0.000	0	966.838	726,915	966.838	726,915
68. 3G	0.000	0	0.000	0	4,008.740	2,829,560	4,008.740	2,829,560
69. 4G1	0.000	0	0.000	0	2,079.540	1,347,995	2,079.540	1,347,995
70. 4G	0.000	0	0.000	0	2,393.891	1,436,330	2,393.891	1,436,330
71. Total	0.000	0	0.000	0	14,912.947	10,643,585	14,912.947	10,643,585
72. Waste	0.000	0	0.000	0	1,069.860	80,275	1,069.860	80,275
73. Other	0.000	0	0.000	0	316.410	24,180	316.410	24,180
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	215,638.737	374,805,190	215,638.737	374,805,190

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	8,773.761	16,876,265	164,782.453	307,730,825	173,556.214	324,607,090
77.Dry Land	0.000	0	3,366.922	4,799,275	155,128.033	248,932,945	158,494.955	253,732,220
78.Grass	0.000	0	3,496.080	2,392,225	47,660.946	30,944,615	51,157.026	33,336,840
79.Waste	0.000	0	969.929	72,745	4,988.995	374,300	5,958.924	447,045
80.Other	0.000	0	85.300	8,615	1,278.785	153,900	1,364.085	162,515
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	16,691.992	24,149,125	373,839.212	588,136,585	390,531.204	612,285,710

2006 Agricultural Land Detail

County 71 - Platte

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	16,159.321	23.12%	36,396,760	28.43%	2,252.369
1A	11,708.100	16.75%	25,172,435	19.66%	2,150.001
2A1	8,982.863	12.85%	16,386,330	12.80%	1,824.176
2A	7,584.809	10.85%	13,040,125	10.19%	1,719.242
3A1	6,152.107	8.80%	9,997,280	7.81%	1,625.017
3A	11,871.581	16.98%	17,807,370	13.91%	1,499.999
4A1	7,046.494	10.08%	8,865,720	6.92%	1,258.174
4A	403.050	0.58%	362,745	0.28%	900.000
Irrigated Total	69,908.325	100.00%	128,028,765	100.00%	1,831.380

Dry:

1D1	5,613.581	11.41%	10,163,705	15.16%	1,810.556
1D	8,813.450	17.91%	15,201,245	22.68%	1,724.778
2D1	5,239.597	10.65%	7,358,940	10.98%	1,404.485
2D	3,375.960	6.86%	4,531,295	6.76%	1,342.224
3D1	4,674.240	9.50%	6,183,465	9.22%	1,322.881
3D	12,424.610	25.25%	15,209,210	22.69%	1,224.119
4D1	8,120.326	16.51%	7,710,830	11.50%	949.571
4D	935.670	1.90%	676,880	1.01%	723.417
Dry Total	49,197.434	100.00%	67,035,570	100.00%	1,362.582

Grass:

1G1	561.120	2.36%	451,320	2.73%	804.319
1G	934.060	3.93%	761,120	4.60%	814.851
2G1	1,548.140	6.52%	1,236,250	7.47%	798.538
2G	1,810.921	7.62%	1,354,720	8.19%	748.083
3G1	1,585.400	6.67%	1,213,775	7.33%	765.595
3G	8,113.420	34.15%	5,728,700	34.62%	706.077
4G1	4,786.102	20.15%	3,149,540	19.03%	658.059
4G	4,417.980	18.60%	2,654,190	16.04%	600.770
Grass Total	23,757.143	100.00%	16,549,615	100.00%	696.616

Irrigated Total	69,908.325	47.39%	128,028,765	60.38%	1,831.380
Dry Total	49,197.434	33.35%	67,035,570	31.62%	1,362.582
Grass Total	23,757.143	16.10%	16,549,615	7.81%	696.616
Waste	3,898.295	2.64%	292,455	0.14%	75.021
Other	766.585	0.52%	117,645	0.06%	153.466
Exempt	0.000	0.00%			
Market Area Total	147,527.782	100.00%	212,024,050	100.00%	1,437.180

As Related to the County as a Whole

Irrigated Total	69,908.325	40.28%	128,028,765	39.44%	
Dry Total	49,197.434	31.04%	67,035,570	26.42%	
Grass Total	23,757.143	46.44%	16,549,615	49.64%	
Waste	3,898.295	65.42%	292,455	65.42%	
Other	766.585	56.20%	117,645	72.39%	
Exempt	0.000	0.00%			
Market Area Total	147,527.782	37.78%	212,024,050	34.63%	

2006 Agricultural Land Detail

County 71 - Platte

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	223.700	2.40%	503,325	3.56%	2,250.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	740.170	7.94%	1,406,325	9.94%	1,900.002
2A	1,030.250	11.05%	1,777,190	12.56%	1,725.008
3A1	2,766.470	29.67%	4,495,555	31.78%	1,625.014
3A	1,617.630	17.35%	2,426,445	17.15%	1,500.000
4A1	2,531.060	27.14%	3,163,840	22.36%	1,250.005
4A	416.000	4.46%	374,400	2.65%	900.000
Irrigated Total	9,325.280	100.00%	14,147,080	100.00%	1,517.067
Dry:					
1D1	93.800	3.29%	168,840	5.13%	1,800.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	270.450	9.49%	412,445	12.54%	1,525.032
2D	211.220	7.41%	290,430	8.83%	1,375.011
3D1	546.180	19.17%	723,705	22.01%	1,325.030
3D	484.660	17.01%	593,715	18.05%	1,225.013
4D1	883.080	31.00%	838,925	25.51%	949.998
4D	359.380	12.62%	260,550	7.92%	724.998
Dry Total	2,848.770	100.00%	3,288,610	100.00%	1,154.396
Grass:					
1G1	22.000	0.21%	15,400	0.31%	700.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	196.900	1.84%	108,295	2.19%	550.000
2G	110.730	1.04%	55,365	1.12%	500.000
3G1	1,120.820	10.48%	564,540	11.41%	503.684
3G	1,930.356	18.05%	976,780	19.75%	506.010
4G1	2,977.330	27.85%	1,388,500	28.07%	466.357
4G	4,334.130	40.54%	1,837,195	37.14%	423.890
Grass Total	10,692.266	100.00%	4,946,075	100.00%	462.584
<hr/>					
Irrigated Total	9,325.280	40.14%	14,147,080	63.13%	1,517.067
Dry Total	2,848.770	12.26%	3,288,610	14.68%	1,154.396
Grass Total	10,692.266	46.03%	4,946,075	22.07%	462.584
Waste	124.800	0.54%	9,365	0.04%	75.040
Other	240.100	1.03%	18,020	0.08%	75.052
Exempt	0.000	0.00%			
Market Area Total	23,231.216	100.00%	22,409,150	100.00%	964.613

