

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions  
of the  
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

**Saline County**  
**76**

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>428</b>	<b>COD</b>	<b>18.23</b>
Total Sales Price	33519064	<b>PRD</b>	<b>105.49</b>
Total Adj. Sales Price	33516064	COV	31.85
Total Assessed Value	31085540	STD	31.16
Avg. Adj. Sales Price	78308.56	Avg. Abs. Dev.	17.30
Avg. Assessed Value	72629.77	Min	33.68
<b>Median</b>	<b>94.89</b>	Max	414.00
Wgt. Mean	92.75	95% Median C.I.	93.09 to 96.67
Mean	97.84	95% Wgt. Mean C.I.	91.28 to 94.21
		95% Mean C.I.	94.89 to 100.79
% of Value of the Class of all Real Property Value in the County			37.1
% of Records Sold in the Study Period			8.45
% of Value Sold in the Study Period			9.09
Average Assessed Value of the Base			67,525

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>428</b>	<b>94.89</b>	<b>18.23</b>	<b>105.49</b>
<b>2005</b>	415	93.73	16.81	104.90
<b>2004</b>	411	93.62	16.90	104.80
<b>2003</b>	417	101	21.38	106.59
<b>2002</b>	417	94	17.4	103.91
<b>2001</b>	433	92	14.14	105.18

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>43</b>	<b>COD</b>	<b>21.50</b>
Total Sales Price	3635605	<b>PRD</b>	<b>87.68</b>
Total Adj. Sales Price	3635805	COV	31.20
Total Assessed Value	4150375	STD	31.23
Avg. Adj. Sales Price	84553.60	Avg. Abs. Dev.	21.29
Avg. Assessed Value	96520.35	Min	29.33
<b>Median</b>	<b>99.02</b>	Max	170.12
Wgt. Mean	114.15	95% Median C.I.	87.48 to 101.50
Mean	100.09	95% Wgt. Mean C.I.	84.43 to 143.88
		95% Mean C.I.	90.76 to 109.43
% of Value of the Class of all Real Property Value in the County			12.52
% of Records Sold in the Study Period			6.41
% of Value Sold in the Study Period			3.59
Average Assessed Value of the Base			172,113

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>43</b>	<b>99.02</b>	<b>21.50</b>	<b>87.68</b>
<b>2005</b>	46	99.28	16.02	90.28
<b>2004</b>	41	95.15	19.16	105.33
<b>2003</b>	45	94	35.05	104.94
<b>2002</b>	43	97	44.83	126.39
<b>2001</b>	50	98	51.08	127.29



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### Agricultural Land - Current

<b>Number of Sales</b>	<b>60</b>	<b>COD</b>	<b>16.21</b>
Total Sales Price	8183891	<b>PRD</b>	<b>103.56</b>
Total Adj. Sales Price	8159891	COV	21.30
Total Assessed Value	6058008	STD	16.38
Avg. Adj. Sales Price	135998.18	Avg. Abs. Dev.	12.17
Avg. Assessed Value	100966.80	Min	24.04
<b>Median</b>	<b>75.08</b>	Max	121.16
Wgt. Mean	74.24	95% Median C.I.	71.52 to 81.32
Mean	76.89	95% Wgt. Mean C.I.	70.43 to 78.05
		95% Mean C.I.	72.74 to 81.03
% of Value of the Class of all Real Property Value in the County			50.38
% of Records Sold in the Study Period			1.58
% of Value Sold in the Study Period			0.02
Average Assessed Value of the Base			122,403

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2006</b>	<b>60</b>	<b>75.08</b>	<b>16.21</b>	<b>103.56</b>
<b>2005</b>	64	76.62	14.02	101.72
<b>2004</b>	77	76.69	20.47	107.64
<b>2003</b>	79	76	26.17	109.1
<b>2002</b>	60	75	24.8	110.08
<b>2001</b>	60	74	21.38	108.99

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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 RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Saline County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Saline 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 Saline County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Saline 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 Saline County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Saline County is in compliance with generally accepted mass appraisal practices.

