

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Rock County**  
**75**

2006 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2006

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>48</b>	<b>COD</b>	<b>7.42</b>
Total Sales Price	1554250	<b>PRD</b>	<b>100.81</b>
Total Adj. Sales Price	1548850	COV	15.29
Total Assessed Value	1552235	STD	15.44
Avg. Adj. Sales Price	32267.71	Avg. Abs. Dev.	7.31
Avg. Assessed Value	32338.23	Min	56.25
<b>Median</b>	<b>98.46</b>	Max	172.87
Wgt. Mean	100.22	95% Median C.I.	97.56 to 100.00
Mean	101.03	95% Wgt. Mean C.I.	97.31 to 103.13
		95% Mean C.I.	96.66 to 105.40
% of Value of the Class of all Real Property Value in the County			9.78
% of Records Sold in the Study Period			6.52
% of Value Sold in the Study Period			7.24
Average Assessed Value of the Base			29,133

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>48</b>	<b>98.46</b>	<b>7.42</b>	<b>100.81</b>
<b>2005</b>	51	97.65	19.90	103.47
<b>2004</b>	49	100.76	27.11	115.87
<b>2003</b>	53	99	20.93	111.55
<b>2002</b>	55	99	12.85	103.75
<b>2001</b>	63	95	49.59	129.83

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>14</b>	<b>COD</b>	<b>5.24</b>
Total Sales Price	1120562	<b>PRD</b>	<b>100.99</b>
Total Adj. Sales Price	848062	COV	7.96
Total Assessed Value	820215	STD	7.77
Avg. Adj. Sales Price	60575.86	Avg. Abs. Dev.	5.10
Avg. Assessed Value	58586.79	Min	82.15
<b>Median</b>	<b>97.37</b>	Max	112.20
Wgt. Mean	96.72	95% Median C.I.	90.93 to 103.80
Mean	97.67	95% Wgt. Mean C.I.	94.21 to 99.22
		95% Mean C.I.	93.99 to 101.35
% of Value of the Class of all Real Property Value in the County			2.99
% of Records Sold in the Study Period			9.72
% of Value Sold in the Study Period			12.5
Average Assessed Value of the Base			45,551

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>14</b>	<b>97.37</b>	<b>5.24</b>	<b>100.99</b>
<b>2005</b>	21	97.15	18.65	101.57
<b>2004</b>	20	99.90	19.88	104.58
<b>2003</b>	13	99	24.85	113.89
<b>2002</b>	11	93	25.17	100.79
<b>2001</b>	16	95	25.53	100.52



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>35</b>	<b>COD</b>	<b>17.90</b>
Total Sales Price	10238463	<b>PRD</b>	<b>103.37</b>
Total Adj. Sales Price	9409911	COV	22.88
Total Assessed Value	7164390	STD	18.01
Avg. Adj. Sales Price	268854.60	Avg. Abs. Dev.	14.05
Avg. Assessed Value	204696.86	Min	32.43
<b>Median</b>	<b>78.51</b>	Max	115.18
Wgt. Mean	76.14	95% Median C.I.	69.36 to 89.29
Mean	78.70	95% Wgt. Mean C.I.	70.84 to 81.43
		95% Mean C.I.	72.73 to 84.66
% of Value of the Class of all Real Property Value in the County			87.23
% of Records Sold in the Study Period			1.58
% of Value Sold in the Study Period			0.11
Average Assessed Value of the Base			86,160

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>35</b>	<b>78.51</b>	<b>17.90</b>	<b>103.37</b>
<b>2005</b>	38	77.59	14.63	104.48
<b>2004</b>	39	76.88	12.96	102.21
<b>2003</b>	42	74	16.1	106.46
<b>2002</b>	39	75	26.88	118.28
<b>2001</b>	46	80	28.49	114.48

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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Rock County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Rock 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 Rock County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Rock 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 Rock County is 79% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Rock County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

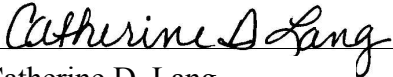
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

## 2006 Correlation Section for Rock County

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### Residential Real Property

#### I. Correlation

Rock: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Rock County has been achieved. The median and weighted mean measures of central tendency are within the acceptable levels. With removal of one outlier sale the mean also falls within range. Both the coefficient of dispersion and the price related differential are within the acceptable range indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Rock County.

#### II. Analysis of Percentage of Sales Used

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>73</b>	<b>63</b>	<b>86.3</b>
<b>2002</b>	<b>71</b>	<b>55</b>	<b>77.46</b>
<b>2003</b>	<b>68</b>	<b>53</b>	<b>77.94</b>
<b>2004</b>	<b>67</b>	<b>49</b>	<b>73.13</b>
<b>2005</b>	<b>73</b>	<b>51</b>	<b>69.86</b>
<b>2006</b>	<b>75</b>	<b>48</b>	<b>64</b>

Rock: RESIDENTIAL: A review of the table indicates a slight decrease in the percent of sales used from the previous years. Indications are the county has an adequate portion of the total file utilized in the determination of the level of value.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>91</b>	<b>2.66</b>	<b>93.42</b>	<b>95</b>
<b>2002</b>	<b>92.88</b>	<b>20.89</b>	<b>112.28</b>	<b>99</b>
<b>2003</b>	<b>99</b>	<b>-0.77</b>	<b>98.24</b>	<b>99</b>
<b>2004</b>	<b>101.87</b>	<b>-6.28</b>	<b>95.48</b>	<b>100.76</b>
<b>2005</b>	<b>99.79</b>	<b>5.4</b>	<b>105.18</b>	<b>97.65</b>
<b>2006</b>	<b>96.74</b>	<b>3.44</b>	<b>100.06</b>	<b>98.46</b>

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Rock: RESIDENTIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are similar and appear to support each other. There is no information available that would suggest that the qualified median is not the best indication of the level of value for the residential class.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>2.4</b>	<b>2001</b>	<b>2.66</b>
<b>15.27</b>	<b>2002</b>	<b>20.89</b>
<b>0</b>	<b>2003</b>	<b>-0.77</b>
<b>1.32</b>	<b>2004</b>	<b>-6.28</b>
<b>0.48</b>	<b>2005</b>	<b>5.4</b>
<b>8.35</b>	<b>2006</b>	<b>3.44</b>

Rock: RESIDENTIAL: The percent change in the sale base and the percent change in the assessed base are slightly different, but not unreasonable. The difference implies that the assessment actions had

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more of an effect on the sales file base when compared to the assessed base.

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.46</b>	<b>100.22</b>	<b>101.03</b>

Rock: RESIDENTIAL: Two of the three measures of central tendency are within the acceptable level of value. The mean is slightly above the range. With the removal of an extreme outlier (the maximum sales ratio) the mean falls into the acceptable range. The indication is that the median is a reliable measure of the level of value for the residential 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>7.42</b>	<b>100.81</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Rock: RESIDENTIAL: The coefficient of dispersion and the price related differential are both within



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the acceptable range. These measures appear to indicate that residential properties are being 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>49</b>	<b>48</b>	<b>-1</b>
<b>Median</b>	<b>96.74</b>	<b>98.46</b>	<b>1.72</b>
<b>Wgt. Mean</b>	<b>96.97</b>	<b>100.22</b>	<b>3.25</b>
<b>Mean</b>	<b>103.59</b>	<b>101.03</b>	<b>-2.56</b>
<b>COD</b>	<b>19.05</b>	<b>7.42</b>	<b>-11.63</b>
<b>PRD</b>	<b>106.83</b>	<b>100.81</b>	<b>-6.02</b>
<b>Min Sales Ratio</b>	<b>56.25</b>	<b>56.25</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>232.11</b>	<b>172.87</b>	<b>-59.24</b>

Rock: RESIDENTIAL: A review of the residential statistics indicates one less sale between the preliminary and final statistics. After further verification by the assessor the removed sale has been substantially changed since the date of sale and no longer represents the parcel when it sold. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Rock County.

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**Commerical Real Property**

**I. Correlation**

Rock: COMMERCIAL: A review of the 2006 Commercial statistics indicates that an accurate measurement of the commercial property in Rock County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. Both the coefficient of dispersion and the price related differential are within the acceptable ranges indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Commercial real property, the statistical measurements appear to achieve an acceptable level of value in Rock County.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>23</b>	<b>16</b>	<b>69.57</b>
<b>2002</b>	<b>20</b>	<b>11</b>	<b>55</b>
<b>2003</b>	<b>21</b>	<b>13</b>	<b>61.9</b>
<b>2004</b>	<b>26</b>	<b>20</b>	<b>76.92</b>
<b>2005</b>	<b>29</b>	<b>21</b>	<b>72.41</b>
<b>2006</b>	<b>24</b>	<b>14</b>	<b>58.33</b>

Rock: COMMERCIAL: A review of the table indicates a decrease in the percent of sales used from the previous years. However, a review of the non qualified sales reveals nothing that would indicate excessive trimming, therefore supporting the measurement of the commercial class.

**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

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

Adjusting for Selective Reappraisal

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

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

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>93</b>	<b>2.29</b>	<b>95.13</b>	<b>92</b>
<b>2002</b>	<b>89.37</b>	<b>-0.68</b>	<b>88.76</b>	<b>93</b>
<b>2003</b>	<b>99</b>	<b>0.01</b>	<b>99.01</b>	<b>99</b>
<b>2004</b>	<b>99.45</b>	<b>3.01</b>	<b>102.44</b>	<b>99.90</b>
<b>2005</b>	<b>98.75</b>	<b>-0.68</b>	<b>98.08</b>	<b>97.15</b>
<b>2006</b>	<b>95.90</b>	<b>13.86</b>	<b>109.19</b>	<b>97.37</b>

Rock: COMMERCIAL: The Trended Preliminary Ratio and the 2006 Reports and Opinions median

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ratio are dissimilar and do not appear to support each other. Further review revealed that the percent increase in assessed value (excl. growth) may be attributed to the county updating to the 2004 Marshall Swift pricing of all commercial properties within the Terra Scan system.

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

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

Comparison of Average Value Change

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

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>39.29</b>	<b>2001</b>	<b>2.29</b>
<b>2.54</b>	<b>2002</b>	<b>-0.68</b>
<b>0</b>	<b>2003</b>	<b>0.01</b>
<b>0.14</b>	<b>2004</b>	<b>3.01</b>
<b>-9.84</b>	<b>2005</b>	<b>-0.68</b>
<b>-4.04</b>	<b>2006</b>	<b>13.86</b>

Rock: COMMERCIAL: The percent change in the sale base and the percent change in the assessed base are dissimilar and do not appear to support each other. The percent change in assessed value

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(excl. growth) appears to reflect the assessment actions of the county, indicating that the difference between the two measures may be attributable to the county updating to the 2004 Marshall Swift pricing of all commercial properties. The assessor noted with the new pricing one unique property that was not in the sales file did receive a large increase. This could cause a disproportionate change in the commercial base of property in Rock County when compared to the sales file. The percent decrease in the sales file could be attributed to the removal of two sales between the preliminary and final statistics.

### **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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.37</b>	<b>96.72</b>	<b>97.67</b>

Rock: COMMERCIAL: All three measures of central tendency are within the acceptable level of value and indicate that the county has attained the level of value for 2006.

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

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

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

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

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

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

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

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

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

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>5.24</b>	<b>100.99</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

Rock: COMMERCIAL: The coefficient of dispersion and the price related differential are both within the acceptable range. These measures appear to indicate that commercial properties are being 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>16</b>	<b>14</b>	<b>-2</b>
<b>Median</b>	<b>95.90</b>	<b>97.37</b>	<b>1.47</b>
<b>Wgt. Mean</b>	<b>96.33</b>	<b>96.72</b>	<b>0.39</b>
<b>Mean</b>	<b>93.12</b>	<b>97.67</b>	<b>4.55</b>
<b>COD</b>	<b>8.10</b>	<b>5.24</b>	<b>-2.86</b>
<b>PRD</b>	<b>96.67</b>	<b>100.99</b>	<b>4.32</b>
<b>Min Sales Ratio</b>	<b>67.00</b>	<b>82.15</b>	<b>15.15</b>
<b>Max Sales Ratio</b>	<b>109.93</b>	<b>112.20</b>	<b>2.27</b>

Rock: COMMERCIAL: A review of the commercial statistics indicates two less sales between the preliminary and final statistics. After further verification the removed sales have been substantially changed since the date of sale and no longer represent the parcels when sold. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Rock County.

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### Agricultural Land

#### I. Correlation

Rock: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural Unimproved statistics indicates that an accurate measurement of the unimproved agricultural property in Rock County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. The coefficient of dispersion is within the acceptable range and the price related differential rounds to within the acceptable range indicating a good level of assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Agricultural Unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Rock County.

#### II. Analysis of Percentage of Sales Used

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>70</b>	<b>46</b>	<b>65.71</b>
<b>2002</b>	<b>69</b>	<b>39</b>	<b>56.52</b>
<b>2003</b>	<b>78</b>	<b>42</b>	<b>53.85</b>
<b>2004</b>	<b>83</b>	<b>39</b>	<b>46.99</b>
<b>2005</b>	<b>80</b>	<b>38</b>	<b>47.5</b>
<b>2006</b>	<b>64</b>	<b>35</b>	<b>54.69</b>

Rock: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county's percent of sales used has increased nearly 8 percent from the previous year. Further review of the non qualified sales reveals nothing that would indicate excessive trimming.

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



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

### Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
<b>2001</b>	<b>73</b>	<b>12.23</b>	<b>81.93</b>	<b>75</b>
<b>2002</b>	<b>72.57</b>	<b>6.85</b>	<b>77.54</b>	<b>75</b>
<b>2003</b>	<b>74</b>	<b>9.87</b>	<b>81.3</b>	<b>74</b>
<b>2004</b>	<b>74.18</b>	<b>6.22</b>	<b>78.79</b>	<b>76.88</b>
<b>2005</b>	<b>73.82</b>	<b>5.35</b>	<b>77.77</b>	<b>77.59</b>
<b>2006</b>	<b>71.87</b>	<b>7.92</b>	<b>77.56</b>	<b>78.51</b>

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Rock: AGRICULTURAL UNIMPROVED: The results of the Trended Preliminary Ratio and the R&O Ratio are similar and appear to support each other. There is no information available that would suggest that the qualified median is not the best indication of the level of value for the agricultural unimproved class.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6.46	2001	12.23
12.19	2002	6.85
4	2003	9.87
12.36	2004	6.22
1.29	2005	5.35
8.96	2006	7.92

Rock: AGRICULTURAL UNIMPROVED: The percentage change of total assessed value in the sales

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file and the percent change in the assessed value are similar and appear to support each other.

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

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

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

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

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

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

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>78.51</b>	<b>76.14</b>	<b>78.70</b>

Rock: AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the required level of value and correlate to one another, indicating that the county has attained the level of value for 2006.

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.90</b>	<b>103.37</b>
<b>Difference</b>	<b>0</b>	<b>0.37</b>

Rock: AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable range and the price related differential rounds to within the acceptable range. The indication is the quality of

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assessment has been met and the unimproved agricultural properties have been treated uniformly and proportionally.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>35</b>	<b>35</b>	<b>0</b>
<b>Median</b>	<b>71.87</b>	<b>78.51</b>	<b>6.64</b>
<b>Wgt. Mean</b>	<b>68.60</b>	<b>76.14</b>	<b>7.54</b>
<b>Mean</b>	<b>72.22</b>	<b>78.70</b>	<b>6.48</b>
<b>COD</b>	<b>18.73</b>	<b>17.90</b>	<b>-0.83</b>
<b>PRD</b>	<b>105.27</b>	<b>103.37</b>	<b>-1.9</b>
<b>Min Sales Ratio</b>	<b>32.43</b>	<b>32.43</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>108.43</b>	<b>115.18</b>	<b>6.75</b>

Rock: AGRICULTURAL UNIMPROVED: A review of the agricultural unimproved statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the agricultural unimproved real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Rock County.

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

75 Rock

	<b>2005 CTL County Total</b>	<b>2006 Form 45 County Total</b>	<b>Value Difference (2006 Form 45 - 2005 CTL)</b>	<b>Percent Change</b>	<b>2006 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	20,403,660	21,304,475	900,815	4.41	188,486	3.49
2. Recreational	143,740	137,530	-6,210	-4.32	0	-4.32
3. Ag-Homesite Land, Ag-Res Dwellings	9,120,170	9,198,230	78,060	0.86	*-----	0.86
<b>4. Total Residential (sum lines 1-3)</b>	<b>29,667,570</b>	<b>30,640,235</b>	<b>972,665</b>	<b>3.28</b>	<b>188,486</b>	<b>2.64</b>
5. Commercial	5,744,660	6,559,380	814,720	14.18	18,395	13.86
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	5,703,880	5,768,440	64,560	1.13	202,605	-2.42
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>11,448,540</b>	<b>12,327,820</b>	<b>879,280</b>	<b>7.68</b>	<b>18,395</b>	<b>7.52</b>
<b>10. Total Non-Agland Real Property</b>	<b>41,116,110</b>	<b>42,968,055</b>	<b>1,851,945</b>	<b>4.5</b>	<b>409,486</b>	<b>3.51</b>
11. Irrigated	32,279,265	37,298,705	5,019,440	15.55		
12. Dryland	938,885	1,347,020	408,135	43.47		
13. Grassland	129,196,800	136,718,650	7,521,850	5.82		
14. Wasteland	569,050	569,050	0	0		
15. Other Agland	388,715	374,915	-13,800	-3.55		
<b>16. Total Agricultural Land</b>	<b>163,372,715</b>	<b>176,308,340</b>	<b>12,935,625</b>	<b>7.92</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>204,488,825</b>	<b>219,276,395</b>	<b>14,787,570</b>	<b>7.23</b>	<b>409,486</b>	<b>7.03</b>