As Related to the County as a Whole

Irrigated Total	9,325.280	5.37%	14,147,080	4.36%	
Dry Total	2,848.770	1.80%	3,288,610	1.30%	
Grass Total	10,692.266	20.90%	4,946,075	14.84%	
Waste	124.800	2.09%	9,365	2.09%	
Other	240.100	17.60%	18,020	11.09%	
Exempt	0.000	0.00%			
Market Area Total	23,231.216	5.95%	22,409,150	3.66%	

2006 Agricultural Land Detail

County 71 - Platte

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	81.700	7.00%	155,230	10.29%	1,900.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	153.000	13.11%	237,150	15.72%	1,550.000
3A1	3.000	0.26%	3,900	0.26%	1,300.000
3A	919.360	78.78%	1,103,230	73.13%	1,199.997
4A1	0.000	0.00%	0	0.00%	0.000
4A	10.000	0.86%	9,000	0.60%	900.000
Irrigated Total	1,167.060	100.00%	1,508,510	100.00%	1,292.572

Dry:

1D1	13.140	4.96%	21,025	7.68%	1,600.076
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	13.870	5.24%	18,030	6.59%	1,299.927
3D1	0.000	0.00%	0	0.00%	0.000
3D	222.770	84.13%	222,770	81.41%	1,000.000
4D1	13.000	4.91%	10,400	3.80%	800.000
4D	2.000	0.76%	1,400	0.51%	700.000
Dry Total	264.780	100.00%	273,625	100.00%	1,033.405

Grass:

1G1	3.000	0.17%	2,400	0.20%	800.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	23.000	1.28%	17,250	1.44%	750.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	1,093.290	60.92%	765,300	63.90%	699.997
4G1	147.580	8.22%	95,930	8.01%	650.020
4G	527.800	29.41%	316,685	26.44%	600.009
Grass Total	1,794.670	100.00%	1,197,565	100.00%	667.289

Irrigated Total	1,167.060	28.23%	1,508,510	49.50%	1,292.572
Dry Total	264.780	6.41%	273,625	8.98%	1,033.405
Grass Total	1,794.670	43.42%	1,197,565	39.30%	667.289
Waste	865.969	20.95%	64,950	2.13%	75.002
Other	40.990	0.99%	2,670	0.09%	65.137
Exempt	0.000	0.00%			
Market Area Total	4,133.469	100.00%	3,047,320	100.00%	737.230

As Related to the County as a Whole

Irrigated Total	1,167.060	0.67%	1,508,510	0.46%	
Dry Total	264.780	0.17%	273,625	0.11%	
Grass Total	1,794.670	3.51%	1,197,565	3.59%	
Waste	865.969	14.53%	64,950	14.53%	
Other	40.990	3.00%	2,670	1.64%	
Exempt	0.000	0.00%			
Market Area Total	4,133.469	1.06%	3,047,320	0.50%	

2006 Agricultural Land Detail

County 71 - Platte

Market Area: **6**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	15,474.710	16.61%	37,122,785	20.52%	2,398.932
1A	15,923.950	17.09%	36,227,090	20.02%	2,275.006
2A1	10,147.464	10.89%	20,669,060	11.42%	2,036.869
2A	1,097.776	1.18%	1,848,595	1.02%	1,683.945
3A1	12,203.392	13.10%	22,271,305	12.31%	1,825.009
3A	28,706.381	30.82%	49,518,715	27.37%	1,725.007
4A1	9,169.546	9.84%	12,837,350	7.10%	1,399.998
4A	432.330	0.46%	427,835	0.24%	989.602
Irrigated Total	93,155.549	100.00%	180,922,735	100.00%	1,942.157

Dry:

1D1	14,443.505	13.60%	31,403,500	17.15%	2,174.229
1D	19,487.685	18.35%	40,437,095	22.08%	2,075.007
2D1	8,226.271	7.75%	15,561,490	8.50%	1,891.682
2D	1,229.050	1.16%	2,007,175	1.10%	1,633.110
3D1	14,571.835	13.72%	23,825,060	13.01%	1,635.007
3D	38,436.365	36.20%	58,989,985	32.21%	1,534.744
4D1	8,787.150	8.28%	10,093,095	5.51%	1,148.619
4D	1,002.110	0.94%	817,015	0.45%	815.294
Dry Total	106,183.971	100.00%	183,134,415	100.00%	1,724.689

Grass:

1G1	409.344	2.74%	343,555	3.23%	839.281
1G	1,193.614	8.00%	981,670	9.22%	822.435
2G1	2,339.630	15.69%	1,844,455	17.33%	788.353
2G	1,521.350	10.20%	1,133,105	10.65%	744.802
3G1	966.838	6.48%	726,915	6.83%	751.847
3G	4,008.740	26.88%	2,829,560	26.58%	705.847
4G1	2,079.540	13.94%	1,347,995	12.66%	648.217
4G	2,393.891	16.05%	1,436,330	13.49%	599.998
Grass Total	14,912.947	100.00%	10,643,585	100.00%	713.714

Irrigated Total	93,155.549	43.20%	180,922,735	48.27%	1,942.157
Dry Total	106,183.971	49.24%	183,134,415	48.86%	1,724.689
Grass Total	14,912.947	6.92%	10,643,585	2.84%	713.714
Waste	1,069.860	0.50%	80,275	0.02%	75.033
Other	316.410	0.15%	24,180	0.01%	76.419
Exempt	0.000	0.00%			
Market Area Total	215,638.737	100.00%	374,805,190	100.00%	1,738.116

As Related to the County as a Whole

Irrigated Total	93,155.549	53.67%	180,922,735	55.74%	
Dry Total	106,183.971	67.00%	183,134,415	72.18%	
Grass Total	14,912.947	29.15%	10,643,585	31.93%	
Waste	1,069.860	17.95%	80,275	17.96%	
Other	316.410	23.20%	24,180	14.88%	
Exempt	0.000	0.00%			
Market Area Total	215,638.737	55.22%	374,805,190	61.21%	

2006 Agricultural Land Detail

County 71 - Platte

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	8,773.761	16,876,265	164,782.453	307,730,825
Dry	0.000	0	3,366.922	4,799,275	155,128.033	248,932,945
Grass	0.000	0	3,496.080	2,392,225	47,660.946	30,944,615
Waste	0.000	0	969.929	72,745	4,988.995	374,300
Other	0.000	0	85.300	8,615	1,278.785	153,900
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	16,691.992	24,149,125	373,839.212	588,136,585

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	173,556.214	324,607,090	173,556.214	44.44%	324,607,090	53.02%	1,870.328
Dry	158,494.955	253,732,220	158,494.955	40.58%	253,732,220	41.44%	1,600.885
Grass	51,157.026	33,336,840	51,157.026	13.10%	33,336,840	5.44%	651.657
Waste	5,958.924	447,045	5,958.924	1.53%	447,045	0.07%	75.021
Other	1,364.085	162,515	1,364.085	0.35%	162,515	0.03%	119.138
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	390,531.204	612,285,710	390,531.204	100.00%	612,285,710	100.00%	1,567.827

* Department of Property Assessment & Taxation Calculates

PLATTE COUNTY
PLAN OF ASSESSMENT

Vanora Mulligan
PLATTE COUNTY ASSESSOR
3 Year Plan
Introduction

Pursuant to Neb. Laws 2005, LB263, Section 9.