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### Recommendations

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

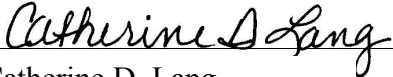
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



  
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Catherine D. Lang  
Property Tax Administrator

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**Residential Real Property**

**I. Correlation**

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

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>569</b>	<b>433</b>	<b>76.1</b>
<b>2002</b>	<b>610</b>	<b>417</b>	<b>68.36</b>
<b>2003</b>	<b>589</b>	<b>417</b>	<b>70.8</b>
<b>2004</b>	<b>565</b>	<b>411</b>	<b>72.74</b>
<b>2005</b>	<b>582</b>	<b>415</b>	<b>71.31</b>
<b>2006</b>	<b>589</b>	<b>428</b>	<b>72.67</b>

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

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possible, using all available sales. It further indicates that the county has not excessively trimmed the sample. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<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>92</b>	<b>1.41</b>	<b>93.3</b>	<b>92</b>
<b>2002</b>	<b>90</b>	<b>3.83</b>	<b>93.45</b>	<b>94</b>
<b>2003</b>	<b>86</b>	<b>14.46</b>	<b>98.44</b>	<b>101</b>

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<b>2004</b>	<b>91.62</b>	<b>3.83</b>	<b>95.13</b>	<b>93.62</b>
<b>2005</b>	<b>92.15</b>	<b>4.22</b>	<b>96.03</b>	<b>93.73</b>
<b>2006</b>	<b>88.56</b>	<b>7.24</b>	<b>94.98</b>	<b>94.89</b>

Saline: RESIDENTIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are relatively similar and support each other. The movement within the assessed base is consistent with the reported assessment action.

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

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

Comparison of Average Value Change

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

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

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<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
-0.34	2001	1.41
5.33	2002	3.83
23	2003	14
3.04	2004	3.83
2.4	2005	4.22
8.63	2006	7.24

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

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

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

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

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.89</b>	<b>92.75</b>	<b>97.84</b>

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

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

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

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

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

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

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

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

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property,



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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>18.23</b>	<b>105.49</b>
<b>Difference</b>	<b>3.23</b>	<b>2.49</b>

Saline: RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. Further review may be necessary in order to bring these statistics within range.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>431</b>	<b>428</b>	<b>-3</b>
<b>Median</b>	<b>88.56</b>	<b>94.89</b>	<b>6.33</b>
<b>Wgt. Mean</b>	<b>86.46</b>	<b>92.75</b>	<b>6.29</b>
<b>Mean</b>	<b>92.43</b>	<b>97.84</b>	<b>5.41</b>
<b>COD</b>	<b>22.51</b>	<b>18.23</b>	<b>-4.28</b>
<b>PRD</b>	<b>106.91</b>	<b>105.49</b>	<b>-1.42</b>
<b>Min Sales Ratio</b>	<b>2.62</b>	<b>33.68</b>	<b>31.06</b>
<b>Max Sales Ratio</b>	<b>548.67</b>	<b>414.00</b>	<b>-134.67</b>

Saline: RESIDENTIAL: The prepared chart indicates that the statistics support the assessment actions in the residential class for 2006. The County reports a complete reappraisal for Dewitt and Wilber. An increase in improvements was also made in Friend and Crete. The improvements in Tobias were decreased by 25%.

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**Commerical Real Property**

**I. Correlation**

Saline: COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The median is within the acceptable range. The weighted mean and mean are outside the acceptable range. If the mean was rounded to the nearest whole number, it would be within acceptable range. By removing the influence of one outlier, the weighted mean would also be within acceptable guidelines. The coefficient of dispersion and price related differential are both outside the acceptable range. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>90</b>	<b>50</b>	<b>55.56</b>
<b>2002</b>	<b>84</b>	<b>44</b>	<b>52.38</b>
<b>2003</b>	<b>87</b>	<b>47</b>	<b>54.02</b>
<b>2004</b>	<b>78</b>	<b>41</b>	<b>52.56</b>
<b>2005</b>	<b>69</b>	<b>46</b>	<b>66.67</b>
<b>2006</b>	<b>70</b>	<b>43</b>	<b>61.43</b>

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

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utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample. The substantially changed directive, implemented by the department, has reduced the available amount of qualified sales.

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

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

Adjusting for Selective Reappraisal

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

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

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

	<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>5.02</b>	<b>95.57</b>	<b>98</b>

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<b>2002</b>	<b>94</b>	<b>-2.97</b>	<b>91.21</b>	<b>97</b>
<b>2003</b>	<b>87</b>	<b>4.7</b>	<b>91.09</b>	<b>94</b>
<b>2004</b>	<b>81.11</b>	<b>4.25</b>	<b>84.55</b>	<b>95.15</b>
<b>2005</b>	<b>94.94</b>	<b>0.53</b>	<b>95.44</b>	<b>99.28</b>
<b>2006</b>	<b>97.38</b>	<b>-0.2</b>	<b>97.19</b>	<b>99.02</b>

Saline: COMMERCIAL: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are relatively similar and support each other. The movement within the assessed base is consistent with the reported assessment action.