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

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

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>98</b>	COV:	15.29	95% Median C.I.:	97.56 to 100.00	(! : Derived)
TOTAL Sales Price:	1,554,250	WGT. MEAN:	100	STD:	15.44	95% Wgt. Mean C.I.:	97.31 to 103.13	
TOTAL Adj.Sales Price:	1,548,850	MEAN:	101	AVG.ABS.DEV:	7.31	95% Mean C.I.:	96.66 to 105.40	
TOTAL Assessed Value:	1,552,235							
AVG. Adj. Sales Price:	32,267	COD:	7.42	MAX Sales Ratio:	172.87			
AVG. Assessed Value:	32,338	PRD:	100.81	MIN Sales Ratio:	56.25			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	11	100.70	98.03	101.05	11.49	97.01	56.25	126.50	87.75 to 115.60	13,859	14,004
10/01/03 TO 12/31/03	6	99.71	100.78	100.36	1.59	100.43	98.88	107.10	98.88 to 107.10	25,483	25,574
01/01/04 TO 03/31/04	3	104.17	115.17	98.28	14.77	117.18	97.59	143.75	N/A	30,300	29,780
04/01/04 TO 06/30/04	6	97.77	98.57	99.01	1.54	99.56	96.70	103.73	96.70 to 103.73	50,500	50,000
07/01/04 TO 09/30/04	6	99.98	112.98	103.72	17.44	108.92	90.55	172.87	90.55 to 172.87	63,641	66,011
10/01/04 TO 12/31/04	4	95.44	94.89	97.81	4.81	97.02	88.82	99.88	N/A	7,762	7,592
01/01/05 TO 03/31/05	3	97.17	97.11	97.04	0.48	100.07	96.38	97.78	N/A	21,100	20,475
04/01/05 TO 06/30/05	9	98.21	97.84	98.43	2.02	99.40	93.54	102.89	95.98 to 100.30	41,488	40,836
____Study Years____											
07/01/03 TO 06/30/04	26	99.36	100.77	99.66	7.84	101.12	56.25	143.75	97.59 to 102.50	26,894	26,801
07/01/04 TO 06/30/05	22	97.99	101.33	100.68	6.72	100.65	88.82	172.87	96.13 to 99.88	38,618	38,881
____Calendar Yrs____											
01/01/04 TO 12/31/04	19	98.39	104.97	101.11	9.88	103.81	88.82	172.87	97.08 to 103.73	42,463	42,936
____ALL____											
	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BASSETT	31	98.88	102.63	100.67	6.20	101.95	89.31	172.87	97.78 to 100.70	30,840	31,046
BASSETT V	1	104.17	104.17	104.17			104.17	104.17	N/A	1,200	1,250
NEWPORT	5	97.08	96.64	97.29	1.89	99.33	91.78	99.10	N/A	6,450	6,275
RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000	1,000
SUBURBAN	6	97.60	100.64	99.79	5.60	100.85	90.55	116.93	90.55 to 116.93	91,558	91,363
SUBURBAN V	4	88.28	94.14	88.67	25.08	106.17	56.25	143.75	N/A	2,250	1,995
____ALL____											
	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	37	98.60	101.86	100.56	5.67	101.29	89.31	172.87	97.78 to 100.00	26,743	26,893
2	10	97.49	98.04	99.61	14.24	98.43	56.25	143.75	87.75 to 116.93	55,835	55,616
3	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000	1,000
____ALL____											
	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>98</b>	COV:	15.29	95% Median C.I.:	97.56 to 100.00	(! : Derived)
TOTAL Sales Price:	1,554,250	WGT. MEAN:	100	STD:	15.44	95% Wgt. Mean C.I.:	97.31 to 103.13	
TOTAL Adj.Sales Price:	1,548,850	MEAN:	101	AVG.ABS.DEV:	7.31	95% Mean C.I.:	96.66 to 105.40	
TOTAL Assessed Value:	1,552,235							
AVG. Adj. Sales Price:	32,267	COD:	7.42	MAX Sales Ratio:	172.87			
AVG. Assessed Value:	32,338	PRD:	100.81	MIN Sales Ratio:	56.25			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	98.46	101.63	100.28	5.70	101.35	89.31	172.87	97.59 to 99.88	36,610	36,714
2	6	94.41	96.79	91.34	20.32	105.97	56.25	143.75	56.25 to 143.75	1,866	1,705
ALL	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	47	98.39	101.07	100.22	7.57	100.85	56.25	172.87	97.56 to 100.00	32,869	32,942
06											
07	1	98.88	98.88	98.88			98.88	98.88	N/A	4,000	3,955
ALL	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
09-0010											
75-0018	5	97.08	96.64	97.29	1.89	99.33	91.78	99.10	N/A	6,450	6,275
75-0030											
75-0055											
75-0072											
75-0074	43	98.60	101.54	100.28	8.02	101.25	56.25	172.87	97.59 to 100.30	35,269	35,368
75-0100											
NonValid School											
ALL	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338



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

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>98</b>	COV:	15.29	95% Median C.I.:	97.56 to 100.00	(!: Derived)
TOTAL Sales Price:	1,554,250	WGT. MEAN:	100	STD:	15.44	95% Wgt. Mean C.I.:	97.31 to 103.13	
TOTAL Adj.Sales Price:	1,548,850	MEAN:	101	AVG.ABS.DEV:	7.31	95% Mean C.I.:	96.66 to 105.40	
TOTAL Assessed Value:	1,552,235							
AVG. Adj. Sales Price:	32,267	COD:	7.42	MAX Sales Ratio:	172.87			
AVG. Assessed Value:	32,338	PRD:	100.81	MIN Sales Ratio:	56.25			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	94.41	96.79	91.34	20.32	105.97	56.25	143.75	56.25 to 143.75	1,866	1,705
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	98.19	98.19	96.64	1.85	101.61	96.38	100.00	N/A	13,900	13,432
1920 TO 1939	5	96.70	97.85	100.77	3.27	97.10	91.78	107.10	N/A	9,750	9,825
1940 TO 1949	13	98.39	100.55	98.38	4.60	102.20	89.31	126.50	97.17 to 102.50	15,803	15,548
1950 TO 1959	6	99.91	101.74	101.22	5.15	100.51	95.98	115.60	95.98 to 115.60	33,500	33,907
1960 TO 1969	4	98.81	117.02	104.88	19.35	111.58	97.59	172.87	N/A	43,125	45,227
1970 TO 1979	9	98.88	100.06	100.25	4.62	99.81	90.55	116.93	93.54 to 103.73	68,294	68,463
1980 TO 1989	1	97.43	97.43	97.43			97.43	97.43	N/A	170,000	165,625
1990 TO 1994	2	99.70	99.70	100.24	0.60	99.46	99.10	100.30	N/A	48,750	48,867
1995 TO 1999											
2000 TO Present											
ALL	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	100.00	97.69	95.91	11.60	101.86	56.25	143.75	87.75 to 104.17	2,431	2,332
5000 TO 9999	7	99.10	103.92	103.83	5.82	100.09	97.08	126.50	97.08 to 126.50	7,785	8,083
Total \$											
1 TO 9999	18	99.55	100.11	101.22	9.43	98.91	56.25	143.75	97.08 to 102.50	4,513	4,568
10000 TO 29999	13	97.17	104.46	104.07	9.66	100.37	89.31	172.87	96.13 to 107.10	19,265	20,050
30000 TO 59999	8	98.22	98.06	98.07	1.77	99.99	93.54	102.89	93.54 to 102.89	43,675	42,833
60000 TO 99999	7	100.30	102.41	102.33	3.94	100.07	97.56	116.93	97.56 to 116.93	83,964	85,921
100000 TO 149999	1	90.55	90.55	90.55			90.55	90.55	N/A	110,000	99,600
150000 TO 249999	1	97.43	97.43	97.43			97.43	97.43	N/A	170,000	165,625
ALL	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

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

Type: Qualified

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

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>98</b>	COV:	15.29	95% Median C.I.:	97.56 to 100.00	(! : Derived)
TOTAL Sales Price:	1,554,250	WGT. MEAN:	100	STD:	15.44	95% Wgt. Mean C.I.:	97.31 to 103.13	
TOTAL Adj.Sales Price:	1,548,850	MEAN:	101	AVG.ABS.DEV:	7.31	95% Mean C.I.:	96.66 to 105.40	
TOTAL Assessed Value:	1,552,235							
AVG. Adj. Sales Price:	32,267	COD:	7.42	MAX Sales Ratio:	172.87			
AVG. Assessed Value:	32,338	PRD:	100.81	MIN Sales Ratio:	56.25			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	12	99.55	97.81	96.41	10.76	101.45	56.25	143.75	88.82 to 102.50	2,645	2,550
5000 TO 9999	7	98.39	102.28	101.53	5.35	100.74	96.60	126.50	96.60 to 126.50	8,571	8,702
Total \$ _____											
1 TO 9999	19	98.88	99.45	99.76	8.89	99.69	56.25	143.75	96.60 to 102.17	4,828	4,817
10000 TO 29999	11	97.78	104.98	103.26	10.28	101.66	89.31	172.87	94.23 to 107.10	19,177	19,803
30000 TO 59999	9	98.32	100.01	99.42	3.53	100.60	93.54	115.60	95.98 to 102.89	42,044	41,799
60000 TO 99999	7	99.31	100.85	100.31	5.07	100.54	90.55	116.93	90.55 to 116.93	85,535	85,804
100000 TO 149999	1	101.43	101.43	101.43			101.43	101.43	N/A	99,000	100,420
150000 TO 249999	1	97.43	97.43	97.43			97.43	97.43	N/A	170,000	165,625
ALL _____	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	94.41	96.79	91.34	20.32	105.97	56.25	143.75	56.25 to 143.75	1,866	1,705
10	12	98.70	97.95	97.58	2.25	100.38	91.78	102.50	96.13 to 100.00	8,004	7,810
20	17	98.21	104.93	102.82	9.39	102.05	89.31	172.87	96.38 to 105.68	32,047	32,951
30	12	99.36	100.98	99.19	4.07	101.81	90.55	115.60	97.65 to 103.73	67,358	66,811
40	1	97.59	97.59	97.59			97.59	97.59	N/A	88,500	86,365
ALL _____	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	94.41	96.79	91.34	20.32	105.97	56.25	143.75	56.25 to 143.75	1,866	1,705
100	2	98.99	98.99	99.00	0.11	99.99	98.88	99.10	N/A	4,500	4,455
101	28	99.36	103.72	101.79	6.88	101.89	89.31	172.87	98.11 to 101.43	39,085	39,785
102	3	95.98	94.82	95.94	1.71	98.83	91.78	96.70	N/A	20,750	19,908
104	9	97.56	98.01	96.61	3.12	101.44	90.55	107.10	94.23 to 102.89	41,333	39,932
ALL _____	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

**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

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TOTAL Adj.Sales Price:	1,548,850	MEAN:	101	AVG.ABS.DEV:	7.31	95% Mean C.I.:	96.66 to 105.40	
TOTAL Assessed Value:	1,552,235							
AVG. Adj. Sales Price:	32,267	COD:	7.42	MAX Sales Ratio:	172.87			
AVG. Assessed Value:	32,338	PRD:	100.81	MIN Sales Ratio:	56.25			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	6	94.41	96.79	91.34	20.32	105.97	56.25	143.75	56.25 to 143.75	1,866	1,705
10	3	100.00	98.09	98.48	3.57	99.60	91.78	102.50	N/A	2,416	2,380
20	9	97.78	105.31	103.65	10.01	101.61	93.54	172.87	94.23 to 99.10	17,277	17,907
30	27	98.60	101.14	100.22	4.76	100.91	89.31	126.50	97.56 to 101.43	45,459	45,560
40	3	97.59	98.58	97.32	2.11	101.29	95.98	102.17	N/A	49,166	47,850
ALL	48	98.46	101.03	100.22	7.42	100.81	56.25	172.87	97.56 to 100.00	32,267	32,338

**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:	14	<b>MEDIAN:</b>	<b>97</b>	COV:	7.96	95% Median C.I.:	90.93 to 103.80
TOTAL Sales Price:	1,120,562	WGT. MEAN:	97	STD:	7.77	95% Wgt. Mean C.I.:	94.21 to 99.22
TOTAL Adj.Sales Price:	848,062	MEAN:	98	AVG.ABS.DEV:	5.10	95% Mean C.I.:	93.99 to 101.35
TOTAL Assessed Value:	820,215						
AVG. Adj. Sales Price:	60,575	COD:	5.24	MAX Sales Ratio:	112.20		
AVG. Assessed Value:	58,586	PRD:	100.99	MIN Sales Ratio:	82.15		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	97.50	97.50	97.50			97.50	97.50	N/A	20,000	19,500
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	103.80	103.80	103.80			103.80	103.80	N/A	30,000	31,140
04/01/03 TO 06/30/03	5	97.23	97.04	97.74	6.69	99.28	82.15	112.20	N/A	59,400	58,058
07/01/03 TO 09/30/03	1	111.00	111.00	111.00			111.00	111.00	N/A	25,000	27,750
10/01/03 TO 12/31/03	4	97.27	95.88	96.51	2.61	99.34	89.88	99.09	N/A	80,500	77,692
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	95.43	95.43	95.43			95.43	95.43	N/A	15,000	14,315
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	90.93	90.93	90.93			90.93	90.93	N/A	139,062	126,450
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	7	97.50	98.07	98.25	5.72	99.82	82.15	112.20	82.15 to 112.20	49,571	48,704
07/01/03 TO 06/30/04	6	97.27	98.33	97.47	4.41	100.88	89.88	111.00	89.88 to 111.00	60,333	58,805
07/01/04 TO 06/30/05	1	90.93	90.93	90.93			90.93	90.93	N/A	139,062	126,450
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	11	97.75	98.50	97.92	5.81	100.60	82.15	112.20	89.88 to 111.00	61,272	59,995
01/01/04 TO 12/31/04	1	95.43	95.43	95.43			95.43	95.43	N/A	15,000	14,315
<u>ALL</u>											
	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BASSETT	10	96.40	97.60	96.08	7.05	101.57	82.15	112.20	89.88 to 111.00	44,156	42,426
NEWPORT	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
RURAL	3	97.50	97.79	97.21	0.79	100.60	96.79	99.09	N/A	103,333	100,450
<u>ALL</u>											
	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**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	11	97.23	97.64	96.43	6.43	101.25	82.15	112.20	89.88 to 111.00	48,914	47,169
3	3	97.50	97.79	97.21	0.79	100.60	96.79	99.09	N/A	103,333	100,450
<u>ALL</u>											
	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**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:	14	<b>MEDIAN:</b>	<b>97</b>	COV:	7.96	95% Median C.I.:	90.93 to 103.80
TOTAL Sales Price:	1,120,562	WGT. MEAN:	97	STD:	7.77	95% Wgt. Mean C.I.:	94.21 to 99.22
TOTAL Adj.Sales Price:	848,062	MEAN:	98	AVG.ABS.DEV:	5.10	95% Mean C.I.:	93.99 to 101.35
TOTAL Assessed Value:	820,215						
AVG. Adj. Sales Price:	60,575	COD:	5.24	MAX Sales Ratio:	112.20		
AVG. Assessed Value:	58,586	PRD:	100.99	MIN Sales Ratio:	82.15		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586
____ALL____	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
09-0010											
75-0018	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
75-0030											
75-0055											
75-0072											
75-0074	13	97.23	97.64	96.55	5.58	101.13	82.15	112.20	90.93 to 103.80	57,812	55,816
75-0100											
NonValid School											
____ALL____	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	3	111.00	106.21	108.45	5.04	97.94	95.43	112.20	N/A	25,000	27,111
1940 TO 1949											
1950 TO 1959	3	97.75	99.04	99.32	2.81	99.72	95.57	103.80	N/A	22,333	22,181
1960 TO 1969											
1970 TO 1979	5	90.93	91.77	94.14	5.25	97.49	82.15	99.09	N/A	97,012	91,325
1980 TO 1989	2	97.37	97.37	97.28	0.14	100.09	97.23	97.50	N/A	62,250	60,555
1990 TO 1994											
1995 TO 1999	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
2000 TO Present											
____ALL____	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**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:	14	<b>MEDIAN:</b>	<b>97</b>	COV:	7.96	95% Median C.I.:	90.93 to 103.80
TOTAL Sales Price:	1,120,562	WGT. MEAN:	97	STD:	7.77	95% Wgt. Mean C.I.:	94.21 to 99.22
TOTAL Adj.Sales Price:	848,062	MEAN:	98	AVG.ABS.DEV:	5.10	95% Mean C.I.:	93.99 to 101.35
TOTAL Assessed Value:	820,215						
AVG. Adj. Sales Price:	60,575	COD:	5.24	MAX Sales Ratio:	112.20		
AVG. Assessed Value:	58,586	PRD:	100.99	MIN Sales Ratio:	82.15		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	97.75	97.75	97.75			97.75	97.75	N/A	2,000	1,955
Total \$ _____											
1 TO 9999	1	97.75	97.75	97.75			97.75	97.75	N/A	2,000	1,955
10000 TO 29999	4	96.47	96.52	96.42	8.01	100.10	82.15	111.00	N/A	21,500	20,731
30000 TO 59999	5	99.09	100.11	100.21	6.17	99.90	89.88	112.20	N/A	36,000	36,074
60000 TO 99999	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
100000 TO 149999	2	94.08	94.08	93.64	3.35	100.48	90.93	97.23	N/A	121,781	114,030
150000 TO 249999	1	96.79	96.79	96.79			96.79	96.79	N/A	240,000	232,305
ALL _____											
	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	97.75	97.75	97.75			97.75	97.75	N/A	2,000	1,955
Total \$ _____											
1 TO 9999	1	97.75	97.75	97.75			97.75	97.75	N/A	2,000	1,955
10000 TO 29999	5	95.43	95.19	94.73	7.64	100.49	82.15	111.00	N/A	23,200	21,978
30000 TO 59999	4	101.45	102.67	102.27	5.26	100.39	95.57	112.20	N/A	37,500	38,351
60000 TO 99999	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
100000 TO 149999	2	94.08	94.08	93.64	3.35	100.48	90.93	97.23	N/A	121,781	114,030
150000 TO 249999	1	96.79	96.79	96.79			96.79	96.79	N/A	240,000	232,305
ALL _____											
	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	7	97.75	97.28	97.67	4.83	99.61	82.15	111.00	82.15 to 111.00	33,500	32,717
20	7	96.79	98.06	96.35	5.44	101.77	89.88	112.20	89.88 to 112.20	87,651	84,455
ALL _____											
	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586

**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:	14	<b>MEDIAN:</b>	<b>97</b>	COV:	7.96	95% Median C.I.:	90.93 to 103.80
TOTAL Sales Price:	1,120,562	WGT. MEAN:	97	STD:	7.77	95% Wgt. Mean C.I.:	94.21 to 99.22
TOTAL Adj.Sales Price:	848,062	MEAN:	98	AVG.ABS.DEV:	5.10	95% Mean C.I.:	93.99 to 101.35
TOTAL Assessed Value:	820,215						
AVG. Adj. Sales Price:	60,575	COD:	5.24	MAX Sales Ratio:	112.20		
AVG. Assessed Value:	58,586	PRD:	100.99	MIN Sales Ratio:	82.15		

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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
325	3	89.88	89.20	89.86	4.98	99.27	82.15	95.57	N/A	30,333	27,258
344	2	105.65	105.65	104.49	6.20	101.11	99.09	112.20	N/A	42,500	44,407
349	1	103.80	103.80	103.80			103.80	103.80	N/A	30,000	31,140
352	1	90.93	90.93	90.93			90.93	90.93	N/A	139,062	126,450
353	1	95.43	95.43	95.43			95.43	95.43	N/A	15,000	14,315
395	1	96.79	96.79	96.79			96.79	96.79	N/A	240,000	232,305
404	1	97.75	97.75	97.75			97.75	97.75	N/A	2,000	1,955
419	2	97.63	97.63	97.62	0.41	100.02	97.23	98.03	N/A	100,500	98,105
442	1	111.00	111.00	111.00			111.00	111.00	N/A	25,000	27,750
852	1	97.50	97.50	97.50			97.50	97.50	N/A	20,000	19,500
<u>ALL</u>	<u>14</u>	<u>97.37</u>	<u>97.67</u>	<u>96.72</u>	<u>5.24</u>	<u>100.99</u>	<u>82.15</u>	<u>112.20</u>	<u>90.93 to 103.80</u>	<u>60,575</u>	<u>58,586</u>