County Description of Real Property in Platte County:

Per the 2005 County Abstract, Platte County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable	Value Base
Residential	11004	63%	46%	940,662,110
Commercial	1399	8%	12%	238,019,225
Industrial	64	.004%	7%	141,104,925
Recreational	24	.002%	.001%	738,960
Agricultural	4977	29%	35%	713,762,415
Special Value	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	17468	100%	100%	2,034,287,635

Agricultural land-taxable acres 384,678.766

New Property: For assessment year 2005, an estimated 1460 building permits and/or information statements were filed for new property construction/additions in the county.

Current Assessment Procedures for Real Property

Staff

- 1 Assessor
- 1 Deputy Assessor
- 4 Fulltime Clerks
- 1 Appraiser
- 1 Appraiser Assistant

Assessor prints and checks all reports. Helps with the sales review process for residential, Ag, and commercial properties. Tax corrections are written by the Assessor /Deputy Assessor.

Assessor, Deputy Assessor and 4 Clerks work on Personal Property & Homestead Exemptions, answers the phone.

Deputy Assessor- Updates the cadastral maps. Helps with implementing GIS entering land use. Reviews ag land sales.

Clerks in the assessor's office assist in all the general duties in the office. Personal property, homestead exemptions, entering date in the cama real estate system.

Appraiser and Appraiser Assistant- Sales review and appraisal review and pickup work for residential, commercial and ag properties.

Current Assessment Procedures for Real Property—

- A. Real Estate Transfers Statements are updated within a few weeks of when received from the Register of Deeds Office. The Assessor and Appraiser review the sales. Once reviewed the transfer statements are passed to a clerk, she will update the computer with the new information and green sheets are filled out for the Department of Assessment and Taxation. Information statements are filled out either by making phone calls or mail. We also send letters for appointments so the Appraiser or Appraiser Assistant can make a physical review of the property.
- B. Internal sales ratio studies are done by neighborhoods and Platte County works well the Field Liaison and review results.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97	9.77	100.15
Commercial	95	19.17	98.97
Agricultural Land	74	19.31	104.86

Assessment Actions Planned for Assessment Year 2006:

Residential

There will be on site review for remaining neighborhoods in Columbus consisting of approximately 1721 parcels. Sales review and pick-up work. Sales Review includes a physical inspection of property, questionnaire sent to the buyers and sellers, and an interview with the buyer if available at the time of inspection. Pick-up work includes physical inspection of all building permits and information statements.

Commercial

A complete reappraisal of Commercial Feed Mills & Coops is planned for 2006. This reappraisal will be completed by a contract appraiser. All properties will be physically inspected by the contract appraiser to verify the current listing and new digital pictures will be taken. The physical inspection will also include interior inspections whenever possible. All three approaches to value will be used whenever applicable to the property. The data collection process will also include gathering income information and analyzing current sales. We will also implement new replacement cost with a correlation report indicating the final value. Commercial sales review of lot values market area along hi-way 30. Rural commercial review is also planned for 2006. This

review will include sales analysis, new photos, physical inspection, all 3 approaches to value will be used whenever applicable and information is available. Commercial pick-up work.

Agricultural

A market analysis of agricultural sales by land classification group and market areas will be conducted to determine any possible adjustments to comply with statistical measures. Rural pick-up work. Implementing GIS land use.

Assessment Actions Planned for Assessment Year 2007:

Residential

Sales Review of neighborhood **A1** (Lake areas, golf course areas in Columbus) approximately (411) parcels. Plan to review the towns of Creston (143), Humphrey (393) & Tarnov (47).

Commercial

Sales review checking the statistics. Commercial reappraisal planned for 2008.

Agricultural

Plan to have new rural aerial photos for 2007. The new photos will be compared to the existing aerial photos and additions and deletions will update. Review ag land sales.

Assessment Actions Planned for Assessment Year 2008:

Residential

Planned to update the Cama costing price and apply to all residential properties and check statistics.

Commercial

Commercial reappraisal is planned for 2008. All properties will be physically inspected by appraiser to verify the current listing and new digital pictures will be taken. The physical inspection will also include interior inspections whenever possible. All three approaches to value will be used whenever applicable to the property. The data collection process will also include gathering income information and analyzing current sales. We will also implement new replacement cost with a correlation report indicating the final value.

Agricultural

Review ag land sales. Continue GIS.

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

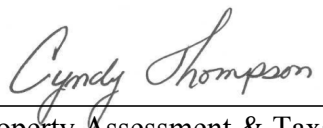
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

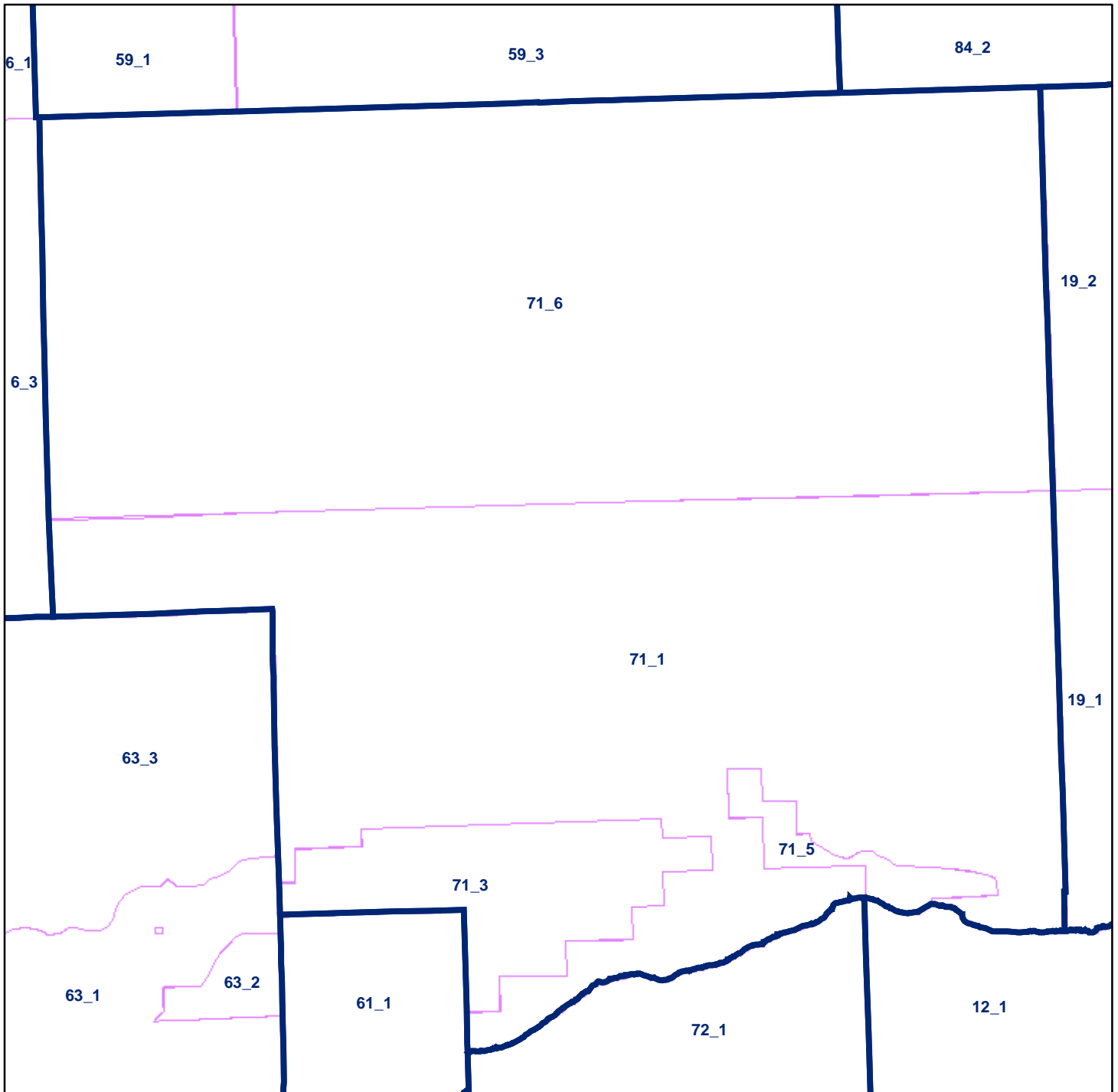
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