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

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

Comparison of Average Value Change

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

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

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<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>9.73</b>	<b>2001</b>	<b>5.02</b>
<b>3.47</b>	<b>2002</b>	<b>-2.97</b>
<b>5</b>	<b>2003</b>	<b>5</b>
<b>4.77</b>	<b>2004</b>	<b>4.25</b>
<b>-1.63</b>	<b>2005</b>	<b>0.53</b>
<b>0.11</b>	<b>2006</b>	<b>-0.2</b>

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

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

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

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

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value

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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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>99.02</b>	<b>114.15</b>	<b>100.09</b>

Saline: COMMERCIAL: The weighted mean and mean measures of central tendency are outside of the acceptable range. If the mean were rounded to the next whole number, it would be within acceptable guidelines. By hypothetically removing the influence of one sale with a sales price of \$1,136,800, the weighted mean is within acceptable guidelines. The median is within acceptable guidelines.

### **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,

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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>21.50</b>	<b>87.68</b>
<b>Difference</b>	<b>1.5</b>	<b>-10.32</b>

Saline: COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. The COD is only slightly outside of the accepted guidelines. Further review may be necessary in order to bring these statistics within range.

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>44</b>	<b>43</b>	<b>-1</b>
<b>Median</b>	<b>97.38</b>	<b>99.02</b>	<b>1.64</b>
<b>Wgt. Mean</b>	<b>109.10</b>	<b>114.15</b>	<b>5.05</b>
<b>Mean</b>	<b>99.17</b>	<b>100.09</b>	<b>0.92</b>
<b>COD</b>	<b>22.55</b>	<b>21.50</b>	<b>-1.05</b>
<b>PRD</b>	<b>90.90</b>	<b>87.68</b>	<b>-3.22</b>
<b>Min Sales Ratio</b>	<b>29.33</b>	<b>29.33</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>168.83</b>	<b>170.12</b>	<b>1.29</b>

Saline: COMMERCIAL: The prepared chart indicates that the statistics support the assessment actions in the residential class for 2006. The county reports a complete reappraisal on all industrial properties. A 1.07% increase was also applied to commercial improvements in Crete.

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**Agricultural Land**

**I. Correlation**

Saline: AGRICULTURAL UNIMPROVED: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a fair proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The measures of central tendency are all within the acceptable range. The coefficient of dispersion is within acceptable guidelines. The price related differential is outside the acceptable range by .56%. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency.

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2001</b>	<b>123</b>	<b>60</b>	<b>48.78</b>
<b>2002</b>	<b>129</b>	<b>60</b>	<b>46.51</b>
<b>2003</b>	<b>162</b>	<b>79</b>	<b>48.77</b>
<b>2004</b>	<b>156</b>	<b>77</b>	<b>49.36</b>
<b>2005</b>	<b>150</b>	<b>64</b>	<b>42.67</b>
<b>2006</b>	<b>144</b>	<b>60</b>	<b>41.67</b>

Saline: AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates that the county has utilized a fair proportion of the available agricultural sales for the development of the qualified statistics. This indicates that the measurements of the agricultural properties were done as fairly as possible, using all available sales. It further indicates that the county has not excessively trimmed the sample. The substantially changed directive, implemented by the department, has reduced



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the available amount of qualified sales.

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

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

Adjusting for Selective Reappraisal

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

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

Gloudemans, 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>67</b>	<b>6.39</b>	<b>71.28</b>	<b>74</b>
<b>2002</b>	<b>75</b>	<b>0.01</b>	<b>75.01</b>	<b>75</b>
<b>2003</b>	<b>72</b>	<b>5.02</b>	<b>75.61</b>	<b>76</b>
<b>2004</b>	<b>76.35</b>	<b>-0.55</b>	<b>75.93</b>	<b>76.69</b>
<b>2005</b>	<b>73.03</b>	<b>4.31</b>	<b>76.18</b>	<b>76.62</b>

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**2006                      63.17                      13.8                      71.89                      75.08**

Saline: AGRICULTURAL UNIMPROVED: After review of the trended preliminary ratio and the R&O ratio, it is apparent that the two statistics are relatively similar and support each other. The movement within the assessed base is consistent with the reported assessment action.