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	14	97.37	97.67	96.72	5.24	100.99	82.15	112.20	90.93 to 103.80	60,575	58,586
04											
<u>ALL</u>	<u>14</u>	<u>97.37</u>	<u>97.67</u>	<u>96.72</u>	<u>5.24</u>	<u>100.99</u>	<u>82.15</u>	<u>112.20</u>	<u>90.93 to 103.80</u>	<u>60,575</u>	<u>58,586</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:	35	<b>MEDIAN:</b>	<b>79</b>	COV:	22.88	95% Median C.I.:	69.36 to 89.29	(!: Derived)
(AgLand) TOTAL Sales Price:	10,238,463	WGT. MEAN:	76	STD:	18.01	95% Wgt. Mean C.I.:	70.84 to 81.43	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,409,911	MEAN:	79	AVG.ABS.DEV:	14.05	95% Mean C.I.:	72.73 to 84.66	
(AgLand) TOTAL Assessed Value:	7,164,390							
AVG. Adj. Sales Price:	268,854	COD:	17.90	MAX Sales Ratio:	115.18			
AVG. Assessed Value:	204,696	PRD:	103.37	MIN Sales Ratio:	32.43			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	4	96.81	98.88	105.25	6.40	93.95	91.69	110.23	N/A	213,537	224,753
10/01/02 TO 12/31/02	2	83.49	83.49	80.89	7.56	103.21	77.17	89.80	N/A	489,950	396,330
01/01/03 TO 03/31/03	4	81.86	83.23	82.36	5.81	101.06	77.07	92.14	N/A	280,250	230,825
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	98.84	98.84	98.84			98.84	98.84	N/A	50,000	49,420
10/01/03 TO 12/31/03	5	74.77	73.05	70.73	6.95	103.29	65.34	79.25	N/A	362,800	256,595
01/01/04 TO 03/31/04	3	58.88	62.45	70.56	10.90	88.52	54.61	73.87	N/A	654,599	461,855
04/01/04 TO 06/30/04	1	32.43	32.43	32.43			32.43	32.43	N/A	145,000	47,020
07/01/04 TO 09/30/04	5	79.82	83.23	81.09	14.50	102.64	60.72	103.78	N/A	134,792	109,306
10/01/04 TO 12/31/04	1	69.48	69.48	69.48			69.48	69.48	N/A	144,000	100,055
01/01/05 TO 03/31/05	5	68.15	84.24	73.34	25.18	114.86	66.43	115.18	N/A	107,620	78,928
04/01/05 TO 06/30/05	4	62.59	67.07	66.00	19.58	101.62	53.84	89.29	N/A	281,500	185,802
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	90.74	89.54	88.49	8.81	101.19	77.07	110.23	77.17 to 99.93	295,505	261,497
07/01/03 TO 06/30/04	10	70.39	68.39	69.60	18.12	98.26	32.43	98.84	54.61 to 79.25	397,279	276,498
07/01/04 TO 06/30/05	15	69.48	78.34	71.89	21.36	108.97	53.84	115.18	66.43 to 93.33	165,470	118,962
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	10	79.12	79.70	75.57	8.96	105.47	65.34	98.84	66.91 to 92.14	298,500	225,569
01/01/04 TO 12/31/04	10	71.68	70.54	71.04	21.37	99.30	32.43	103.78	54.61 to 93.33	292,676	207,917
<u>ALL</u>											
	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696



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

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	9,409,911	MEAN:	79	AVG.ABS.DEV:	14.05	95% Mean C.I.:	72.73 to 84.66	
(AgLand) TOTAL Assessed Value:	7,164,390							
AVG. Adj. Sales Price:	268,854	COD:	17.90	MAX Sales Ratio:	115.18			
AVG. Assessed Value:	204,696	PRD:	103.37	MIN Sales Ratio:	32.43			

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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	
0753	1	53.84	53.84	53.84			53.84	53.84	N/A	165,000	88,830	
1031	1	92.14	92.14	92.14			92.14	92.14	N/A	195,600	180,225	
1187	1	32.43	32.43	32.43			32.43	32.43	N/A	145,000	47,020	
1189	1	89.29	89.29	89.29			89.29	89.29	N/A	100,000	89,290	
1191	1	69.36	69.36	69.36			69.36	69.36	N/A	624,000	432,820	
1193	1	104.25	104.25	104.25			104.25	104.25	N/A	40,000	41,700	
1303	1	77.07	77.07	77.07			77.07	77.07	N/A	451,200	347,740	
1305	3	91.69	94.68	79.77	13.82	118.69	77.17	115.18	N/A	254,400	202,940	
1307	2	56.74	56.74	56.44	3.76	100.54	54.61	58.88	N/A	186,750	105,400	
397	2	79.79	79.79	59.54	30.06	134.01	55.81	103.78	N/A	128,500	76,512	
489	7	74.77	76.64	73.21	10.06	104.68	66.91	98.84	66.91 to 98.84	243,151	178,016	
493	3	67.20	75.65	77.77	13.34	97.27	66.43	93.33	N/A	226,166	175,890	
647	1	99.93	99.93	99.93			99.93	99.93	N/A	137,500	137,400	
649	1	79.88	79.88	79.88			79.88	79.88	N/A	57,000	45,530	
651	1	60.72	60.72	60.72			60.72	60.72	N/A	172,700	104,860	
755	2	72.30	72.30	66.80	9.62	108.22	65.34	79.25	N/A	251,400	167,947	
757	3	93.69	95.92	98.21	9.39	97.68	83.85	110.23	N/A	367,283	360,693	
759	3	78.99	80.89	76.41	6.72	105.86	73.87	89.80	N/A	647,666	494,856	
ALL												
	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	78.88	78.85	78.36	15.16	100.63	53.84	110.23	65.34 to 98.84	245,840	192,637	
11	1	69.48	69.48	69.48			69.48	69.48	N/A	144,000	100,055	
2	7	77.07	73.01	69.25	26.35	105.43	32.43	104.25	32.43 to 104.25	176,757	122,403	
22	4	83.23	87.75	75.70	17.40	115.92	69.36	115.18	N/A	363,800	275,397	
3	9	78.99	79.89	76.92	15.96	103.86	55.81	99.93	66.43 to 93.69	347,960	267,666	
ALL												
	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696	

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	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696	
ALL												
	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696	

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

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	7,164,390							
AVG. Adj. Sales Price:	268,854	COD:	17.90	MAX Sales Ratio:	115.18			
AVG. Assessed Value:	204,696	PRD:	103.37	MIN Sales Ratio:	32.43			

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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)											
09-0010											
75-0018	10	68.82	71.18	68.69	14.67	103.62	53.84	103.78	55.81 to 79.82	224,676	154,341
75-0030	2	72.30	72.30	66.80	9.62	108.22	65.34	79.25	N/A	251,400	167,947
75-0055	2	90.66	90.66	79.28	14.99	114.35	77.07	104.25	N/A	245,600	194,720
75-0072	9	77.17	75.64	71.27	24.91	106.12	32.43	115.18	54.61 to 92.14	244,588	174,330
75-0074	12	86.82	86.34	83.84	13.02	102.98	66.43	110.23	73.87 to 98.84	330,654	277,222
75-0100											
NonValid School											
ALL	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	1	103.78	103.78	103.78			103.78	103.78	N/A	20,000	20,755
100.01 TO 180.00	11	79.88	85.38	81.22	15.85	105.13	66.43	115.18	67.20 to 99.93	93,368	75,829
180.01 TO 330.00	10	84.56	77.41	77.57	19.33	99.79	32.43	104.25	53.84 to 93.33	158,826	123,209
330.01 TO 650.00	6	62.89	64.92	67.46	13.50	96.24	54.61	83.85	54.61 to 83.85	271,616	183,226
650.01 +	7	74.77	78.26	77.32	10.68	101.22	65.34	110.23	65.34 to 110.23	734,985	568,295
ALL	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	19	77.17	78.83	71.54	17.86	110.19	54.61	115.18	65.34 to 91.69	197,024	140,959
GRASS-N/A	4	66.41	61.13	53.48	27.10	114.30	32.43	79.25	N/A	106,700	57,062
IRRGTD	1	83.85	83.85	83.85			83.85	83.85	N/A	417,200	349,805
IRRGTD-N/A	11	89.80	84.39	81.04	14.19	104.13	66.43	110.23	66.91 to 99.93	438,404	355,282
ALL	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	22	77.84	77.72	71.04	16.88	109.41	53.84	115.18	65.34 to 89.29	182,966	129,975
GRASS-N/A	1	32.43	32.43	32.43			32.43	32.43	N/A	145,000	47,020
IRRGTD	10	86.82	83.55	78.38	11.78	106.59	66.91	99.93	67.20 to 93.69	449,159	352,050
IRRGTD-N/A	2	88.33	88.33	98.58	24.80	89.61	66.43	110.23	N/A	374,025	368,705
ALL	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696

**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:	35	<b>MEDIAN:</b>	<b>79</b>	COV:	22.88	95% Median C.I.:	69.36 to 89.29	(!: Derived)
(AgLand) TOTAL Sales Price:	10,238,463	WGT. MEAN:	76	STD:	18.01	95% Wgt. Mean C.I.:	70.84 to 81.43	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,409,911	MEAN:	79	AVG.ABS.DEV:	14.05	95% Mean C.I.:	72.73 to 84.66	
(AgLand) TOTAL Assessed Value:	7,164,390							
AVG. Adj. Sales Price:	268,854	COD:	17.90	MAX Sales Ratio:	115.18			
AVG. Assessed Value:	204,696	PRD:	103.37	MIN Sales Ratio:	32.43			

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**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	23	77.17	75.75	69.70	18.81	108.69	32.43	115.18	65.34 to 79.88	181,315	126,368
IRRGTD	12	86.82	84.34	81.26	14.02	103.79	66.43	110.23	67.20 to 93.69	436,637	354,826
ALL	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	103.78	103.78	103.78			103.78	103.78	N/A	20,000	20,755
30000 TO 59999	6	95.26	94.85	93.42	11.80	101.53	79.25	115.18	79.25 to 115.18	45,300	42,317
60000 TO 99999	3	78.51	75.22	75.68	4.60	99.39	68.15	78.99	N/A	69,621	52,691
100000 TO 149999	6	84.56	77.44	76.26	19.94	101.54	32.43	99.93	32.43 to 99.93	129,691	98,908
150000 TO 249999	8	59.80	63.70	63.75	13.24	99.92	53.84	92.14	53.84 to 92.14	192,737	122,870
250000 TO 499999	6	80.46	79.38	77.55	11.94	102.36	65.34	93.33	65.34 to 93.33	390,916	303,160
500000 +	5	74.77	81.08	78.62	11.82	103.14	69.36	110.23	N/A	848,739	667,255
ALL	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	97.73	97.73	96.34	6.18	101.45	91.69	103.78	N/A	26,000	25,047
30000 TO 59999	8	79.56	82.12	71.35	21.89	115.09	32.43	115.18	32.43 to 115.18	63,600	45,378
60000 TO 99999	5	78.51	72.07	68.95	14.37	104.52	53.84	89.29	N/A	125,176	86,313
100000 TO 149999	8	66.81	70.98	68.42	17.35	103.74	54.61	99.93	54.61 to 99.93	179,803	123,029
150000 TO 249999	1	92.14	92.14	92.14			92.14	92.14	N/A	195,600	180,225
250000 TO 499999	7	77.07	77.95	75.83	12.12	102.80	65.34	93.33	65.34 to 93.33	424,214	321,683
500000 +	4	75.97	84.01	80.21	12.76	104.74	73.87	110.23	N/A	904,924	725,863
ALL	35	78.51	78.70	76.14	17.90	103.37	32.43	115.18	69.36 to 89.29	268,854	204,696

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>97</b>	COV:	27.79	95% Median C.I.:	91.75 to 100.00
TOTAL Sales Price:	1,556,250	WGT. MEAN:	97	STD:	28.79	95% Wgt. Mean C.I.:	91.95 to 101.99
TOTAL Adj.Sales Price:	1,550,850	MEAN:	104	AVG.ABS.DEV:	18.43	95% Mean C.I.:	95.53 to 111.65
TOTAL Assessed Value:	1,503,815						
AVG. Adj. Sales Price:	31,650	COD:	19.05	MAX Sales Ratio:	232.11		
AVG. Assessed Value:	30,690	PRD:	106.83	MIN Sales Ratio:	56.25		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	11	115.03	120.40	114.45	30.23	105.20	56.25	232.11	75.10 to 158.37	13,859	15,862
10/01/03 TO 12/31/03	6	97.75	98.71	91.66	7.37	107.69	87.29	112.25	87.29 to 112.25	25,483	23,359
01/01/04 TO 03/31/04	3	96.11	99.26	96.24	29.77	103.14	57.92	143.75	N/A	30,300	29,160
04/01/04 TO 06/30/04	6	98.91	102.67	102.43	5.91	100.24	95.70	118.44	95.70 to 118.44	50,500	51,725
07/01/04 TO 09/30/04	6	98.18	105.53	92.22	22.27	114.43	80.50	144.68	80.50 to 144.68	63,641	58,691
10/01/04 TO 12/31/04	4	95.58	102.25	102.30	12.44	99.95	88.95	128.90	N/A	7,762	7,941
01/01/05 TO 03/31/05	4	87.28	92.47	91.36	16.77	101.21	70.68	124.66	N/A	16,325	14,915
04/01/05 TO 06/30/05	9	88.37	92.61	93.13	8.58	99.44	78.26	115.41	85.55 to 99.60	41,488	38,640
____Study Years____											
07/01/03 TO 06/30/04	26	98.91	108.87	101.89	21.99	106.85	56.25	232.11	95.70 to 115.03	26,894	27,402
07/01/04 TO 06/30/05	23	89.55	97.63	92.92	15.11	105.07	70.68	144.68	86.55 to 99.60	37,026	34,406
____Calendar Yrs____											
01/01/04 TO 12/31/04	19	98.06	102.95	96.90	16.19	106.24	57.92	144.68	89.52 to 118.44	42,463	41,144
____ALL____											
	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BASSETT	31	97.22	107.37	97.23	20.06	110.43	70.68	232.11	89.55 to 112.25	30,840	29,986
BASSETT V	1	57.92	57.92	57.92			57.92	57.92	N/A	1,200	695
NEWPORT	5	99.77	109.36	110.60	14.45	98.87	91.78	130.65	N/A	6,450	7,134
RURAL	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000	1,000
SUBURBAN	6	97.19	96.86	95.97	11.10	100.93	80.50	118.44	80.50 to 118.44	91,558	87,864
SUBURBAN V	5	87.75	92.34	88.05	20.84	104.88	56.25	143.75	N/A	2,200	1,937
____ALL____											
	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**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	37	97.22	106.30	97.62	19.97	108.90	57.92	232.11	91.78 to 107.33	26,743	26,106
2	11	88.95	94.80	95.81	17.68	98.95	56.25	143.75	80.50 to 118.44	50,940	48,806
3	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000	1,000
____ALL____											
	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**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:	49	<b>MEDIAN:</b>	<b>97</b>	COV:	27.79	95% Median C.I.:	91.75 to 100.00
TOTAL Sales Price:	1,556,250	WGT. MEAN:	97	STD:	28.79	95% Wgt. Mean C.I.:	91.95 to 101.99
TOTAL Adj.Sales Price:	1,550,850	MEAN:	104	AVG.ABS.DEV:	18.43	95% Mean C.I.:	95.53 to 111.65
TOTAL Assessed Value:	1,503,815						
AVG. Adj. Sales Price:	31,650	COD:	19.05	MAX Sales Ratio:	232.11		
AVG. Assessed Value:	30,690	PRD:	106.83	MIN Sales Ratio:	56.25		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	97.43	106.11	97.06	18.18	109.32	70.68	232.11	94.45 to 106.85	36,610	35,534
2	7	87.75	88.52	86.21	21.74	102.67	56.25	143.75	56.25 to 143.75	1,885	1,625
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	48	96.70	103.41	96.93	19.12	106.69	56.25	232.11	89.55 to 100.00	32,226	31,235
06											
07	1	112.25	112.25	112.25			112.25	112.25	N/A	4,000	4,490
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
09-0010											
75-0018	5	99.77	109.36	110.60	14.45	98.87	91.78	130.65	N/A	6,450	7,134
75-0030											
75-0055											
75-0072											
75-0074	44	96.70	102.94	96.68	19.45	106.48	56.25	232.11	88.95 to 105.50	34,513	33,366
75-0100											
NonValid School											
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>97</b>	COV:	27.79	95% Median C.I.:	91.75 to 100.00
TOTAL Sales Price:	1,556,250	WGT. MEAN:	97	STD:	28.79	95% Wgt. Mean C.I.:	91.95 to 101.99
TOTAL Adj.Sales Price:	1,550,850	MEAN:	104	AVG.ABS.DEV:	18.43	95% Mean C.I.:	95.53 to 111.65
TOTAL Assessed Value:	1,503,815						
AVG. Adj. Sales Price:	31,650	COD:	19.05	MAX Sales Ratio:	232.11		
AVG. Assessed Value:	30,690	PRD:	106.83	MIN Sales Ratio:	56.25		

(!: AVTot=0)

(!: Derived)

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	87.75	88.52	86.21	21.74	102.67	56.25	143.75	56.25 to 143.75	1,885	1,625
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	83.09	83.09	72.46	14.94	114.66	70.68	95.50	N/A	13,900	10,072
1920 TO 1939	5	95.70	97.44	99.83	3.98	97.61	91.78	105.50	N/A	9,750	9,733
1940 TO 1949	13	107.33	112.58	102.84	19.18	109.47	75.10	158.37	89.55 to 138.00	15,803	16,253
1950 TO 1959	6	106.53	125.51	110.84	29.19	113.23	88.37	232.11	88.37 to 232.11	33,500	37,132
1960 TO 1969	4	93.93	104.77	97.87	16.63	107.05	86.55	144.68	N/A	43,125	42,206
1970 TO 1979	9	89.52	94.85	92.46	13.67	102.59	78.26	118.44	80.50 to 112.25	68,294	63,146
1980 TO 1989	1	96.74	96.74	96.74			96.74	96.74	N/A	170,000	164,450
1990 TO 1994	2	108.50	108.50	90.20	18.80	120.29	88.11	128.90	N/A	48,750	43,972
1995 TO 1999											
2000 TO Present											
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	12	93.64	97.85	102.80	21.26	95.18	56.25	158.37	85.00 to 112.25	2,395	2,462
5000 TO 9999	7	130.65	140.28	143.19	19.61	97.97	99.77	232.11	99.77 to 232.11	7,785	11,148
Total \$											
1 TO 9999	19	100.00	113.48	129.24	28.26	87.80	56.25	232.11	88.95 to 138.00	4,381	5,662
10000 TO 29999	13	95.70	100.92	99.58	16.63	101.34	70.68	144.68	86.55 to 122.29	19,265	19,185
30000 TO 59999	8	97.43	95.44	96.13	7.43	99.27	78.26	115.41	78.26 to 115.41	43,675	41,986
60000 TO 99999	7	89.52	95.33	94.92	10.38	100.42	80.96	118.44	80.96 to 118.44	83,964	79,701
100000 TO 149999	1	80.50	80.50	80.50			80.50	80.50	N/A	110,000	88,555
150000 TO 249999	1	96.74	96.74	96.74			96.74	96.74	N/A	170,000	164,450
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**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:	49	<b>MEDIAN:</b>	<b>97</b>	COV:	27.79	95% Median C.I.:	91.75 to 100.00
TOTAL Sales Price:	1,556,250	WGT. MEAN:	97	STD:	28.79	95% Wgt. Mean C.I.:	91.95 to 101.99
TOTAL Adj.Sales Price:	1,550,850	MEAN:	104	AVG.ABS.DEV:	18.43	95% Mean C.I.:	95.53 to 111.65
TOTAL Assessed Value:	1,503,815						
AVG. Adj. Sales Price:	31,650	COD:	19.05	MAX Sales Ratio:	232.11		
AVG. Assessed Value:	30,690	PRD:	106.83	MIN Sales Ratio:	56.25		