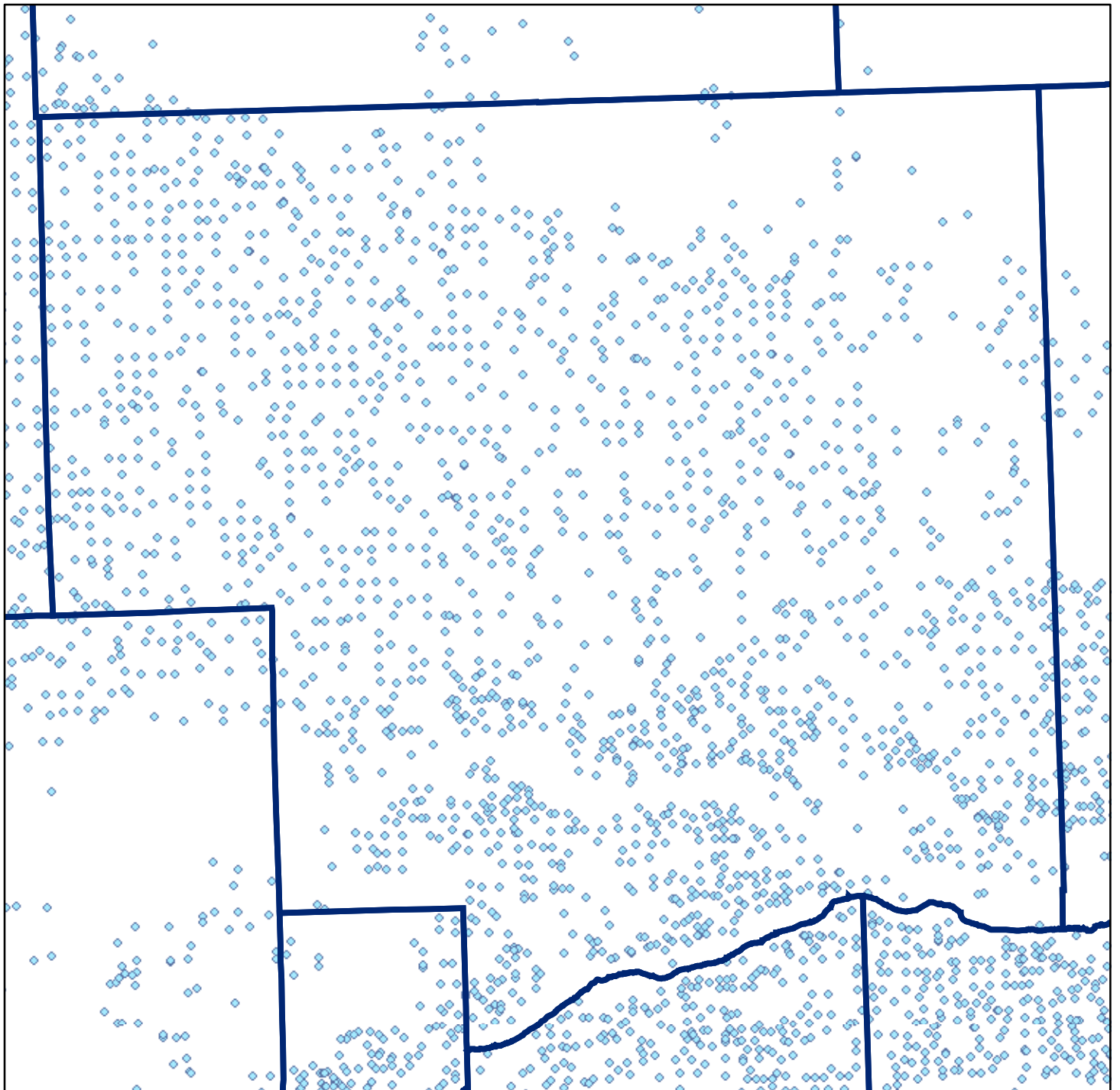
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Platte County County Assessor, by certified mail, return receipt requested, 7075 1160 0001 1212 9080.

Dated this 10th day of April, 2006.