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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	91.78	92.35	93.03	17.07	99.27	56.25	143.75	57.92 to 112.25	2,222	2,067
5000 TO 9999	7	107.33	117.50	112.11	18.02	104.81	94.45	158.37	94.45 to 158.37	7,400	8,296
Total \$											
1 TO 9999	18	96.18	102.13	105.99	19.16	96.35	56.25	158.37	88.95 to 112.25	4,236	4,490
10000 TO 29999	14	102.44	113.79	102.87	28.08	110.61	70.68	232.11	85.55 to 144.68	18,675	19,210
30000 TO 59999	9	97.65	97.91	96.32	9.92	101.65	78.26	122.29	80.96 to 115.41	45,933	44,242
60000 TO 99999	7	89.52	95.26	93.91	10.45	101.44	80.50	118.44	80.50 to 118.44	89,964	84,487
150000 TO 249999	1	96.74	96.74	96.74			96.74	96.74	N/A	170,000	164,450
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	87.75	88.52	86.21	21.74	102.67	56.25	143.75	56.25 to 143.75	1,885	1,625
10	12	99.57	109.26	106.83	14.97	102.27	88.37	158.37	94.45 to 128.90	8,004	8,551
20	17	95.70	108.62	95.71	27.13	113.48	70.68	232.11	80.96 to 138.00	32,047	30,672
30	12	97.85	100.23	96.91	9.87	103.42	80.50	122.29	89.52 to 115.41	67,358	65,276
40	1	96.11	96.11	96.11			96.11	96.11	N/A	88,500	85,060
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	87.75	88.52	86.21	21.74	102.67	56.25	143.75	56.25 to 143.75	1,885	1,625
100	2	120.58	120.58	121.50	6.90	99.24	112.25	128.90	N/A	4,500	5,467
101	28	97.40	108.25	98.20	20.92	110.24	70.68	232.11	89.55 to 107.33	39,085	38,380
102	3	95.70	94.90	96.78	1.90	98.06	91.78	97.22	N/A	20,750	20,081
104	9	97.65	99.97	93.17	13.56	107.29	80.50	124.66	80.96 to 115.41	41,333	38,511
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	49	<b>MEDIAN:</b>	<b>97</b>	COV:	27.79	95% Median C.I.:	91.75 to 100.00
TOTAL Sales Price:	1,556,250	WGT. MEAN:	97	STD:	28.79	95% Wgt. Mean C.I.:	91.95 to 101.99
TOTAL Adj.Sales Price:	1,550,850	MEAN:	104	AVG.ABS.DEV:	18.43	95% Mean C.I.:	95.53 to 111.65
TOTAL Assessed Value:	1,503,815						
AVG. Adj. Sales Price:	31,650	COD:	19.05	MAX Sales Ratio:	232.11		
AVG. Assessed Value:	30,690	PRD:	106.83	MIN Sales Ratio:	56.25		

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

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	7	87.75	88.52	86.21	21.74	102.67	56.25	143.75	56.25 to 143.75	1,885	1,625
10	3	95.50	94.65	94.83	1.71	99.81	91.78	96.67	N/A	2,416	2,291
20	9	99.77	104.82	95.92	17.61	109.28	78.26	144.68	86.55 to 128.90	17,277	16,572
30	27	98.06	103.84	96.29	16.53	107.84	70.68	158.37	89.52 to 115.41	45,459	43,772
40	3	97.22	141.81	104.79	46.63	135.34	96.11	232.11	N/A	49,166	51,520
ALL	49	96.74	103.59	96.97	19.05	106.83	56.25	232.11	91.75 to 100.00	31,650	30,690



**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:	16	<b>MEDIAN:</b>	<b>96</b>	COV:	13.02	95% Median C.I.:	90.23 to 98.70
TOTAL Sales Price:	1,134,562	WGT. MEAN:	96	STD:	12.12	95% Wgt. Mean C.I.:	91.85 to 100.81
TOTAL Adj.Sales Price:	862,062	MEAN:	93	AVG.ABS.DEV:	7.77	95% Mean C.I.:	86.67 to 99.58
TOTAL Assessed Value:	830,420						
AVG. Adj. Sales Price:	53,878	COD:	8.10	MAX Sales Ratio:	109.93		
AVG. Assessed Value:	51,901	PRD:	96.67	MIN Sales Ratio:	67.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	96.25	96.25	97.27	1.30	98.95	95.00	97.50	N/A	11,000	10,700
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	1	94.62	94.62	94.62			94.62	94.62	N/A	30,000	28,385
04/01/03 TO 06/30/03	5	98.03	97.34	100.56	9.74	96.80	80.25	109.93	N/A	59,400	59,734
07/01/03 TO 09/30/03	2	98.95	98.95	98.58	1.06	100.37	97.90	100.00	N/A	18,500	18,237
10/01/03 TO 12/31/03	4	95.27	89.06	94.30	9.12	94.45	67.00	98.70	N/A	80,500	75,907
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	1	67.27	67.27	67.27			67.27	67.27	N/A	15,000	10,090
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	94.76	94.76	94.76			94.76	94.76	N/A	139,062	131,770
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	96.25	96.73	99.84	6.97	96.88	80.25	109.93	80.25 to 109.93	43,625	43,556
07/01/03 TO 06/30/04	7	96.79	88.77	93.64	10.12	94.81	67.00	100.00	67.00 to 100.00	53,428	50,027
07/01/04 TO 06/30/05	1	94.76	94.76	94.76			94.76	94.76	N/A	139,062	131,770
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	97.35	94.62	97.25	7.72	97.30	67.00	109.93	90.23 to 100.00	57,166	55,596
01/01/04 TO 12/31/04	1	67.27	67.27	67.27			67.27	67.27	N/A	15,000	10,090
<u>ALL</u>											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BASSETT	11	94.62	90.82	95.29	10.32	95.31	67.00	109.93	67.27 to 108.28	40,323	38,424	
NEWPORT	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600	
RURAL	4	98.10	98.25	97.25	1.12	101.02	96.79	100.00	N/A	80,500	78,288	
<u>ALL</u>												
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	12	94.69	91.42	95.78	9.75	95.45	67.00	109.93	80.25 to 98.03	45,005	43,105	
2	1	100.00	100.00	100.00			100.00	100.00	N/A	12,000	12,000	
3	3	97.50	97.66	97.15	0.65	100.53	96.79	98.70	N/A	103,333	100,385	
<u>ALL</u>												
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901	

**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:	16	<b>MEDIAN:</b>	<b>96</b>	COV:	13.02	95% Median C.I.:	90.23 to 98.70
TOTAL Sales Price:	1,134,562	WGT. MEAN:	96	STD:	12.12	95% Wgt. Mean C.I.:	91.85 to 100.81
TOTAL Adj.Sales Price:	862,062	MEAN:	93	AVG.ABS.DEV:	7.77	95% Mean C.I.:	86.67 to 99.58
TOTAL Assessed Value:	830,420						
AVG. Adj. Sales Price:	53,878	COD:	8.10	MAX Sales Ratio:	109.93		
AVG. Assessed Value:	51,901	PRD:	96.67	MIN Sales Ratio:	67.00		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	95.78	92.50	96.28	8.89	96.07	67.00	109.93	80.25 to 98.70	60,575	58,322
2	2	97.50	97.50	99.29	2.56	98.20	95.00	100.00	N/A	7,000	6,950
<u>ALL</u>											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
09-0010											
75-0018	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
75-0030											
75-0055											
75-0072											
75-0074	15	95.00	92.80	96.12	8.51	96.55	67.00	109.93	90.23 to 98.70	51,037	49,054
75-0100											
NonValid School											
<u>ALL</u>											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**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	2	97.50	97.50	99.29	2.56	98.20	95.00	100.00	N/A	7,000	6,950
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	3	97.90	91.70	97.39	14.53	94.16	67.27	109.93	N/A	25,000	24,346
1940 TO 1949											
1950 TO 1959	3	93.75	92.87	92.30	1.56	100.61	90.23	94.62	N/A	22,333	20,613
1960 TO 1969											
1970 TO 1979	5	94.76	87.50	93.68	10.18	93.41	67.00	98.70	N/A	97,012	90,878
1980 TO 1989	2	102.89	102.89	106.55	5.24	96.57	97.50	108.28	N/A	62,250	66,325
1990 TO 1994											
1995 TO 1999	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
2000 TO Present											
<u>ALL</u>											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**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:	16	<b>MEDIAN:</b>	<b>96</b>	COV:	13.02	95% Median C.I.:	90.23 to 98.70
TOTAL Sales Price:	1,134,562	WGT. MEAN:	96	STD:	12.12	95% Wgt. Mean C.I.:	91.85 to 100.81
TOTAL Adj.Sales Price:	862,062	MEAN:	93	AVG.ABS.DEV:	7.77	95% Mean C.I.:	86.67 to 99.58
TOTAL Assessed Value:	830,420						
AVG. Adj. Sales Price:	53,878	COD:	8.10	MAX Sales Ratio:	109.93		
AVG. Assessed Value:	51,901	PRD:	96.67	MIN Sales Ratio:	67.00		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	94.38	94.38	94.38	0.66	100.00	93.75	95.00	N/A	2,000	1,887
Total \$ _____											
1 TO 9999	2	94.38	94.38	94.38	0.66	100.00	93.75	95.00	N/A	2,000	1,887
10000 TO 29999	5	97.50	88.58	88.70	10.34	99.86	67.27	100.00	N/A	19,600	17,386
30000 TO 59999	5	94.62	92.09	93.27	10.86	98.74	67.00	109.93	N/A	36,000	33,578
60000 TO 99999	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
100000 TO 149999	2	101.52	101.52	100.56	6.66	100.95	94.76	108.28	N/A	121,781	122,460
150000 TO 249999	1	96.79	96.79	96.79			96.79	96.79	N/A	240,000	232,305
ALL _____											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**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	2	94.38	94.38	94.38	0.66	100.00	93.75	95.00	N/A	2,000	1,887
Total \$ _____											
1 TO 9999	2	94.38	94.38	94.38	0.66	100.00	93.75	95.00	N/A	2,000	1,887
10000 TO 29999	7	94.62	86.36	85.71	12.21	100.77	67.00	100.00	67.00 to 100.00	22,571	19,345
30000 TO 59999	3	98.70	99.62	99.50	6.65	100.12	90.23	109.93	N/A	40,000	39,801
60000 TO 99999	1	98.03	98.03	98.03			98.03	98.03	N/A	96,500	94,600
100000 TO 149999	2	101.52	101.52	100.56	6.66	100.95	94.76	108.28	N/A	121,781	122,460
150000 TO 249999	1	96.79	96.79	96.79			96.79	96.79	N/A	240,000	232,305
ALL _____											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	97.50	97.50	99.29	2.56	98.20	95.00	100.00	N/A	7,000	6,950
10	7	97.50	90.49	94.14	7.82	96.12	67.27	98.70	67.27 to 98.70	33,500	31,536
20	7	94.76	94.51	97.10	9.52	97.34	67.00	109.93	67.00 to 109.93	87,651	85,109
ALL _____											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**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:	16	<b>MEDIAN:</b>	<b>96</b>	COV:	13.02	95% Median C.I.:	90.23 to 98.70
TOTAL Sales Price:	1,134,562	WGT. MEAN:	96	STD:	12.12	95% Wgt. Mean C.I.:	91.85 to 100.81
TOTAL Adj.Sales Price:	862,062	MEAN:	93	AVG.ABS.DEV:	7.77	95% Mean C.I.:	86.67 to 99.58
TOTAL Assessed Value:	830,420						
AVG. Adj. Sales Price:	53,878	COD:	8.10	MAX Sales Ratio:	109.93		
AVG. Assessed Value:	51,901	PRD:	96.67	MIN Sales Ratio:	67.00		

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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)	2	97.50	97.50	99.29	2.56	98.20	95.00	100.00	N/A	7,000	6,950
325	3	80.25	79.16	79.72	9.65	99.30	67.00	90.23	N/A	30,333	24,181
344	2	104.31	104.31	103.32	5.38	100.96	98.70	109.93	N/A	42,500	43,912
349	1	94.62	94.62	94.62			94.62	94.62	N/A	30,000	28,385
352	1	94.76	94.76	94.76			94.76	94.76	N/A	139,062	131,770
353	1	67.27	67.27	67.27			67.27	67.27	N/A	15,000	10,090
395	1	96.79	96.79	96.79			96.79	96.79	N/A	240,000	232,305
404	1	93.75	93.75	93.75			93.75	93.75	N/A	2,000	1,875
419	2	103.15	103.15	103.36	4.97	99.80	98.03	108.28	N/A	100,500	103,875
442	1	97.90	97.90	97.90			97.90	97.90	N/A	25,000	24,475
852	1	97.50	97.50	97.50			97.50	97.50	N/A	20,000	19,500
<u>ALL</u>											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901
04											
<u>ALL</u>											
	16	95.90	93.12	96.33	8.10	96.67	67.00	109.93	90.23 to 98.70	53,878	51,901

**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:	35	<b>MEDIAN:</b>	<b>72</b>	COV:	23.33	95% Median C.I.:	63.20 to 78.03	(! : Derived)
(AgLand) TOTAL Sales Price:	10,238,463	WGT. MEAN:	69	STD:	16.85	95% Wgt. Mean C.I.:	64.17 to 73.04	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,409,911	MEAN:	72	AVG.ABS.DEV:	13.46	95% Mean C.I.:	66.64 to 77.80	
(AgLand) TOTAL Assessed Value:	6,455,570							
AVG. Adj. Sales Price:	268,854	COD:	18.73	MAX Sales Ratio:	108.43			
AVG. Assessed Value:	184,444	PRD:	105.27	MIN Sales Ratio:	32.43			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	4	87.42	87.35	90.27	6.56	96.77	80.09	94.49	N/A	213,537	192,761
10/01/02 TO 12/31/02	2	75.02	75.02	74.06	3.10	101.29	72.69	77.34	N/A	489,950	362,860
01/01/03 TO 03/31/03	4	77.45	76.35	75.45	2.43	101.20	71.87	78.64	N/A	280,250	211,438
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03	1	98.24	98.24	98.24			98.24	98.24	N/A	50,000	49,120
10/01/03 TO 12/31/03	5	64.14	64.66	62.82	6.90	102.93	57.49	76.02	N/A	362,800	227,899
01/01/04 TO 03/31/04	3	58.88	59.39	63.12	5.71	94.09	54.61	64.69	N/A	654,599	413,213
04/01/04 TO 06/30/04	1	32.43	32.43	32.43			32.43	32.43	N/A	145,000	47,020
07/01/04 TO 09/30/04	5	78.03	77.60	74.75	13.60	103.81	59.39	98.65	N/A	134,792	100,752
10/01/04 TO 12/31/04	1	58.47	58.47	58.47			58.47	58.47	N/A	144,000	84,200
01/01/05 TO 03/31/05	5	63.20	79.25	67.39	29.20	117.60	59.53	108.43	N/A	107,620	72,527
04/01/05 TO 06/30/05	4	59.16	61.98	61.03	21.48	101.56	45.57	84.03	N/A	281,500	171,795
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	78.23	80.49	79.27	6.55	101.53	71.87	94.49	72.69 to 91.69	295,505	234,252
07/01/03 TO 06/30/04	10	62.58	63.21	62.31	16.51	101.46	32.43	98.24	54.61 to 76.02	397,279	247,527
07/01/04 TO 06/30/05	15	65.34	72.71	65.98	22.99	110.19	45.57	108.43	59.39 to 84.03	165,470	109,185
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	10	73.94	72.69	68.15	11.99	106.66	57.49	98.24	61.02 to 78.64	298,500	203,437
01/01/04 TO 12/31/04	10	62.04	65.71	64.05	20.88	102.59	32.43	98.65	54.61 to 82.86	292,676	187,462
<u>ALL</u>											
	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444

**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:	35	<b>MEDIAN:</b>	<b>72</b>	COV:	23.33	95% Median C.I.:	63.20 to 78.03	(!: Derived)
(AgLand) TOTAL Sales Price:	10,238,463	WGT. MEAN:	69	STD:	16.85	95% Wgt. Mean C.I.:	64.17 to 73.04	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,409,911	MEAN:	72	AVG.ABS.DEV:	13.46	95% Mean C.I.:	66.64 to 77.80	
(AgLand) TOTAL Assessed Value:	6,455,570							
AVG. Adj. Sales Price:	268,854	COD:	18.73	MAX Sales Ratio:	108.43			
AVG. Assessed Value:	184,444	PRD:	105.27	MIN Sales Ratio:	32.43			

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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	
0753	1	52.97	52.97	52.97			52.97	52.97	N/A	165,000	87,400	
1031	1	78.64	78.64	78.64			78.64	78.64	N/A	195,600	153,825	
1187	1	32.43	32.43	32.43			32.43	32.43	N/A	145,000	47,020	
1189	1	84.03	84.03	84.03			84.03	84.03	N/A	100,000	84,030	
1191	1	65.34	65.34	65.34			65.34	65.34	N/A	624,000	407,740	
1193	1	104.25	104.25	104.25			104.25	104.25	N/A	40,000	41,700	
1303	1	77.07	77.07	77.07			77.07	77.07	N/A	451,200	347,740	
1305	3	91.69	90.93	75.36	12.99	120.67	72.69	108.43	N/A	254,400	191,713	
1307	2	56.74	56.74	56.44	3.76	100.54	54.61	58.88	N/A	186,750	105,400	
397	2	72.11	72.11	49.70	36.80	145.08	45.57	98.65	N/A	128,500	63,870	
489	7	64.14	69.80	64.03	14.74	109.02	57.49	98.24	57.49 to 98.24	243,151	155,692	
493	3	60.87	67.75	69.56	12.78	97.40	59.53	82.86	N/A	226,166	157,331	
647	1	83.16	83.16	83.16			83.16	83.16	N/A	137,500	114,340	
649	1	77.82	77.82	77.82			77.82	77.82	N/A	57,000	44,360	
651	1	59.39	59.39	59.39			59.39	59.39	N/A	172,700	102,560	
755	2	70.32	70.32	65.82	8.10	106.84	64.63	76.02	N/A	251,400	165,480	
757	3	80.09	82.15	84.15	9.41	97.62	71.87	94.49	N/A	367,283	309,065	
759	3	64.69	67.68	66.45	8.41	101.85	61.02	77.34	N/A	647,666	430,393	
ALL												
	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	14	70.46	73.28	70.00	16.65	104.69	52.97	98.65	59.39 to 94.49	245,840	172,086	
11	1	58.47	58.47	58.47			58.47	58.47	N/A	144,000	84,200	
2	7	77.07	71.08	67.12	23.85	105.91	32.43	104.25	32.43 to 104.25	176,757	118,632	
22	4	78.36	82.62	71.30	17.36	115.88	65.34	108.43	N/A	363,800	259,392	
3	9	64.69	68.35	66.87	16.57	102.21	45.57	83.16	59.53 to 82.86	347,960	232,685	
ALL												
	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444	

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	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444	
ALL												
	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444	

**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:	35	<b>MEDIAN:</b>	<b>72</b>	COV:	23.33	95% Median C.I.:	63.20 to 78.03	(!: Derived)
(AgLand) TOTAL Sales Price:	10,238,463	WGT. MEAN:	69	STD:	16.85	95% Wgt. Mean C.I.:	64.17 to 73.04	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,409,911	MEAN:	72	AVG.ABS.DEV:	13.46	95% Mean C.I.:	66.64 to 77.80	
(AgLand) TOTAL Assessed Value:	6,455,570							
AVG. Adj. Sales Price:	268,854	COD:	18.73	MAX Sales Ratio:	108.43			
AVG. Assessed Value:	184,444	PRD:	105.27	MIN Sales Ratio:	32.43			

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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)											
09-0010											
75-0018	10	61.29	64.70	60.46	16.18	107.01	45.57	98.65	52.97 to 78.03	224,676	135,842
75-0030	2	70.32	70.32	65.82	8.10	106.84	64.63	76.02	N/A	251,400	165,480
75-0055	2	90.66	90.66	79.28	14.99	114.35	77.07	104.25	N/A	245,600	194,720
75-0072	9	72.69	71.86	67.17	23.16	106.99	32.43	108.43	54.61 to 91.69	244,588	164,283
75-0074	12	77.58	76.00	73.04	13.03	104.05	59.53	98.24	61.02 to 83.16	330,654	241,515
75-0100											
NonValid School											
ALL	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	1	98.65	98.65	98.65			98.65	98.65	N/A	20,000	19,730
100.01 TO 180.00	11	77.82	78.19	72.63	16.47	107.65	59.53	108.43	60.87 to 98.24	93,368	67,811
180.01 TO 330.00	10	77.69	71.90	70.60	17.59	101.84	32.43	104.25	52.97 to 84.03	158,826	112,129
330.01 TO 650.00	6	57.98	57.82	59.28	9.07	97.52	45.57	71.87	45.57 to 71.87	271,616	161,025
650.01 +	7	65.34	71.86	70.02	11.10	102.63	64.14	94.49	64.14 to 94.49	734,985	514,637
ALL	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	19	72.69	75.27	68.20	20.21	110.36	45.57	108.43	59.39 to 91.69	197,024	134,367
GRASS-N/A	4	56.99	55.61	50.05	22.65	111.11	32.43	76.02	N/A	106,700	53,402
IRRGTD	1	71.87	71.87	71.87			71.87	71.87	N/A	417,200	299,830
IRRGTD-N/A	11	77.34	73.03	70.28	13.23	103.91	57.49	94.49	59.53 to 83.16	438,404	308,103
ALL	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	22	70.87	73.64	67.56	20.13	108.99	45.57	108.43	59.39 to 84.03	182,966	123,617
GRASS-N/A	1	32.43	32.43	32.43			32.43	32.43	N/A	145,000	47,020
IRRGTD	10	74.61	72.12	67.94	11.13	106.14	57.49	83.16	60.87 to 82.86	449,159	305,175
IRRGTD-N/A	2	77.01	77.01	85.18	22.70	90.40	59.53	94.49	N/A	374,025	318,607
ALL	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444

**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:	35	<b>MEDIAN:</b>	<b>72</b>	COV:	23.33	95% Median C.I.:	63.20 to 78.03	(! : Derived)
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AVG. Assessed Value:	184,444	PRD:	105.27	MIN Sales Ratio:	32.43			

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**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	23	69.05	71.85	66.34	22.06	108.30	32.43	108.43	59.39 to 78.03	181,315	120,286
IRRGTD	12	74.61	72.93	70.40	13.18	103.59	57.49	94.49	60.87 to 82.86	436,637	307,414
ALL	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	98.65	98.65	98.65			98.65	98.65	N/A	20,000	19,730
30000 TO 59999	6	94.96	92.74	91.25	11.47	101.63	76.02	108.43	76.02 to 108.43	45,300	41,338
60000 TO 99999	3	63.20	64.42	64.91	4.24	99.25	61.02	69.05	N/A	69,621	45,190
100000 TO 149999	6	79.06	69.37	67.95	16.51	102.09	32.43	84.03	32.43 to 84.03	129,691	88,125
150000 TO 249999	8	59.13	58.81	58.51	9.81	100.50	45.57	78.64	45.57 to 78.64	192,737	112,780
250000 TO 499999	6	74.47	71.88	70.66	9.69	101.72	57.49	82.86	57.49 to 82.86	390,916	276,224
500000 +	5	65.34	72.27	69.84	11.74	103.48	64.14	94.49	N/A	848,739	592,781
ALL	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	95.17	95.17	94.37	3.66	100.85	91.69	98.65	N/A	26,000	24,535
30000 TO 59999	9	76.02	76.72	67.59	23.83	113.50	32.43	108.43	61.02 to 104.25	65,962	44,586
60000 TO 99999	5	58.88	66.48	64.29	17.20	103.41	52.97	84.03	N/A	137,004	88,074
100000 TO 149999	7	59.53	63.32	61.01	15.49	103.77	45.57	83.16	45.57 to 83.16	184,918	112,825
150000 TO 249999	3	78.64	79.62	79.70	2.34	99.90	77.34	82.86	N/A	254,900	203,155
250000 TO 499999	5	65.34	67.28	67.05	8.21	100.34	57.49	77.07	N/A	480,080	321,889
500000 +	4	68.69	74.00	70.62	13.95	104.79	64.14	94.49	N/A	904,924	639,041
ALL	35	71.87	72.22	68.60	18.73	105.27	32.43	108.43	63.20 to 78.03	268,854	184,444



# 2006 Assessment Survey for Rock County

March 19, 2006

## I. General Information

### A. Staffing and Funding Information

1. Deputy(ies) on staff:  
**1**
2. Appraiser(s) on staff:  
**0**
3. Other full-time employees:  
*(Does not include anyone counted in 1 and 2 above)*  
**0**
4. Other part-time employees:  
*(Does not include anyone counted in 1 through 3 above)*  
**0**
5. Number of shared employees:  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*  
**0**
6. Assessor's requested budget for current fiscal year: \$ **63,102.**  
*(This would be the "total budget" for the assessor's office)*
  - a. Does this include employee benefits?  
**No, all employee benefits are part of the miscellaneous general fund.**
7. Part of the budget that is dedicated to the computer system: \$ **4,166.**  
*(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)*  
**This is for the Terra Scan system and strictly from the assessor budget.**
8. Adopted budget, or granted budget if different from above: **same as above.**
  - a. Does this amount include employee benefits?  
**No**
9. Amount of total budget set aside for appraisal work: \$ **0.**
10. Amount of the total budget set aside for education/workshops: \$ **0.**
11. Appraisal/Reappraisal budget, if not part of the total budget: \$ **3,500.**  
**This budget also includes money for education and workshops.**
12. Other miscellaneous funds: \$ **0.**  
*(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund*

monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)

13. Total budget \$ **63,102.**

a. Was any of last year’s budget not used?

**No**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by:

**Assessor and Deputy**

2. Valuation done by:

**Assessor and Deputy**

3. Date of last appraisal: <sup>1</sup>

**2002**

4. Date of last “update”: <sup>2</sup>

**2006. This included updating all urban residential properties to the June 2004 Marshall-Swift pricing.**

5. Pickup work done by: <sup>3</sup>

**Assessor and Deputy**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	<b>24</b>	<b>0</b>	<b>0</b>	<b>24</b>

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

**June 2004 Marshall-Swift**

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

**2004**

8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>

**The assessor does not currently use the sales comparison approach.**

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

**4 – Bassett, Newport, Suburban and Rural**

10. How are these defined? *(By location, similar property characteristics—i.e., subdivision, tract, etc.)*

**These market areas are defined by location, specifically by town and rural. Suburban properties are everything outside the city limits up to a one mile radius.**

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by:  
**Assessor and Deputy**
2. Valuation done by:  
**Assessor and Deputy**
3. Date of last appraisal: <sup>1</sup>  
**2004**
4. Date of last “update”: <sup>2</sup>  
**2006. This included updating all urban and suburban commercial properties to the June 2004 Marshall-Swift pricing.**
5. Pickup work done by whom: <sup>3</sup>  
**Assessor and Deputy**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?  
**June 2004 Marshall-Swift**
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?  
**2004**
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? <sup>5</sup>  
**The income approach has not been utilized.**
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>  
**The assessor does not currently use the sales comparison approach.**
10. Number of market areas/neighborhoods for this property class?  
**4 – Bassett, Newport, Suburban and Rural**
11. How are these defined?  
**These market areas are defined by location, specifically by town and rural. Suburban properties are everything outside the city limits up to a one mile radius.**

**D. Agricultural Appraisal Information**

1. Data collection done by:  
**Assessor and Deputy**
2. Valuation done by:  
**Assessor and Deputy**
3. Date of last appraisal: <sup>1</sup>

**Improvements were last appraised in 2002, while the last land appraisal was completed in 2001.**

4. Date of last “update”: <sup>2</sup>

**2006. The assessor does a spreadsheet analysis of unimproved agricultural land sales by land capability groups each year and adjusts values accordingly to reflect current market value.**

5. Pickup work done by whom: <sup>3</sup>

**Assessor and Deputy**

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	4	0	0		4

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

**The income approach has not been utilized.**

7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? <sup>4</sup>

**N/A**

8. What is the date of the soil survey currently used?

**1986**

9. What date was the last countywide land use study completed?

**2001**

a. By what method? (Physical inspection, FSA maps, etc.)

**FSA maps and aerial photos**

b. By whom?

**Assessor and Deputy**

c. What proportion is complete / implemented at this time?

**100%**

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

**5**

11. How are these defined? (*By location, topography, etc.*)

**By location, soil associations, topography and the market**

13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?

**No**

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

1. Administrative software:

**Terra Scan**

2. CAMA software:

**Terra Scan**

3. Cadastral maps or GIS software:

**Cadastral maps**

- a. Who maintains the Cadastral Maps?  
**Assessor and Deputy**
- b. Who maintains the GIS software and maps?  
**N/A**

- 4. Personal Property software:  
**Terra Scan**

**F. Zoning Information**

- 1. Does the county have zoning?  
**Yes**
  - a. If so, is the zoning county wide?  
**Yes**
  - b. What municipalities in the county are zoned?  
**Bassett**
- c. When was zoning implemented?  
**1999**

**G. Contracted Services**

- 1. Appraisal Services  
**None**
- 2. Other Services  
**None**

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

**II. Assessment Actions**

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

**1. Residential**

For the assessment year 2006 all improvements for the urban residential class have been updated to use the June 2004 Marshall & Swift pricing within the Terra Scan system. The assessor also performed a market analysis on houses in Bassett built from 1940 to 1960. It was determined from the analysis the depreciation on these houses would be increased by 1% to 6% accordingly.

The Rock County Assessor reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. If

there was no response from the questionnaire, a phone call was made or a physical review of the property was performed.

All pick up work was completed and placed on the 2006 assessment roll.

**2. Commercial**

For the assessment year 2006 all urban and suburban improvements for the commercial class has been updated to use the June 2004 Marshall & Swift pricing within the Terra Scan system.

The Rock County Assessor reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. If there was no response from the questionnaire, a phone call was made or a physical review of the property was performed.

All pick up work was completed and placed on the 2006 assessment roll.

**3. Agricultural**

For the assessment year 2006, the assessor completed a spreadsheet analysis of the unimproved agricultural sales and made valuation adjustments accordingly.

Changes in land valuation were made to land capability groups in all three market areas. In market area 1, 2 and 3 Irrigated Land values were raised \$100 per acre. In market area 3 Grass Land values were raised \$70 per acre.

The assessor and staff are in the process of updating the agricultural improvements to the June 2004 Marshall & Swift pricing.

The Rock County Assessor reviewed all sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. If there was no response from the questionnaire, a phone call was made or a physical review of the property was performed.

All pick up work was completed and placed on the 2006 assessment roll.

Endnotes:

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

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

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

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

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

**County 75 - Rock**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 3,123	<b>Value</b> 219,276,395	<b>Total Growth</b> 409,486 (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	64	81,740	37	93,000	3	6,560	104	181,300	
2. Res Improv Land	460	886,630	94	453,485	46	356,140	600	1,696,255	
3. Res Improvements	472	11,609,440	94	5,444,155	60	2,373,325	626	19,426,920	
4. Res Total	536	12,577,810	131	5,990,640	63	2,736,025	730	21,304,475	188,486
% of Total	73.42	59.03	17.94	28.11	8.63	12.84	23.37	9.71	46.02
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	3	71,750	3	71,750	
7. Rec Improvements	0	0	0	0	6	65,780	6	65,780	
8. Rec Total	0	0	0	0	6	137,530	6	137,530	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.19	0.06	0.00
Res+Rec Total	536	12,577,810	131	5,990,640	69	2,873,555	736	21,442,005	188,486
% of Total	72.82	58.65	17.79	27.93	9.37	13.40	23.56	9.77	46.02



**County 75 - Rock**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 3,123	<b>Value</b> 219,276,395	<b>Total Growth</b> 409,486 (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	18	64,660	5	184,045	6	113,850	29	362,555	
10. Comm Improv Land	80	371,225	11	118,555	16	206,145	107	695,925	
11. Comm Improvements	81	3,623,930	12	433,645	22	1,443,325	115	5,500,900	
12. Comm Total	99	4,059,815	17	736,245	28	1,763,320	144	6,559,380	18,395
% of Total	68.75	61.89	11.80	11.22	19.44	26.88	4.61	2.99	4.49
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	99	4,059,815	17	736,245	28	1,763,320	0	0	0
% of Total	68.75	61.89	11.80	11.22	19.44	26.88	4.61	2.99	4.49
17. Taxable Total	635	16,637,625	148	6,726,885	97	4,636,875	880	28,001,385	206,881
% of Total	72.15	59.41	16.81	21.39	11.02	10.26	28.17	12.76	50

**County 75 - Rock**

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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	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**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	23	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	0	0	0	0		
24. Mineral Interest-Non-Producing	23	0	0	0		
<b>25. Mineral Interest Total</b>	<b>23</b>	<b>0</b>				

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	46	10	188	<b>244</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	24	1,252,885	1,823	139,011,980	1,847	140,264,865
28. Ag-Improved Land	0	0	10	469,100	359	37,373,970	369	37,843,070
29. Ag-Improvements	0	0	10	218,550	363	12,948,525	373	13,167,075
<b>30. Ag-Total Taxable</b>							<b>2,220</b>	<b>191,275,010</b>

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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	2	2.000	6,000	
33. HomeSite Improvements	0		0	2		114,730	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	4	76.760	42,300	
36. FarmSite Impr Land	0	0.000	0	9	300.630	140,940	
37. FarmSite Improv	0		0	10		103,820	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			28.760		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	7	7.000	14,000	7	7.000	14,000	
32. HomeSite Improv Land	260	312.000	631,995	262	314.000	637,995	
33. HomeSite Improvements	265		8,431,505	267		8,546,235	202,605
<b>34. HomeSite Total</b>				274	321.000	9,198,230	
35. FarmSite UnImp Land	24	131.000	87,000	28	207.760	129,300	
36. FarmSite Impr Land	319	891.360	877,360	328	1,191.990	1,018,300	
37. FarmSite Improv	332		4,517,020	342		4,620,840	0
<b>38. FarmSite Total</b>				370	1,399.750	5,768,440	
39. Road & Ditches		3,018.020			3,046.780		
40. Other-Non Ag Use		8.000	0		8.000	0	
<b>41. Total Section VI</b>				<b>644</b>	<b>4,775.530</b>	<b>14,966,670</b>	<b>202,605</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.000	51,790	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	10	897.000	184,290	11	897.000	236,080

**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	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	75.000	60,000	204.000	162,720	279.000	222,720
47. 2A1	0.000	0	0.000	0	82.000	61,500	82.000	61,500
48. 2A	0.000	0	40.000	30,000	748.000	560,850	788.000	590,850
49. 3A1	0.000	0	89.000	64,525	2,333.000	1,696,065	2,422.000	1,760,590
50. 3A	0.000	0	0.000	0	2,767.000	1,941,660	2,767.000	1,941,660
51. 4A1	0.000	0	38.000	25,650	5,995.000	4,083,345	6,033.000	4,108,995
52. 4A	0.000	0	0.000	0	433.000	284,830	433.000	284,830
53. Total	0.000	0	242.000	180,175	12,562.000	8,790,970	12,804.000	8,971,145
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	78.000	31,200	78.000	31,200
56. 2D1	0.000	0	0.000	0	164.000	63,960	164.000	63,960
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	62.000	22,940	62.000	22,940
59. 3D	0.000	0	0.000	0	436.000	161,320	436.000	161,320
60. 4D1	0.000	0	0.000	0	163.000	57,050	163.000	57,050
61. 4D	0.000	0	0.000	0	48.000	16,800	48.000	16,800
62. Total	0.000	0	0.000	0	951.000	353,270	951.000	353,270
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	622.000	217,700	18,381.000	6,430,850	19,003.000	6,648,550
65. 2G1	0.000	0	0.000	0	181.000	60,180	181.000	60,180
66. 2G	0.000	0	216.000	69,120	11,314.000	3,619,720	11,530.000	3,688,840
67. 3G1	0.000	0	1,681.000	537,920	59,199.000	18,934,520	60,880.000	19,472,440
68. 3G	0.000	0	0.000	0	10,419.000	3,022,180	10,419.000	3,022,180
69. 4G1	0.000	0	263.000	59,175	37,782.600	8,609,990	38,045.600	8,669,165
70. 4G	0.000	0	33.000	6,930	17,857.000	3,783,120	17,890.000	3,790,050
71. Total	0.000	0	2,815.000	890,845	155,133.600	44,460,560	157,948.600	45,351,405
72. Waste	0.000	0	82.000	4,100	3,006.000	150,300	3,088.000	154,400
73. Other	0.000	0	94.000	31,200	711.000	131,350	805.000	162,550
74. Exempt	0.000		0.000		914.090		914.090	
75. Total	0.000	0	3,233.000	1,106,320	172,363.600	53,886,450	175,596.600	54,992,770