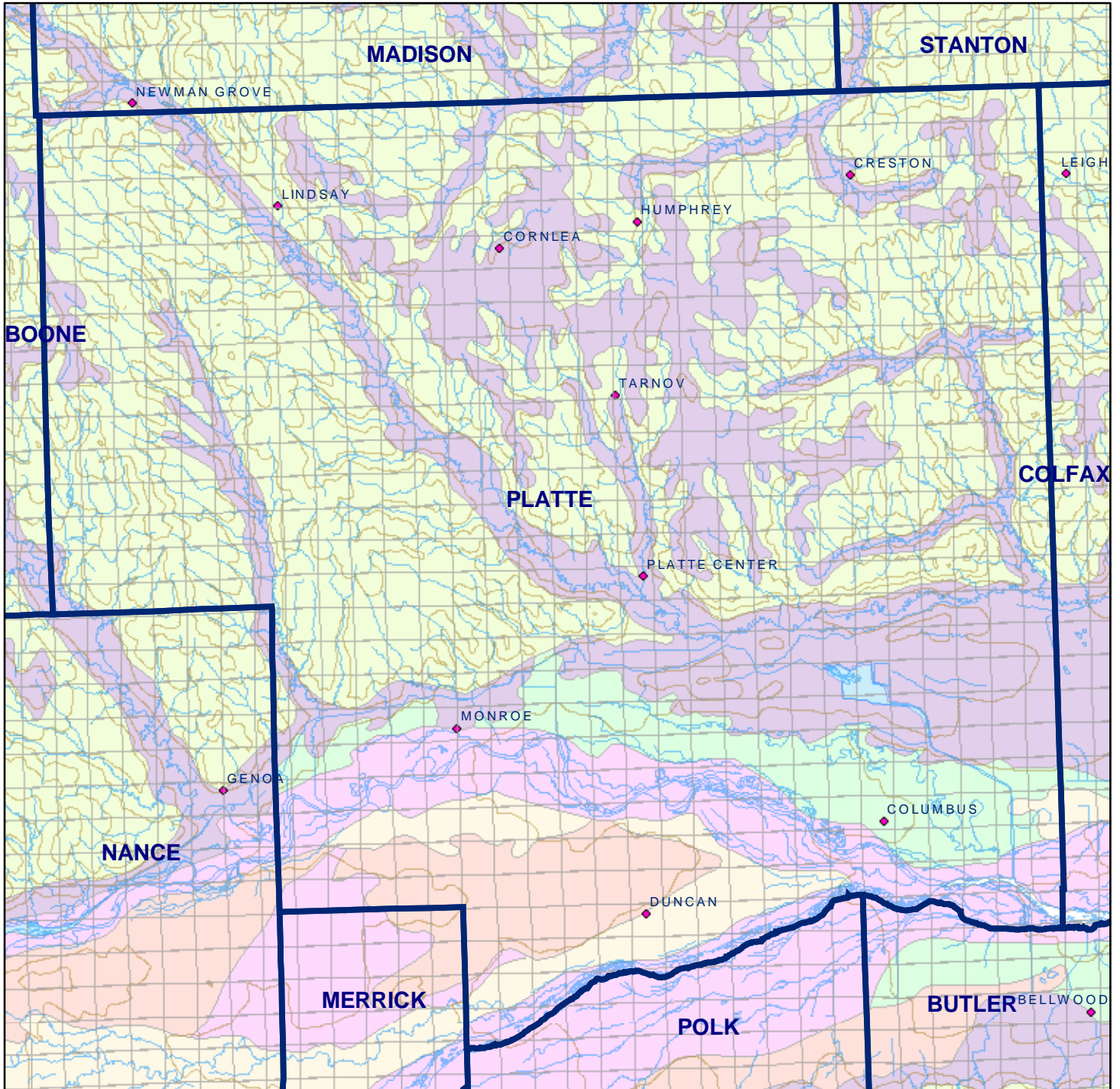


Property Assessment & Taxation





● Registered Wells > 500 GPM



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

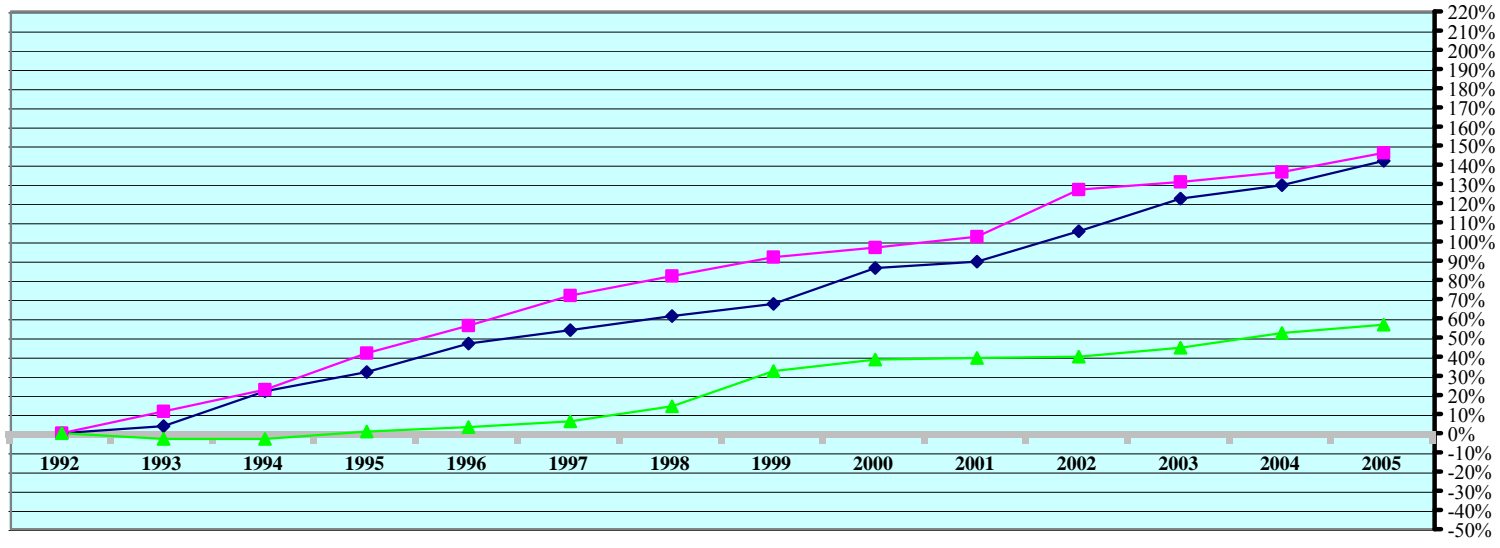
8 - Moderately well drained silty soils with clayey subsoils on uplands