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	154.000	106,800	154.000	106,800
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	727.000	476,420	727.000	476,420
49. 3A1	0.000	0	0.000	0	1,117.000	764,260	1,117.000	764,260
50. 3A	0.000	0	0.000	0	611.000	412,425	611.000	412,425
51. 4A1	0.000	0	0.000	0	3,962.000	2,590,640	3,962.000	2,590,640
52. 4A	0.000	0	0.000	0	494.500	316,190	494.500	316,190
53. Total	0.000	0	0.000	0	7,065.500	4,666,735	7,065.500	4,666,735
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	30.000	8,100	30.000	8,100
58. 3D1	0.000	0	0.000	0	19.000	3,990	19.000	3,990
59. 3D	0.000	0	0.000	0	3.000	570	3.000	570
60. 4D1	0.000	0	0.000	0	44.000	7,920	44.000	7,920
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	96.000	20,580	96.000	20,580
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	14,224.000	3,848,130	14,224.000	3,848,130
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	11,520.000	2,709,660	11,520.000	2,709,660
67. 3G1	0.000	0	0.000	0	50,463.000	11,820,200	50,463.000	11,820,200
68. 3G	0.000	0	0.000	0	2,109.000	431,500	2,109.000	431,500
69. 4G1	0.000	0	0.000	0	90,798.600	18,091,480	90,798.600	18,091,480
70. 4G	0.000	0	0.000	0	154,599.500	26,372,300	154,599.500	26,372,300
71. Total	0.000	0	0.000	0	323,714.100	63,273,270	323,714.100	63,273,270
72. Waste	0.000	0	0.000	0	8,087.000	404,350	8,087.000	404,350
73. Other	0.000	0	0.000	0	1,094.000	149,150	1,094.000	149,150
74. Exempt	0.000		0.000		3,418.010		3,418.010	
75. Total	0.000	0	0.000	0	340,056.600	68,514,085	340,056.600	68,514,085

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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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	314.000	306,150	314.000	306,150
47. 2A1	0.000	0	0.000	0	26.000	25,350	26.000	25,350
48. 2A	0.000	0	0.000	0	334.000	325,650	334.000	325,650
49. 3A1	0.000	0	22.000	21,450	3,399.000	3,314,025	3,421.000	3,335,475
50. 3A	0.000	0	61.000	57,950	11,055.000	10,502,250	11,116.000	10,560,200
51. 4A1	0.000	0	9.000	8,100	9,836.000	8,852,400	9,845.000	8,860,500
52. 4A	0.000	0	0.000	0	300.000	247,500	300.000	247,500
53. Total	0.000	0	92.000	87,500	25,264.000	23,573,325	25,356.000	23,660,825
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	368.000	165,600	368.000	165,600
56. 2D1	0.000	0	0.000	0	3.000	870	3.000	870
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	485.000	194,000	485.000	194,000
59. 3D	0.000	0	0.000	0	808.000	323,200	808.000	323,200
60. 4D1	0.000	0	0.000	0	535.000	200,625	535.000	200,625
61. 4D	0.000	0	0.000	0	237.000	88,875	237.000	88,875
62. Total	0.000	0	0.000	0	2,436.000	973,170	2,436.000	973,170
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	306.000	137,700	823.000	361,950	1,129.000	499,650
65. 2G1	0.000	0	0.000	0	6.000	2,700	6.000	2,700
66. 2G	0.000	0	99.000	44,550	455.000	204,750	554.000	249,300
67. 3G1	0.000	0	218.000	79,570	6,054.000	2,204,575	6,272.000	2,284,145
68. 3G	0.000	0	66.000	22,110	16,546.000	5,556,390	16,612.000	5,578,500
69. 4G1	0.000	0	149.000	44,700	31,051.000	9,382,100	31,200.000	9,426,800
70. 4G	0.000	0	0.000	0	33,488.000	10,052,400	33,488.000	10,052,400
71. Total	0.000	0	838.000	328,630	88,423.000	27,764,865	89,261.000	28,093,495
72. Waste	0.000	0	3.000	150	203.000	10,150	206.000	10,300
73. Other	0.000	0	23.530	9,665	357.000	53,550	380.530	63,215
74. Exempt	0.000		15.000		642.960		657.960	
75. Total	0.000	0	956.530	425,945	116,683.000	52,375,060	117,639.530	52,801,005

County 75 - Rock

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	2.000	480	0.000	0	2.000	480
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	2.000	480	0.000	0	2.000	480
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		1.500		0.000		1.500	
75. Total	0.000	0	2.000	480	0.000	0	2.000	480

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	334.000	267,675	44,891.500	37,031,030	45,225.500	37,298,705
77.Dry Land	0.000	0	0.000	0	3,483.000	1,347,020	3,483.000	1,347,020
78.Grass	0.000	0	3,655.000	1,219,955	567,270.700	135,498,695	570,925.700	136,718,650
79.Waste	0.000	0	85.000	4,250	11,296.000	564,800	11,381.000	569,050
80.Other	0.000	0	117.530	40,865	2,162.000	334,050	2,279.530	374,915
81.Exempt	0.000	0	16.500	0	4,975.060	0	4,991.560	0
<b>82.Total</b>	0.000	0	4,191.530	1,532,745	629,103.200	174,775,595	<b>633,294.730</b>	<b>176,308,340</b>



## 2006 Agricultural Land Detail

### County 75 - Rock

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	279.000	2.18%	222,720	2.48%	798.279
2A1	82.000	0.64%	61,500	0.69%	750.000
2A	788.000	6.15%	590,850	6.59%	749.809
3A1	2,422.000	18.92%	1,760,590	19.63%	726.915
3A	2,767.000	21.61%	1,941,660	21.64%	701.720
4A1	6,033.000	47.12%	4,108,995	45.80%	681.086
4A	433.000	3.38%	284,830	3.17%	657.806
<b>Irrigated Total</b>	<b>12,804.000</b>	<b>100.00%</b>	<b>8,971,145</b>	<b>100.00%</b>	<b>700.651</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	78.000	8.20%	31,200	8.83%	400.000
2D1	164.000	17.25%	63,960	18.11%	390.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	62.000	6.52%	22,940	6.49%	370.000
3D	436.000	45.85%	161,320	45.66%	370.000
4D1	163.000	17.14%	57,050	16.15%	350.000
4D	48.000	5.05%	16,800	4.76%	350.000
<b>Dry Total</b>	<b>951.000</b>	<b>100.00%</b>	<b>353,270</b>	<b>100.00%</b>	<b>371.472</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	19,003.000	12.03%	6,648,550	14.66%	349.868
2G1	181.000	0.11%	60,180	0.13%	332.486
2G	11,530.000	7.30%	3,688,840	8.13%	319.934
3G1	60,880.000	38.54%	19,472,440	42.94%	319.849
3G	10,419.000	6.60%	3,022,180	6.66%	290.064
4G1	38,045.600	24.09%	8,669,165	19.12%	227.862
4G	17,890.000	11.33%	3,790,050	8.36%	211.852
<b>Grass Total</b>	<b>157,948.600</b>	<b>100.00%</b>	<b>45,351,405</b>	<b>100.00%</b>	<b>287.127</b>

<b>Irrigated Total</b>	<b>12,804.000</b>	<b>7.29%</b>	<b>8,971,145</b>	<b>16.31%</b>	<b>700.651</b>
<b>Dry Total</b>	<b>951.000</b>	<b>0.54%</b>	<b>353,270</b>	<b>0.64%</b>	<b>371.472</b>
<b>Grass Total</b>	<b>157,948.600</b>	<b>89.95%</b>	<b>45,351,405</b>	<b>82.47%</b>	<b>287.127</b>
Waste	3,088.000	1.76%	154,400	0.28%	50.000
Other	805.000	0.46%	162,550	0.30%	201.925
Exempt	914.090	0.52%			
<b>Market Area Total</b>	<b>175,596.600</b>	<b>100.00%</b>	<b>54,992,770</b>	<b>100.00%</b>	<b>313.176</b>

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

<b>Irrigated Total</b>	<b>12,804.000</b>	<b>28.31%</b>	<b>8,971,145</b>	<b>24.05%</b>	
<b>Dry Total</b>	<b>951.000</b>	<b>27.30%</b>	<b>353,270</b>	<b>26.23%</b>	
<b>Grass Total</b>	<b>157,948.600</b>	<b>27.67%</b>	<b>45,351,405</b>	<b>33.17%</b>	
Waste	3,088.000	27.13%	154,400	27.13%	
Other	805.000	35.31%	162,550	43.36%	
Exempt	914.090	18.31%			
<b>Market Area Total</b>	<b>175,596.600</b>	<b>27.73%</b>	<b>54,992,770</b>	<b>31.19%</b>	

## 2006 Agricultural Land Detail

### County 75 - Rock

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	154.000	2.18%	106,800	2.29%	693.506
2A1	0.000	0.00%	0	0.00%	0.000
2A	727.000	10.29%	476,420	10.21%	655.323
3A1	1,117.000	15.81%	764,260	16.38%	684.207
3A	611.000	8.65%	412,425	8.84%	675.000
4A1	3,962.000	56.08%	2,590,640	55.51%	653.871
4A	494.500	7.00%	316,190	6.78%	639.413
<b>Irrigated Total</b>	<b>7,065.500</b>	<b>100.00%</b>	<b>4,666,735</b>	<b>100.00%</b>	<b>660.496</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	30.000	31.25%	8,100	39.36%	270.000
3D1	19.000	19.79%	3,990	19.39%	210.000
3D	3.000	3.13%	570	2.77%	190.000
4D1	44.000	45.83%	7,920	38.48%	180.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>96.000</b>	<b>100.00%</b>	<b>20,580</b>	<b>100.00%</b>	<b>214.375</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	14,224.000	4.39%	3,848,130	6.08%	270.537
2G1	0.000	0.00%	0	0.00%	0.000
2G	11,520.000	3.56%	2,709,660	4.28%	235.213
3G1	50,463.000	15.59%	11,820,200	18.68%	234.234
3G	2,109.000	0.65%	431,500	0.68%	204.599
4G1	90,798.600	28.05%	18,091,480	28.59%	199.248
4G	154,599.500	47.76%	26,372,300	41.68%	170.584
<b>Grass Total</b>	<b>323,714.100</b>	<b>100.00%</b>	<b>63,273,270</b>	<b>100.00%</b>	<b>195.460</b>

<b>Irrigated Total</b>	<b>7,065.500</b>	<b>2.08%</b>	<b>4,666,735</b>	<b>6.81%</b>	<b>660.496</b>
<b>Dry Total</b>	<b>96.000</b>	<b>0.03%</b>	<b>20,580</b>	<b>0.03%</b>	<b>214.375</b>
<b>Grass Total</b>	<b>323,714.100</b>	<b>95.19%</b>	<b>63,273,270</b>	<b>92.35%</b>	<b>195.460</b>
Waste	8,087.000	2.38%	404,350	0.59%	50.000
Other	1,094.000	0.32%	149,150	0.22%	136.334
Exempt	3,418.010	1.01%			
<b>Market Area Total</b>	<b>340,056.600</b>	<b>100.00%</b>	<b>68,514,085</b>	<b>100.00%</b>	<b>201.478</b>

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

<b>Irrigated Total</b>	<b>7,065.500</b>	<b>15.62%</b>	<b>4,666,735</b>	<b>12.51%</b>	
<b>Dry Total</b>	<b>96.000</b>	<b>2.76%</b>	<b>20,580</b>	<b>1.53%</b>	
<b>Grass Total</b>	<b>323,714.100</b>	<b>56.70%</b>	<b>63,273,270</b>	<b>46.28%</b>	
Waste	8,087.000	71.06%	404,350	71.06%	
Other	1,094.000	47.99%	149,150	39.78%	
Exempt	3,418.010	68.48%			
<b>Market Area Total</b>	<b>340,056.600</b>	<b>53.70%</b>	<b>68,514,085</b>	<b>38.86%</b>	

## 2006 Agricultural Land Detail

### County 75 - Rock

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	314.000	1.24%	306,150	1.29%	975.000
2A1	26.000	0.10%	25,350	0.11%	975.000
2A	334.000	1.32%	325,650	1.38%	975.000
3A1	3,421.000	13.49%	3,335,475	14.10%	975.000
3A	11,116.000	43.84%	10,560,200	44.63%	950.000
4A1	9,845.000	38.83%	8,860,500	37.45%	900.000
4A	300.000	1.18%	247,500	1.05%	825.000
<b>Irrigated Total</b>	<b>25,356.000</b>	<b>100.00%</b>	<b>23,660,825</b>	<b>100.00%</b>	<b>933.145</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	368.000	15.11%	165,600	17.02%	450.000
2D1	3.000	0.12%	870	0.09%	290.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	485.000	19.91%	194,000	19.93%	400.000
3D	808.000	33.17%	323,200	33.21%	400.000
4D1	535.000	21.96%	200,625	20.62%	375.000
4D	237.000	9.73%	88,875	9.13%	375.000
<b>Dry Total</b>	<b>2,436.000</b>	<b>100.00%</b>	<b>973,170</b>	<b>100.00%</b>	<b>399.495</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,129.000	1.26%	499,650	1.78%	442.559
2G1	6.000	0.01%	2,700	0.01%	450.000
2G	554.000	0.62%	249,300	0.89%	450.000
3G1	6,272.000	7.03%	2,284,145	8.13%	364.181
3G	16,612.000	18.61%	5,578,500	19.86%	335.811
4G1	31,200.000	34.95%	9,426,800	33.56%	302.141
4G	33,488.000	37.52%	10,052,400	35.78%	300.179
<b>Grass Total</b>	<b>89,261.000</b>	<b>100.00%</b>	<b>28,093,495</b>	<b>100.00%</b>	<b>314.734</b>

<b>Irrigated Total</b>	<b>25,356.000</b>	<b>21.55%</b>	<b>23,660,825</b>	<b>44.81%</b>	<b>933.145</b>
<b>Dry Total</b>	<b>2,436.000</b>	<b>2.07%</b>	<b>973,170</b>	<b>1.84%</b>	<b>399.495</b>
<b>Grass Total</b>	<b>89,261.000</b>	<b>75.88%</b>	<b>28,093,495</b>	<b>53.21%</b>	<b>314.734</b>
Waste	206.000	0.18%	10,300	0.02%	50.000
Other	380.530	0.32%	63,215	0.12%	166.123
Exempt	657.960	0.56%			
<b>Market Area Total</b>	<b>117,639.530</b>	<b>100.00%</b>	<b>52,801,005</b>	<b>100.00%</b>	<b>448.837</b>

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

<b>Irrigated Total</b>	<b>25,356.000</b>	<b>56.07%</b>	<b>23,660,825</b>	<b>63.44%</b>	
<b>Dry Total</b>	<b>2,436.000</b>	<b>69.94%</b>	<b>973,170</b>	<b>72.25%</b>	
<b>Grass Total</b>	<b>89,261.000</b>	<b>15.63%</b>	<b>28,093,495</b>	<b>20.55%</b>	
Waste	206.000	1.81%	10,300	1.81%	
Other	380.530	16.69%	63,215	16.86%	
Exempt	657.960	13.18%			
<b>Market Area Total</b>	<b>117,639.530</b>	<b>18.58%</b>	<b>52,801,005</b>	<b>29.95%</b>	

## 2006 Agricultural Land Detail

### County 75 - Rock

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	2.000	100.00%	480	100.00%	240.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>2.000</b>	<b>100.00%</b>	<b>480</b>	<b>100.00%</b>	<b>240.000</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>2.000</b>	<b>100.00%</b>	<b>480</b>	<b>100.00%</b>	<b>240.000</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1.500	75.00%			
<b>Market Area Total</b>	<b>2.000</b>	<b>100.00%</b>	<b>480</b>	<b>100.00%</b>	<b>240.000</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>2.000</b>	<b>0.00%</b>	<b>480</b>	<b>0.00%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	1.500	0.03%			
<b>Market Area Total</b>	<b>2.000</b>	<b>0.00%</b>	<b>480</b>	<b>0.00%</b>	

## 2006 Agricultural Land Detail

### County 75 - Rock

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	334.000	267,675	44,891.500	37,031,030
Dry	0.000	0	0.000	0	3,483.000	1,347,020
Grass	0.000	0	3,655.000	1,219,955	567,270.700	135,498,695
Waste	0.000	0	85.000	4,250	11,296.000	564,800
Other	0.000	0	117.530	40,865	2,162.000	334,050
Exempt	0.000	0	16.500	0	4,975.060	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>4,191.530</b>	<b>1,532,745</b>	<b>629,103.200</b>	<b>174,775,595</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	45,225.500	37,298,705	45,225.500	7.14%	37,298,705	21.16%	824.727
Dry	3,483.000	1,347,020	3,483.000	0.55%	1,347,020	0.76%	386.741
Grass	570,925.700	136,718,650	570,925.700	90.15%	136,718,650	77.55%	239.468
Waste	11,381.000	569,050	11,381.000	1.80%	569,050	0.32%	50.000
Other	2,279.530	374,915	2,279.530	0.36%	374,915	0.21%	164.470
Exempt	4,991.560	0	4,991.560	0.79%	0	0.00%	0.000
<b>Total</b>	<b>633,294.730</b>	<b>176,308,340</b>	<b>633,294.730</b>	<b>100.00%</b>	<b>176,308,340</b>	<b>100.00%</b>	<b>278.398</b>

\* Department of Property Assessment & Taxation Calculates

## **2005 Plan of Assessment for Rock County Assessment Years 2006, 2007, and 2008**

### Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

### Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for 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 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2004).

General Description of Real Property in Rock County:

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

	Parcels	% of Total Parcels	% of Taxable Value
Residential	735	23.5%	10%
Commercial	147	4.7%	2.9%
Industrial	-	-	-
Recreational	9	1%	0.1%
Agricultural	2215	70.8%	87%
Special Value	-	-	-

Agricultural land - taxable acres 633,188

For more information see 2005 Reports & Opinions, Abstract and Assessor Survey.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97.65	19.90	103.47
Commercial	97.15	18.65	101.57
Agricultural Land	77.59	14.63	104.48

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

**Assessment Actions Planned for Assessment Years 2006, 2007 & 2008:**

For the year 2005-06 Rock counties' preliminary ratios show that our agland in area 1 is in the upper 60s so we will have to adjust that. Our residential and commercial properties are being entered in Terra Scan at Marshal and Swift 2004 levels so even though they really don't need any attention the values will change. We are going to address that. We will do the pickup work in house. We did budget for the deputy education and our budget is ok.

For the years 2006-07 this is an election year. I hope we don't have to address anything but if we do need to bring a ratio into compliance then we will address the issue when the time is right and we know what needs to be done. At this point I don't plan on doing anything else. We will do the pickup work in house. I have not made up my mind as to whether I will run for another term as assessor or not.

For the years 2007-08 if I am elected or still the assessor I will address the ratios and make the necessary changes. We will do the pickup work in house. I have no plans to do anything else this year.

This information is provided to the best of my knowledge with the information I have at this time. If anything changes in the future we will address it in an appropriate manner.

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

1. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
2. Personal Property; administer annual filing of 357 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
3. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
4. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
5. Homestead Exemptions; administer 126 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
6. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
7. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.



9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification

Respectfully submitted:

Gene Schaaf  
Rock County Assessor

# **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
  - $\text{Sum SaleAmt}$

### 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
  - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

### 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
  - $\text{Sum TotAssdValue}$

### 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
  - $\text{TotAdjSalePrice}/\text{Count}$

### **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:*

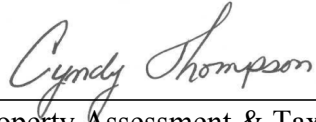
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

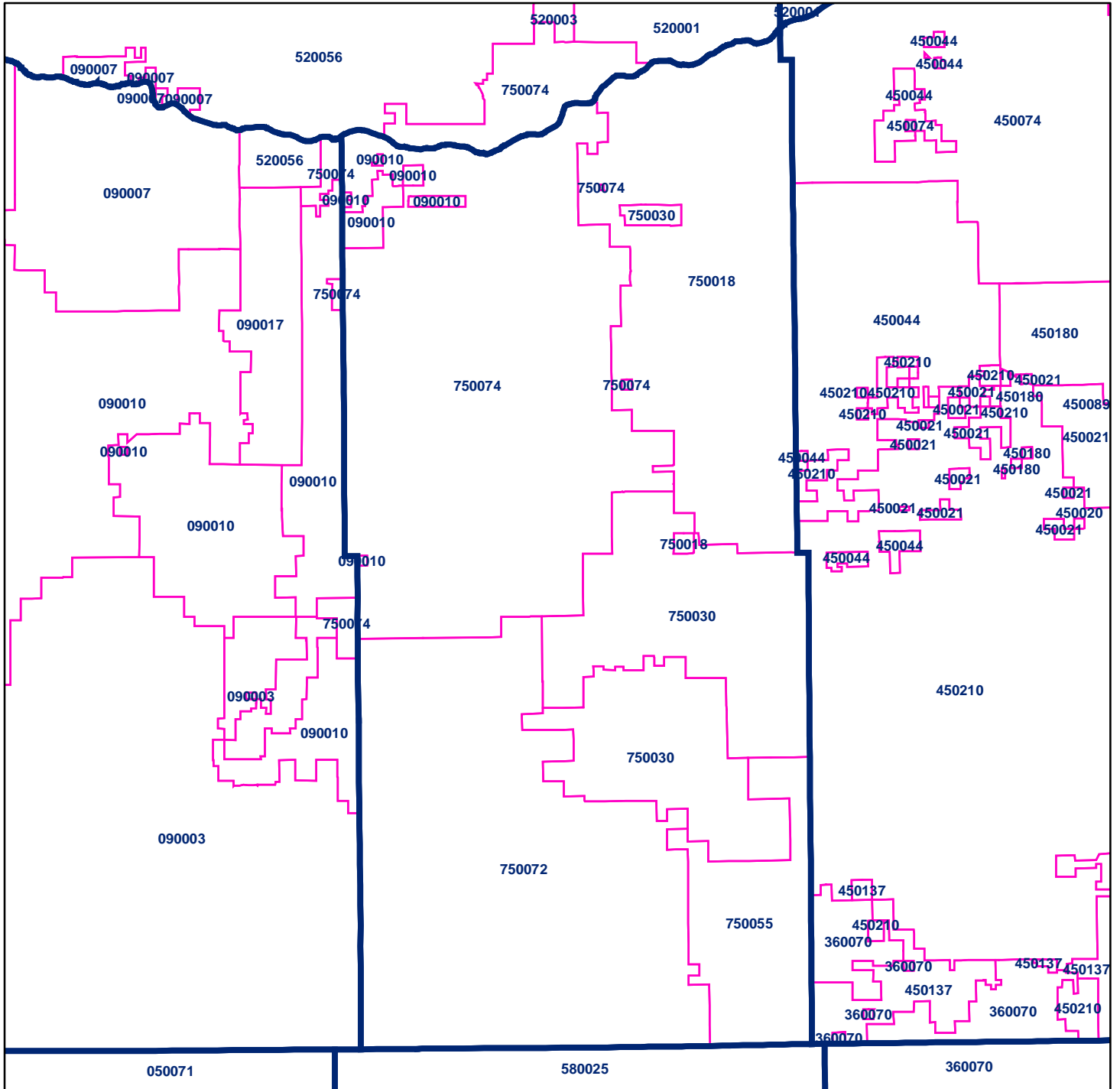
## Certification

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

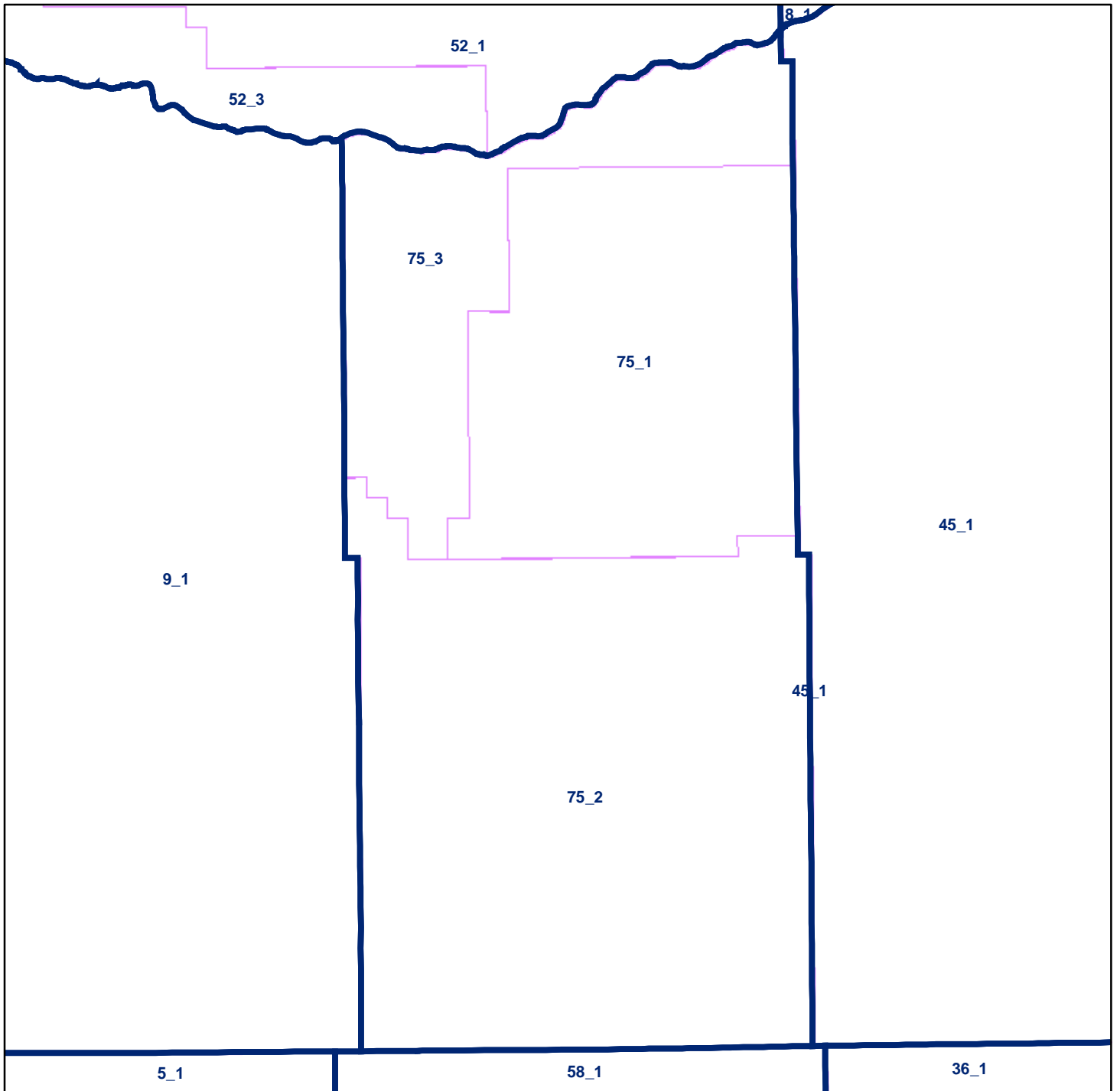
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Rock County County Assessor, by certified mail, return receipt requested, 7079 1160 0001 1212 9127.

Dated this 10th day of April, 2006.

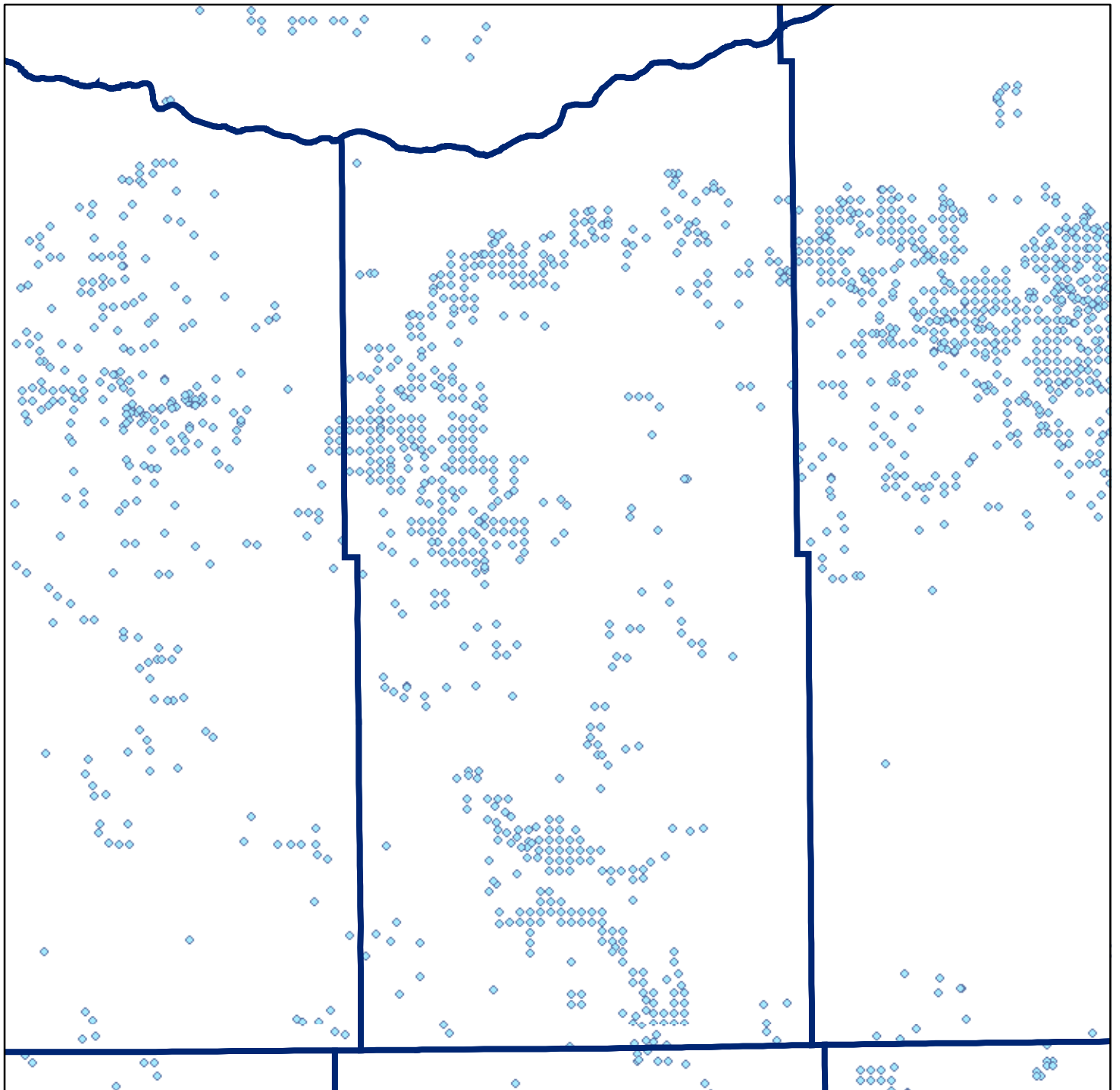
  
\_\_\_\_\_  
Property Assessment & Taxation



□ School Districts



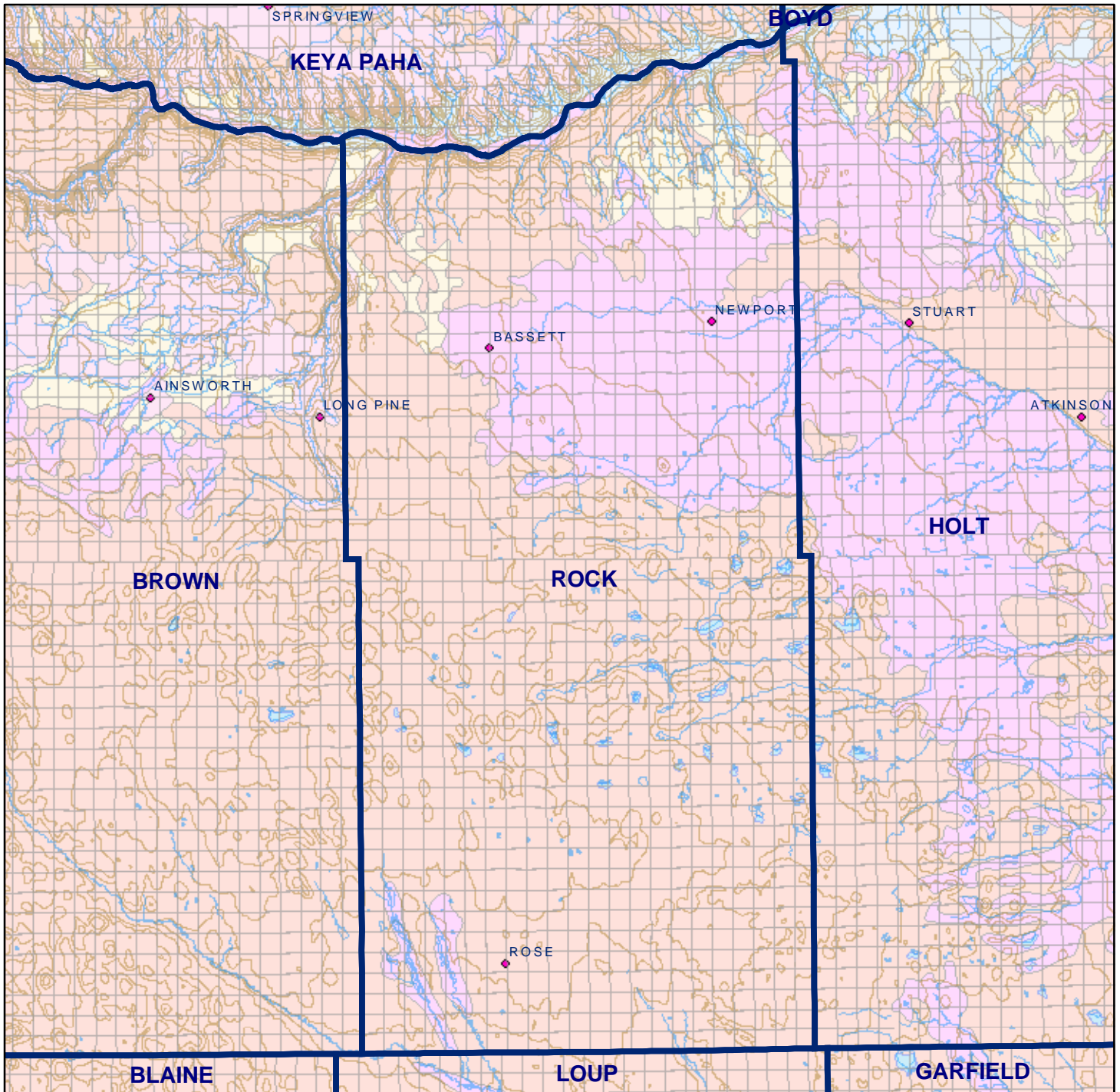
 Market Areas



● Registered Wells > 500 GPM

247	245	243	241	239	237	235	233	231	229
385	387	389	391	393	395	397	399	401	403
501	499	497	495	493	491	489	487	485	483
639	641	643	645	647	649	651	653	655	657
765	763	761	759	757	755	753	751	749	747
905	907	909	911	913	915	917	919	921	923
1039	1037	1035	1033	1031	1029	1027	1025	1023	1021
1181	1183	1185	1187	1189	1191	1193	1195	1197	1199
1315	1313	1311	1309	1307	1305	1303	1301	1299	1297
1457	1459	1461	1463	1465	1467	1469	1471	1473	1475

 Geo Codes



**Legend**

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

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

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

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

4 - Well drained silty soils formed in loess on uplands

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

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

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

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

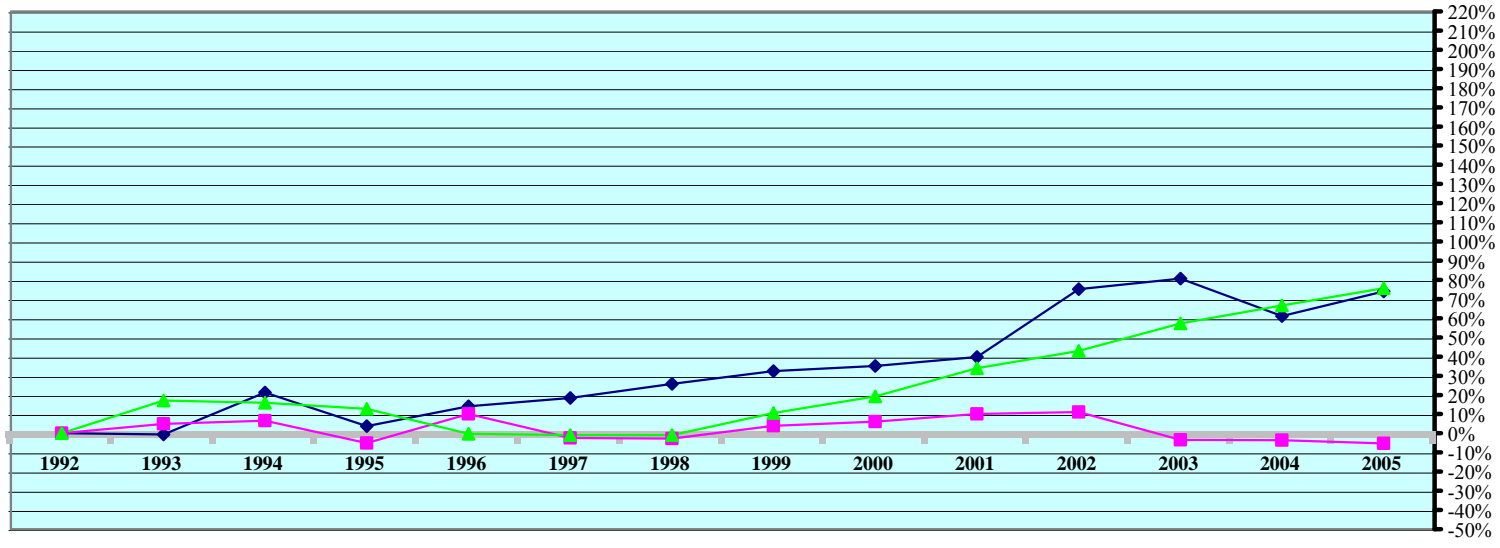
Exhibit 75A - page 5

**Rock County**





### REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	11,805,365	--	--	--	6,067,305	--	--	--	93,047,925	--	--	--
1993	11,737,715	-67,650	-0.57%	-0.57%	6,368,280	300,975	4.96%	4.96%	108,936,405	15,888,480	17.08%	17.08%
1994	14,316,050	2,578,335	21.97%	21.27%	6,468,175	99,895	1.57%	6.61%	107,875,875	-1,060,530	-0.97%	15.94%
1995	12,241,505	-2,074,545	-14.49%	3.69%	5,757,057	-711,118	-10.99%	-5.11%	104,956,926	-2,918,949	-2.71%	12.80%
1996	13,460,860	1,219,355	9.96%	14.02%	6,679,251	922,194	16.02%	10.09%	92,869,324	-12,087,602	-11.52%	-0.19%
1997	13,986,760	525,900	3.91%	18.48%	5,914,388	-764,863	-11.45%	-2.52%	92,162,173	-707,151	-0.76%	-0.95%
1998	14,852,044	865,284	6.19%	25.81%	5,903,527	-10,861	-0.18%	-2.70%	92,115,747	-46,426	-0.05%	-1.00%
1999	15,631,993	779,949	5.25%	32.41%	6,305,100	401,573	6.80%	3.92%	102,812,042	10,696,295	11.61%	10.49%
2000	15,953,807	321,814	2.06%	35.14%	6,440,406	135,306	2.15%	6.15%	111,020,897	8,208,855	7.98%	19.32%
2001	16,503,473	549,666	3.45%	39.80%	6,676,401	235,995	3.66%	10.04%	124,642,929	13,622,032	12.27%	33.96%
2002	20,679,150	4,175,677	25.30%	75.17%	6,742,948	66,547	1.00%	11.14%	133,039,525	8,396,596	6.74%	42.98%
2003	21,320,395	641,245	3.10%	80.60%	5,854,895	-888,053	-13.17%	-3.50%	146,311,332	13,271,807	9.98%	57.24%
2004	19,026,435	-2,293,960	-10.76%	61.17%	5,843,455	-11,440	-0.20%	-3.69%	155,092,924	8,781,592	6.00%	66.68%
2005	20,547,400	1,520,965	7.99%	74.05%	5,744,660	-98,795	-1.69%	-5.32%	163,372,715	8,279,791	5.34%	75.58%