Exhibit 71A - page 5

Platte County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	388,510,476	--	--	--	155,079,570	--	--	--	356,383,880	--	--	--
1993	403,012,465	14,501,989	3.73%	3.73%	172,858,770	17,779,200	11.46%	11.46%	346,051,020	-10,332,860	-2.90%	-2.90%
1994	473,897,025	70,884,560	17.59%	21.98%	190,275,015	17,416,245	10.08%	22.70%	345,791,135	-259,885	-0.08%	-2.97%
1995	512,788,955	38,891,930	8.21%	31.99%	219,986,795	29,711,780	15.62%	41.85%	359,464,425	13,673,290	3.95%	0.86%
1996	570,335,060	57,546,105	11.22%	46.80%	242,207,605	22,220,810	10.10%	56.18%	367,683,330	8,218,905	2.29%	3.17%
1997	597,705,950	27,370,890	4.80%	53.85%	266,503,910	24,296,305	10.03%	71.85%	378,853,640	11,170,310	3.04%	6.30%
1998	626,119,145	28,413,195	4.75%	61.16%	282,149,335	15,645,425	5.87%	81.94%	406,593,195	27,739,555	7.32%	14.09%
1999	650,683,345	24,564,200	3.92%	67.48%	297,407,165	15,257,830	5.41%	91.78%	472,114,850	65,521,655	16.11%	32.47%
2000	723,422,095	72,738,750	11.18%	86.20%	305,263,535	7,856,370	2.64%	96.84%	493,295,110	21,180,260	4.49%	38.42%
2001	736,274,975	12,852,880	1.78%	89.51%	314,086,795	8,823,260	2.89%	102.53%	496,280,285	2,985,175	0.61%	39.25%
2002	797,997,710	61,722,735	8.38%	105.40%	351,994,650	37,907,855	12.07%	126.98%	498,842,465	2,562,180	0.52%	39.97%
2003	863,995,725	65,998,015	8.27%	122.39%	358,335,250	6,340,600	1.80%	131.07%	515,544,590	16,702,125	3.35%	44.66%
2004	890,956,730	26,961,005	3.12%	129.33%	366,267,140	7,931,890	2.21%	136.18%	542,519,160	26,974,570	5.23%	52.23%
2005	940,645,650	49,688,920	5.58%	142.12%	381,947,140	15,680,000	4.28%	146.29%	558,454,790	15,935,630	2.94%	56.70%

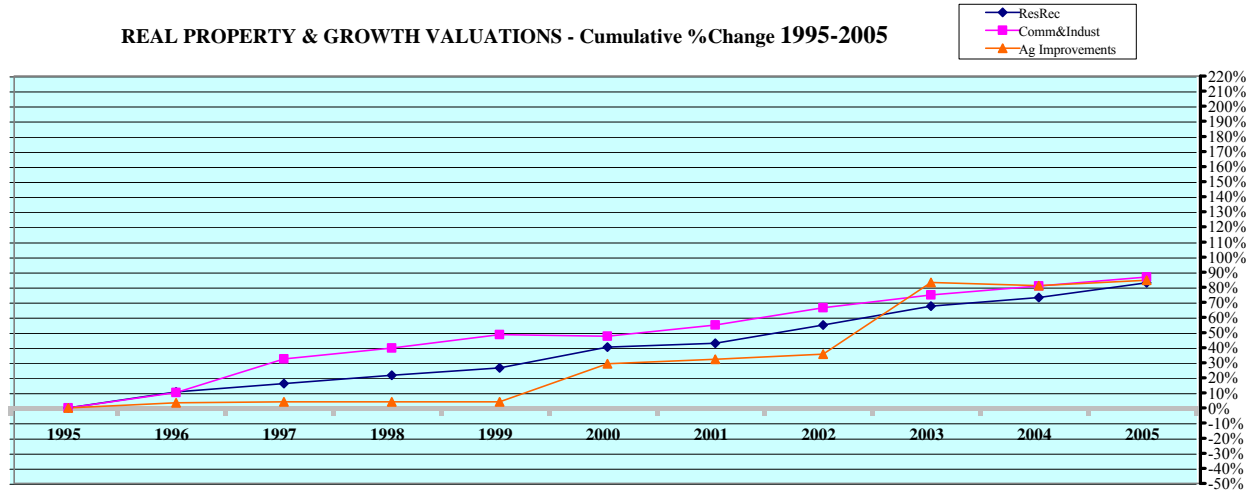
1992-2005 Rate Ann. %chg: Resid & Rec. **7.04%** Comm & Indust **7.18%** Agland **3.52%**

Cnty# **71**
County **PLATTE**

FL area **3**

(1) Resid. & Recreat. excludes agdwell & 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	388,510,476	not avail.	--	--	--	--	155,079,570	not avail.	--	--	--	--
1993	403,012,465	not avail.	--	--	--	--	172,858,770	not avail.	--	--	--	--
1994	473,897,025	not avail.	--	--	--	--	190,275,015	not avail.	--	--	--	--
1995	512,788,955	8,107,970	1.58%	504,680,985	--	--	219,986,795	20,633,095	9.38%	199,353,700	--	--
1996	570,335,060	11,326,535	1.99%	559,008,525	9.01%	10.76%	242,207,605	22,525,865	9.30%	219,681,740	-0.14%	10.20%
1997	597,705,950	11,575,765	1.94%	586,130,185	2.77%	16.14%	266,503,910	2,537,175	0.95%	263,966,735	8.98%	32.41%
1998	626,119,145	11,582,290	1.85%	614,536,855	2.82%	21.77%	282,149,335	3,637,370	1.29%	278,511,965	4.51%	39.71%
1999	650,683,345	11,831,430	1.82%	638,851,915	2.03%	26.59%	297,407,165	1,303,130	0.44%	296,104,035	4.95%	48.53%
2000	723,422,095	14,579,815	2.02%	708,842,280	8.94%	40.45%	305,263,535	10,964,355	3.59%	294,299,180	-1.05%	47.63%
2001	736,274,975	15,364,700	2.09%	720,910,275	-0.35%	42.84%	314,086,795	5,143,035	1.64%	308,943,760	1.21%	54.97%
2002	797,997,710	15,490,910	1.94%	782,506,800	6.28%	55.05%	351,994,650	20,004,260	5.68%	331,990,390	5.70%	66.53%
2003	863,995,725	18,631,573	2.16%	845,364,152	5.94%	67.50%	358,335,250	9,789,795	2.73%	348,545,455	-0.98%	74.84%
2004	890,956,730	16,341,103	1.83%	874,615,627	1.23%	73.30%	366,267,140	5,885,660	1.61%	360,381,480	0.57%	80.77%
2005	940,645,650	17,246,925	1.83%	923,398,725	3.64%	82.97%	381,947,140	9,650,540	2.53%	372,296,600	1.65%	86.75%

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

Resid & Rec. **6.23%**

Comm & Indust **6.45%**

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	92,892,640					
1993	not avail	not avail	96,975,070					
1994	not avail	not avail	97,184,995					
1995	36,692,472	47,932,083	84,624,555	2,543,755	3.01%	82,080,800	--	--
1996	36,639,052	48,616,338	85,255,390	406,850	0.48%	84,848,540	0.26%	3.37%
1997	37,187,622	49,388,173	86,575,795	1,189,210	1.37%	85,386,585	0.15%	4.03%
1998	49,177,043	38,475,032	87,652,075	2,297,475	2.62%	85,354,600	-1.41%	3.99%
1999	37,121,180	52,670,490	89,791,670	4,332,050	4.82%	85,459,620	-2.50%	4.12%
2000	55,100,020	53,342,045	108,442,065	2,360,971	2.18%	106,081,094	18.14%	29.24%
2001	67,179,900	44,252,405	111,432,305	2,795,576	2.51%	108,636,729	0.18%	32.35%
2002	68,057,200	47,636,675	115,693,875	4,256,510	3.68%	111,437,365	0.00%	35.77%
2003	90,997,080	68,048,590	159,045,670	8,675,430	5.45%	150,370,240	29.97%	83.20%
2004	90,938,670	63,009,890	153,948,560	5,295,880	3.44%	148,652,680	-6.53%	81.11%
2005	90,703,670	64,836,570	155,540,240	4,016,065	2.58%	151,524,175	-1.57%	84.60%

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

Ag Imprvmts **6.32%**

(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

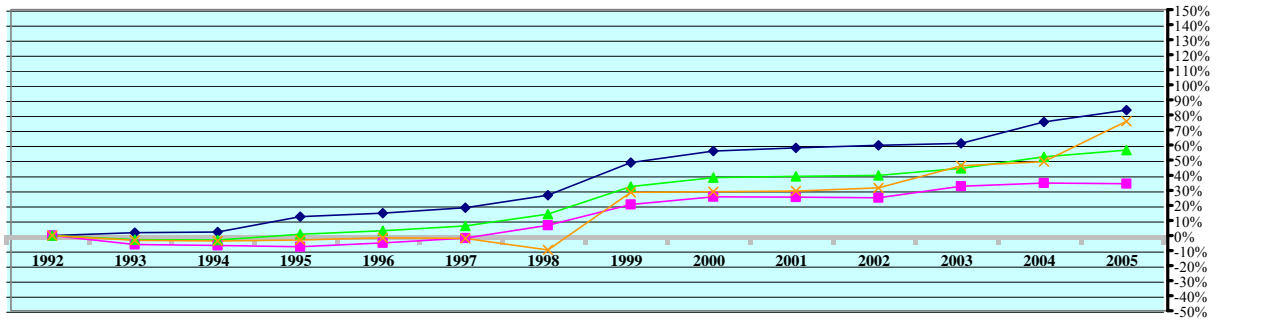
Cnty# **71**
County **PLATTE**

FL area **3**

CHART 2

EXHIBIT **71B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg
1992	158,675,660	--	--	--	178,310,635	--	--	--	15,705,305	--	--	--
1993	161,505,385	2,829,725	1.78%	1.78%	167,690,915	-10,619,720	-5.96%	-5.96%	15,202,690	-502,615	-3.20%	-3.20%
1994	162,409,860	904,475	0.56%	2.35%	166,627,495	-1,063,420	-0.63%	-6.55%	15,116,475	-86,215	-0.57%	-3.75%
1995	178,347,530	15,937,670	9.81%	12.40%	165,079,695	-1,547,800	-0.93%	-7.42%	15,239,000	122,525	0.81%	-2.97%
1996	182,258,355	3,910,825	2.19%	14.86%	169,637,630	4,557,935	2.76%	-4.86%	15,456,925	217,925	1.43%	-1.58%
1997	187,842,120	5,583,765	3.06%	18.38%	175,295,040	5,657,410	3.33%	-1.69%	15,387,240	-69,685	-0.45%	-2.03%
1998	201,032,105	13,189,985	7.02%	26.69%	190,288,745	14,993,705	8.55%	6.72%	14,200,680	-1,186,560	-7.71%	-9.58%
1999	235,319,725	34,287,620	17.06%	48.30%	215,118,865	24,830,120	13.05%	20.64%	20,196,885	5,996,205	42.22%	28.60%
2000	247,573,895	12,254,170	5.21%	56.03%	223,983,115	8,864,250	4.12%	25.61%	20,254,500	57,615	0.29%	28.97%
2001	250,888,420	3,314,525	1.34%	58.11%	223,791,090	-192,025	-0.09%	25.51%	20,345,625	91,125	0.45%	29.55%
2002	253,736,730	2,848,310	1.14%	59.91%	223,090,635	-700,455	-0.31%	25.11%	20,667,515	321,890	1.58%	31.60%
2003	255,654,365	1,917,635	0.76%	61.12%	236,398,925	13,308,290	5.97%	32.58%	22,975,855	2,308,340	11.17%	46.29%
2004	278,363,775	22,709,410	8.88%	75.43%	240,219,845	3,820,920	1.62%	34.72%	23,414,310	438,455	1.91%	49.09%
2005	290,777,680	12,413,905	4.46%	83.25%	239,453,930	-765,915	-0.32%	34.29%	27,610,350	4,196,040	17.92%	75.80%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg
1992		--	--	--	3,692,280	--	--	--	356,383,880	--	--	--
1993		--	--	--	1,652,030	-2,040,250	-55.26%	-55.26%	346,051,020	-10,332,860	-2.90%	-2.90%
1994		--	--	--	1,637,305		0.00%	-55.66%	345,791,135	-259,885	-0.08%	-2.97%
1995		--	--	--	798,200	-839,105	-51.25%	-78.38%	359,464,425	13,673,290	3.95%	0.86%
1996		--	--	--	330,420	-467,780	-58.60%	-91.05%	367,683,330	8,218,905	2.29%	3.17%
1997		--	--	--	329,240	-1,180	-0.36%	-91.08%	378,853,640	11,170,310	3.04%	6.30%
1998		--	--	--	1,071,665	742,425	225.50%	-70.98%	406,593,195	27,739,555	7.32%	14.09%
1999		--	--	--	1,479,375	407,710	38.04%	-59.93%	472,114,850	65,521,655	16.11%	32.47%
2000		--	--	--	1,483,600	4,225	0.29%	-59.82%	493,295,110	21,180,260	4.49%	38.42%
2001		--	--	--	1,255,150	-228,450	-15.40%	-66.01%	496,280,285	2,985,175	0.61%	39.25%
2002		--	--	--	1,347,585	92,435	7.36%	-63.50%	498,842,465	2,562,180	0.52%	39.97%
2003	454,585	n/a	n/a	n/a	60,860	n/a	n/a	n/a	515,544,590	16,702,125	3.35%	44.66%
2004	456,030	1,445	0.32%	0.32%	65,200	4,340	7.13%	7.13%	542,519,160	26,974,570	5.23%	52.23%
2005	451,515	-4,515	-0.99%	-0.68%	161,315	96,115	147.42%	165.06%	558,454,790	15,935,630	2.94%	56.70%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 71B 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	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	159,027,085	146,032	1,089	--	--	178,179,215	188,274	946	--	--	15,723,115	55,027	286	--	--
1993	161,242,200	147,485	1,093	0.37%	0.37%	168,081,055	187,008	899	-4.97%	-4.97%	15,243,025	54,799	278	-2.80%	-2.80%
1994	162,494,055	148,797	1,092	-0.09%	0.28%	166,692,635	185,704	898	-0.11%	-5.07%	15,109,355	54,155	279	0.36%	-2.45%
1995	178,836,855	149,392	1,197	9.62%	9.92%	165,237,985	184,593	895	-0.33%	-5.39%	15,319,540	54,323	282	1.08%	-1.40%
1996	181,707,465	150,146	1,210	1.09%	11.11%	170,165,690	183,581	927	3.58%	-2.01%	15,419,670	53,741	287	1.77%	0.35%
1997	186,678,330	152,749	1,222	0.99%	12.21%	176,362,745	180,920	975	5.18%	3.07%	14,678,875	46,932	313	9.06%	9.44%
1998	200,947,025	154,722	1,299	6.30%	19.28%	191,091,835	179,133	1,067	9.44%	12.79%	15,152,785	53,332	284	-9.27%	-0.70%
1999	235,948,275	155,546	1,517	16.78%	39.30%	215,670,770	177,908	1,212	13.59%	28.12%	21,388,945	52,539	407	43.31%	42.31%
2000	247,734,210	157,864	1,569	3.43%	44.08%	224,467,930	175,345	1,280	5.61%	35.31%	21,457,425	52,093	412	1.23%	44.06%
2001	250,374,390	158,532	1,579	0.64%	45.00%	224,810,115	174,737	1,287	0.55%	36.05%	21,333,005	51,232	416	0.97%	45.45%
2002	253,375,375	159,997	1,584	0.32%	45.45%	222,923,590	172,504	1,292	0.39%	36.58%	21,607,295	51,067	423	1.68%	47.90%
2003	255,610,640	160,794	1,590	0.38%	46.01%	236,303,915	171,685	1,376	6.50%	45.45%	22,841,075	50,991	448	5.91%	56.64%
2004	278,438,520	163,161	1,707	7.33%	56.71%	240,105,030	169,014	1,421	3.24%	50.17%	23,396,830	51,579	454	1.25%	58.61%
2005	286,230,465	166,491	1,719	0.74%	57.87%	243,387,405	165,513	1,471	3.51%	55.44%	27,550,035	51,383	536	18.20%	87.47%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.57%