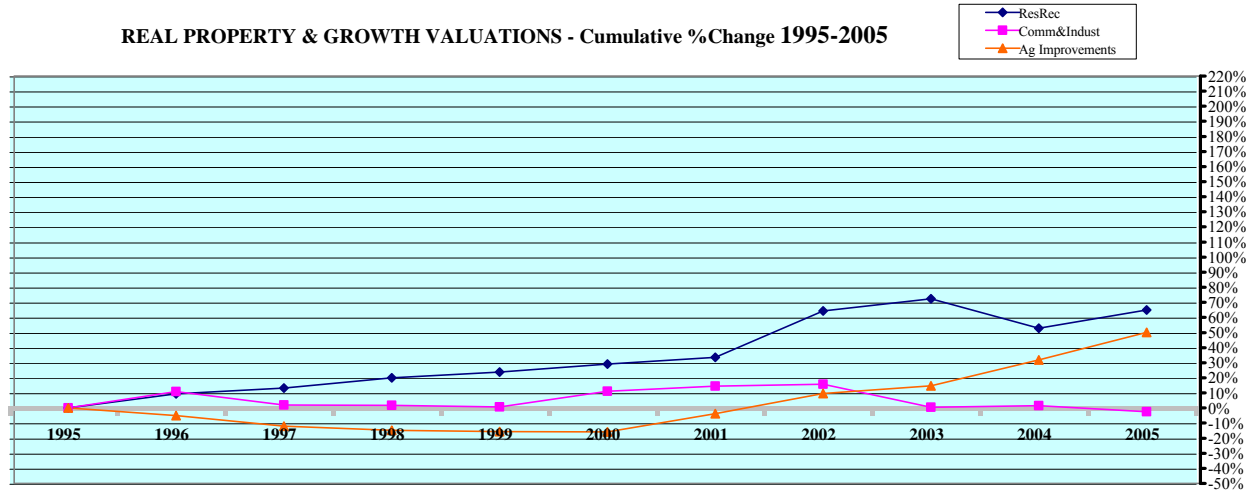
1992-2005 Rate Ann. %chg: Resid & Rec. **4.36%**      Comm & Indust **-0.42%**      Agland **4.43%**

Cnty# **75**  
County **ROCK**

FL area **11**

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	11,805,365	not avail.	--	--	--	--	6,067,305	not avail.	--	--	--	--
1993	11,737,715	not avail.	--	--	--	--	6,368,280	not avail.	--	--	--	--
1994	14,316,050	not avail.	--	--	--	--	6,468,175	not avail.	--	--	--	--
1995	12,241,505	0	0.00%	12,241,505	--	--	5,757,057	0	0.00%	5,757,057	--	--
1996	13,460,860	76,497	0.57%	13,384,363	9.34%	9.34%	6,679,251	293,205	4.39%	6,386,046	10.93%	10.93%
1997	13,986,760	138,767	0.99%	13,847,993	2.88%	13.12%	5,914,388	45,180	0.76%	5,869,208	-12.13%	1.95%
1998	14,852,044	172,740	1.16%	14,679,304	4.95%	19.91%	5,903,527	49,840	0.84%	5,853,687	-1.03%	1.68%
1999	15,631,993	475,685	3.04%	15,156,308	2.05%	23.81%	6,305,100	509,135	8.07%	5,795,965	-1.82%	0.68%
2000	15,953,807	161,270	1.01%	15,792,537	1.03%	29.01%	6,440,406	49,839	0.77%	6,390,567	1.36%	11.00%
2001	16,503,473	163,560	0.99%	16,339,913	2.42%	33.48%	6,676,401	87,805	1.32%	6,588,596	2.30%	14.44%
2002	20,679,150	570,040	2.76%	20,109,110	21.85%	64.27%	6,742,948	75,590	1.12%	6,667,358	-0.14%	15.81%
2003	21,320,395	227,305	1.07%	21,093,090	2.00%	72.31%	5,854,895	72,500	1.24%	5,782,395	-14.25%	0.44%
2004	19,026,435	322,210	1.69%	18,704,225	-12.27%	52.79%	5,843,455	0	0.00%	5,843,455	-0.20%	1.50%
2005	20,547,400	363,113	1.77%	20,184,287	6.09%	64.88%	5,744,660	128,550	2.24%	5,616,110	-3.89%	-2.45%

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

Resid & Rec. 5.13%

Comm & Indust -0.25%

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	8,765,595					
1993	not avail	not avail	8,879,180					
1994	not avail	not avail	8,373,925					
1995	5,641,626	4,029,550	9,671,176	0	0.00%	9,671,176	--	--
1996	4,820,828	4,402,582	9,223,410	37,765	0.41%	9,185,645	-5.02%	-5.02%
1997	4,487,753	4,125,516	8,613,269	104,990	1.22%	8,508,279	-7.75%	-12.02%
1998	4,517,389	4,021,149	8,538,538	307,353	3.60%	8,231,185	-4.44%	-14.89%
1999	4,462,874	3,851,826	8,314,700	165,215	1.99%	8,149,485	-4.56%	-15.73%
2000	4,679,203	3,818,227	8,497,430	364,744	4.29%	8,132,686	-2.19%	-15.91%
2001	5,395,652	4,165,772	9,561,424	255,472	2.67%	9,305,952	9.51%	-3.78%
2002	6,919,855	3,696,530	10,616,385	15,655	0.15%	10,600,730	10.87%	9.61%
2003	7,014,432	4,451,403	11,465,835	376,550	3.28%	11,089,285	4.45%	14.66%
2004	7,791,460	5,067,745	12,859,205	95,620	0.74%	12,763,585	11.32%	31.98%
2005	9,120,170	5,703,880	14,824,050	307,495	2.07%	14,516,555	12.89%	50.10%

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

Ag Imprvmts 4.15%

(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# 75  
County ROCK

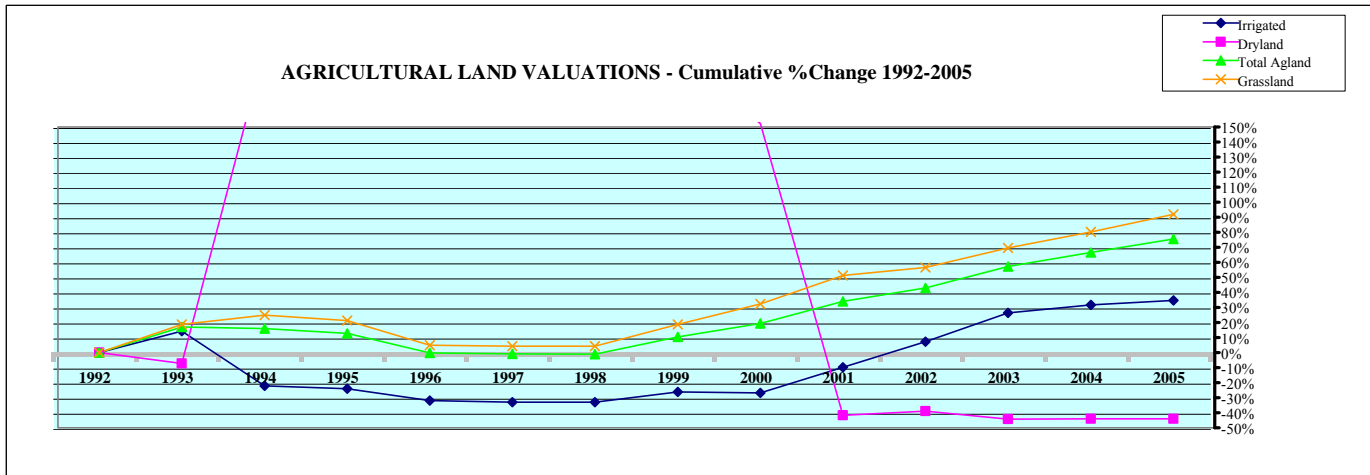
FL area 11

CHART 2

EXHIBIT

75B

Page 2



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	23,955,070	--	--	--	1,677,460	--	--	--	67,350,255	--	--	--
1993	27,370,435	3,415,365	14.26%	14.26%	1,556,280	-121,180	-7.22%	-7.22%	79,944,040	12,593,785	18.70%	18.70%
1994	18,679,555	-8,690,880	-31.75%	-22.02%	5,055,190	3,498,910	224.83%	201.36%	84,097,415	4,153,375	5.20%	24.87%
1995	18,207,017	-472,538	-2.53%	-24.00%	4,989,010	-66,180	-1.31%	197.41%	81,718,844	-2,378,571	-2.83%	21.33%
1996	16,286,300	-1,920,717	-10.55%	-32.01%	5,917,140	928,130	18.60%	252.74%	70,599,124	-11,119,720	-13.61%	4.82%
1997	16,061,270	-225,030	-1.38%	-32.95%	5,817,325	-99,815	-1.69%	246.79%	70,206,523	-392,601	-0.56%	4.24%
1998	16,072,995	11,725	0.07%	-32.90%	5,796,375	-20,950	-0.36%	245.54%	70,169,277	-37,246	-0.05%	4.19%
1999	17,696,100	1,623,105	10.10%	-26.13%	4,910,560	-885,815	-15.28%	192.74%	79,948,012	9,778,735	13.94%	18.70%
2000	17,525,580	-170,520	-0.96%	-26.84%	4,233,290	-677,270	-13.79%	152.36%	89,175,317	9,227,305	11.54%	32.41%
2001	21,628,220	4,102,640	23.41%	-9.71%	977,010	-3,256,280	-76.92%	-41.76%	101,954,934	12,779,617	14.33%	51.38%
2002	25,677,650	4,049,430	18.72%	7.19%	1,024,160	47,150	4.83%	-38.95%	105,423,365	3,468,431	3.40%	56.53%
2003	30,289,025	4,611,375	17.96%	26.44%	935,665	-88,495	-8.64%	-44.22%	114,217,142	8,793,777	8.34%	69.59%
2004	31,537,225	1,248,200	4.12%	31.65%	938,615	2,950	0.32%	-44.05%	121,424,219	7,207,077	6.31%	80.29%
2005	32,279,265	742,040	2.35%	34.75%	938,885	270	0.03%	-44.03%	129,196,800	7,772,581	6.40%	91.83%

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

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg	Value	Value Chg	Ann%chg	Cmrtv%chg
1992	--	--	--	--	65,140	--	--	--	93,047,925	--	--	--
1993	--	--	--	--	65,650	510	0.78%	0.78%	108,936,405	15,888,480	17.08%	17.08%
1994	--	--	--	--	43,715	--	0.00%	-32.89%	107,875,875	-1,060,530	-0.97%	15.94%
1995	--	--	--	--	42,055	-1,660	-3.80%	-35.44%	104,956,926	-2,918,949	-2.71%	12.80%
1996	--	--	--	--	66,760	24,705	58.74%	2.49%	92,869,324	-12,087,602	-11.52%	-0.19%
1997	--	--	--	--	77,055	10,295	15.42%	18.29%	92,162,173	-707,151	-0.76%	-0.95%
1998	--	--	--	--	77,100	45	0.06%	18.36%	92,115,747	-46,426	-0.05%	-1.00%
1999	--	--	--	--	257,370	180,270	233.81%	295.10%	102,812,042	10,696,295	11.61%	10.49%
2000	--	--	--	--	86,710	-170,660	-66.31%	33.11%	111,020,897	8,208,855	7.98%	19.32%
2001	--	--	--	--	82,765	-3,945	-4.55%	27.06%	124,642,929	13,622,032	12.27%	33.96%
2002	--	--	--	--	914,350	831,585	1004.75%	1303.67%	133,039,525	8,396,596	6.74%	42.98%
2003	576,500	n/a	n/a	n/a	293,000	n/a	n/a	n/a	146,311,332	13,271,807	9.98%	57.24%
2004	568,900	-7,600	-1.32%	-1.32%	623,965	330,965	112.96%	112.96%	155,092,924	8,781,592	6.00%	66.68%
2005	569,050	150	0.03%	-1.29%	388,715	-235,250	-37.70%	32.67%	163,372,715	8,279,791	5.34%	75.58%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 75B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	23,895,070	69,703	343	--	--	1,678,860	5,037	333	--	--	67,346,295	521,644	129	--	--
1993	27,392,305	68,979	397	15.74%	15.74%	1,556,280	5,051	308	-7.51%	-7.51%	79,986,640	522,250	153	18.60%	18.60%
1994	18,679,555	48,210	387	-2.52%	12.83%	5,055,190	25,794	196	-36.36%	-41.14%	84,096,152	522,085	161	5.23%	24.81%
1995	18,762,515	47,570	394	1.81%	14.87%	6,192,620	25,888	239	21.94%	-28.23%	79,819,365	520,462	153	-4.97%	18.60%
1996	16,397,365	47,049	349	-11.42%	1.75%	5,868,760	25,533	230	-3.77%	-30.93%	70,549,350	520,150	136	-11.11%	5.43%
1997	16,186,990	46,805	346	-0.86%	0.87%	5,818,825	25,227	231	0.43%	-30.63%	70,320,949	520,600	135	-0.74%	4.65%
1998	16,099,215	46,478	346	0.00%	0.87%	5,796,375	25,090	231	0.00%	-30.63%	70,172,057	519,558	135	0.00%	4.65%
1999	17,740,975	46,634	380	9.83%	10.79%	4,911,480	23,642	208	-9.96%	-37.54%	80,101,027	520,690	154	14.07%	19.38%
2000	17,529,240	46,606	376	-1.05%	9.62%	4,233,290	22,961	184	-11.54%	-44.74%	89,208,422	517,878	172	11.69%	33.33%
2001	21,554,330	44,960	479	27.39%	39.65%	977,010	3,613	270	46.74%	-18.92%	101,987,304	568,698	179	4.07%	38.76%
2002	25,625,550	45,009	569	18.79%	65.89%	1,021,950	3,615	283	4.81%	-15.02%	105,620,018	567,978	186	3.91%	44.19%
2003	30,276,850	45,756	662	16.34%	93.00%	983,905	3,582	275	-2.83%	-17.42%	113,998,337	566,591	201	8.06%	55.81%
2004	31,711,725	45,111	703	6.19%	104.95%	941,035	3,417	275	0.14%	-17.30%	121,179,439	567,763	213	6.19%	65.45%
2005	32,322,625	44,634	724	3.02%	111.13%	938,885	3,411	275	-0.05%	-17.34%	129,153,460	571,435	226	5.90%	75.21%

1992-2005 Rate Ann.%chg AvgVal/Acre: **5.92%**

**-1.45%**

**4.41%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	34,995	6,999	5	--	--	6,845	1,369	5	--	--	92,962,065	604,752	154	--	--
1993	35,170	7,034	5	0.00%		6,895	1,379	5	0.00%		108,977,290	604,693	180	16.88%	16.88%
1994	35,265	7,053	5	0.00%		8,090	1,618	5	0.00%		107,874,252	604,760	178	-1.11%	15.58%
1995	42,150	8,430	5	0.00%		381,460	3,230	118	2260.00%		105,198,110	605,580	174	-2.25%	12.99%
1996	45,595	9,119	5	0.00%		18,860	1,965	10	-91.53%		92,879,930	603,816	154	-11.49%	0.00%
1997						69,950	11,980	6	--		92,396,714	604,612	153	-0.65%	-0.65%
1998						77,100	13,490	6	0.00%		92,144,747	604,616	152	-0.65%	-1.30%
1999						81,505	14,390	6	0.00%		102,834,987	605,356	170	11.84%	10.39%
2000						86,680	15,392	6	0.00%		111,057,632	602,837	184	8.24%	19.48%
2001						83,240	14,709	6	0.00%		124,601,884	631,980	197	7.07%	27.92%
2002						917,600	14,528	63	950.00%		133,185,118	631,129	211	7.11%	37.01%
2003	612,450	12,249	50	n/a	n/a	293,000	2,096	140	n/a	n/a	146,164,542	630,273	232	9.95%	50.65%
2004	575,250	11,505	50	0.00%	n/a	1,014,585	6,532	155	10.94%	n/a	155,422,034	634,328	245	5.61%	59.10%
2005	569,050	11,381	50	0.00%	n/a	399,415	2,329	172	10.44%	n/a	163,383,435	633,189	258	5.31%	67.55%

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

**4.05%**

**75**  
**ROCK**

FL area **11**

**CHART 4 EXHIBIT 75B Page 4**

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
1,756	ROCK	10,040,526	757,559	343,775	20,403,660	5,744,660	0	143,740	163,372,715	9,120,170	5,703,880	0	215,630,685
<i>cnty sectorvalue % of total value:</i>		4.66%	0.35%	0.16%	9.46%	2.66%		0.07%	75.77%	4.23%	2.65%		100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
743	BASSETT	590,948	259,239	120,710	11,102,450	3,269,655	0	0	0	0	0	0	15,343,002
98	NEWPORT	189,301	21,142	8,048	852,180	189,145	0	0	0	0	0	0	1,259,816
<b>Total of All City Values:</b>		<b>780,249</b>	<b>280,381</b>	<b>128,758</b>	<b>11,954,630</b>	<b>3,458,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,602,818</b>
<i>% total citysect of cnty sector</i>		7.77%	37.01%	37.45%	58.59%	60.21%							7.70%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwel & Homesite	AgImprvmts Farmsite	Minerals	Total Value
42.31%	BASSETT	5.89%	34.22%	35.11%	54.41%	56.92%							7.12%
5.58%	NEWPORT	1.89%	2.79%	2.34%	4.18%	3.29%							0.58%

Cnty#   
 County

FL area