3.45%

4.95%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	213,960	5,348	40	--	--	579,190	1,366	424	--	--	353,722,565	396,048	893	--	--
1993	216,585	5,414	40	0.00%		732,820	1,548	473	11.56%		345,515,685	396,255	872	-2.35%	-2.35%
1994	223,530	5,587	40	0.00%		722,980	1,547	467	-1.27%		345,242,555	395,790	872	0.00%	-2.35%
1995	288,895	5,777	50	25.00%		773,135	1,616	478	2.36%		360,456,410	395,703	911	4.47%	2.02%
1996	286,670	5,733	50	0.00%		42,780	852	50	-89.54%		367,622,275	394,052	933	2.41%	4.48%
1997						1,023,285	13,304	77	--		378,743,235	393,905	962	3.11%	7.73%
1998						328,965	6,564	50	-35.06%		407,520,610	393,750	1,035	7.59%	15.90%
1999						339,985	6,783	50	0.00%		473,347,975	392,776	1,205	16.43%	34.94%
2000						359,055	7,044	51	2.00%		494,018,620	392,345	1,259	4.48%	40.99%
2001						353,935	7,019	50	-1.96%		496,871,445	391,520	1,269	0.79%	42.11%
2002						346,775	6,876	50	0.00%		498,253,035	390,444	1,276	0.55%	42.89%
2003	452,665	6,034	75	n/a	n/a	64,005	822	78	n/a	n/a	515,272,300	390,327	1,320	3.45%	47.82%
2004	454,970	6,065	75	0.02%	n/a	69,255	892	78	-0.51%	n/a	542,464,605	390,712	1,388	5.18%	55.48%
2005	452,770	6,035	75	0.00%	n/a	150,070	1,293	116	49.60%	n/a	557,770,745	390,714	1,428	2.82%	59.86%

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

3.67%

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PLATTE

FL area 3

(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
31,662	PLATTE	174,018,032	16,661,443	28,511,705	939,622,510	241,290,955	140,656,185	1,023,140	558,454,790	90,703,670	64,836,570	0	2,255,779,000
<i>cnty sectorvalue % of total value:</i>		7.71%	0.74%	1.26%	41.65%	10.70%	6.24%	0.05%	24.76%	4.02%	2.87%		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
20,998	COLUMBUS	32,920,547	7,563,497	3,538,259	684,000,665	198,676,100	10,278,290	384,550	0	0	0	0	937,361,908
215	CRESTON	291,268	2,538	832	4,682,870	1,054,345	0	0	0	0	0	0	6,031,853
359	DUNCAN	38,964	247,318	665,124	9,739,885	612,405	0	0	0	0	0	0	11,303,696
786	HUMPHREY	337,795	284,691	336,639	28,261,350	2,390,035	0	0	0	0	0	0	31,610,510
276	LINDSAY	4,730,587	176,121	28,278	9,300,110	1,905,225	3,048,085	0	0	0	0	0	19,188,406
307	MONROE	220,595	156,530	187,151	6,897,840	1,087,020	0	0	0	0	0	0	8,549,136
797	NEWMAN GROVE *	25	5,608	390	285,170	0	0	0	0	0	0	0	291,193
359	PLATTE CENTER	305,114	165,039	209,682	8,875,380	1,128,345	0	0	0	0	0	0	10,683,560
63	TARNOV	1,435	10,247	53,783	1,017,070	80,575	0	0	0	0	0	0	1,163,110
* Population displayed for Newman Grove is for the total village which is located in #59 Madison & #71 Platte Counties.													
* Valuation displayed for Newman Grove is for the prtion of the village located within #71 Platte County.													
Total of All City Values:		38,846,330	8,611,589	5,020,138	753,060,340	206,934,050	13,326,375	384,550	0	0	0	0	1,026,183,372
<i>% total citysect of cnty sector</i>		22.32%	51.69%	17.61%	80.14%	85.76%	9.47%	37.59%					45.49%

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
66.32%	COLUMBUS	18.92%	45.40%	12.41%	72.80%	82.34%	7.31%	37.59%					41.55%
0.68%	CRESTON	0.17%	0.02%	0.00%	0.50%	0.44%							0.27%
1.13%	DUNCAN	0.02%	1.48%	2.33%	1.04%	0.25%							0.50%
2.48%	HUMPHREY	0.19%	1.71%	1.18%	3.01%	0.99%							1.40%
0.87%	LINDSAY	2.72%	1.06%	0.10%	0.99%	0.79%	2.17%						0.85%
0.97%	MONROE	0.13%	0.94%	0.66%	0.73%	0.45%							0.38%
2.52%	NEWMAN GROVE *	0.00%	0.03%	0.00%	0.03%								0.01%
1.13%	PLATTE CENTER	0.18%	0.99%	0.74%	0.94%	0.47%							0.47%
0.20%	TARNOV	0.00%	0.06%	0.19%	0.11%	0.03%							0.05%

Cnty# **71**
County **PLATTE**

FL area **3**