**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>13.38</b>	<b>2001</b>	<b>6.39</b>
<b>0</b>	<b>2002</b>	<b>0.01</b>
<b>-5</b>	<b>2003</b>	<b>5</b>
<b>-0.53</b>	<b>2004</b>	<b>-0.55</b>
<b>4.97</b>	<b>2005</b>	<b>4.31</b>
<b>25.53</b>	<b>2006</b>	<b>13.8</b>

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

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

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>75.08</b>	<b>74.24</b>	<b>76.89</b>

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

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

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

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

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

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

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

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

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

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

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	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>16.21</b>	<b>103.56</b>
<b>Difference</b>	<b>0</b>	<b>0.56</b>

Saline: AGRICULTURAL UNIMPROVED: Of the two quality statistics, the coefficient of dispersion is within the acceptable range and the price related differential appears outside the acceptable range by .56%. The quality statistics suggest that 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>62</b>	<b>60</b>	<b>-2</b>
<b>Median</b>	<b>63.17</b>	<b>75.08</b>	<b>11.91</b>
<b>Wgt. Mean</b>	<b>62.16</b>	<b>74.24</b>	<b>12.08</b>
<b>Mean</b>	<b>64.95</b>	<b>76.89</b>	<b>11.94</b>
<b>COD</b>	<b>21.93</b>	<b>16.21</b>	<b>-5.72</b>
<b>PRD</b>	<b>104.50</b>	<b>103.56</b>	<b>-0.94</b>
<b>Min Sales Ratio</b>	<b>4.84</b>	<b>24.04</b>	<b>19.2</b>
<b>Max Sales Ratio</b>	<b>104.23</b>	<b>121.16</b>	<b>16.93</b>

Saline: AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the assessment actions in the residential class for 2006. The County redefined market areas and changed land values based on sales information.

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

76 Saline

	<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	310,733,260	339,322,425	28,589,165	9.2	5,909,558	7.3
2. Recreational	2,731,585	2,759,660	28,075	1.03	0	1.03
3. Ag-Homesite Land, Ag-Res Dwellings	45,864,605	46,050,440	185,835	0.41	*-----	0.41
<b>4. Total Residential (sum lines 1-3)</b>	<b>359,329,450</b>	<b>388,132,525</b>	<b>28,803,075</b>	<b>8.02</b>	<b>5,909,558</b>	<b>6.37</b>
5. Commercial	73,797,570	77,658,620	3,861,050	5.23	1,348,690	3.4
6. Industrial	38,747,800	37,829,135	-918,665	-2.37	1,818,585	-7.06
7. Ag-Farmsite Land, Outbuildings	28,213,030	28,320,405	107,375	0.38	984,030	-3.11
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>140,758,400</b>	<b>143,808,160</b>	<b>3,049,760</b>	<b>2.17</b>	<b>3,167,275</b>	<b>-0.08</b>
<b>10. Total Non-Agland Real Property</b>	<b>500,087,850</b>	<b>531,940,685</b>	<b>31,852,835</b>	<b>6.37</b>	<b>10,060,863</b>	<b>4.36</b>
11. Irrigated	138,575,845	161,676,020	23,100,175	16.67		
12. Dryland	179,398,200	203,867,130	24,468,930	13.64		
13. Grassland	24,751,690	24,496,130	-255,560	-1.03		
14. Wasteland	113,485	110,955	-2,530	-2.23		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>342,839,220</b>	<b>390,150,235</b>	<b>47,311,015</b>	<b>13.8</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>842,927,070</b>	<b>922,090,920</b>	<b>79,163,850</b>	<b>9.39</b>	<b>10,060,863</b>	<b>8.2</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	428	<b>MEDIAN:</b>	<b>95</b>	COV:	31.85	95% Median C.I.:	93.09 to 96.67
TOTAL Sales Price:	33,519,064	WGT. MEAN:	93	STD:	31.16	95% Wgt. Mean C.I.:	91.28 to 94.21
TOTAL Adj.Sales Price:	33,516,064	MEAN:	98	AVG.ABS.DEV:	17.30	95% Mean C.I.:	94.89 to 100.79
TOTAL Assessed Value:	31,085,540						
AVG. Adj. Sales Price:	78,308	COD:	18.23	MAX Sales Ratio:	414.00		
AVG. Assessed Value:	72,629	PRD:	105.49	MIN Sales Ratio:	33.68		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	63	97.03	97.96	97.44	13.21	100.54	63.16	131.34	93.48 to 104.82	77,875	75,883
10/01/03 TO 12/31/03	58	97.92	98.28	95.83	14.29	102.56	49.00	182.98	94.87 to 102.08	71,377	68,401
01/01/04 TO 03/31/04	38	96.76	101.42	91.78	17.40	110.50	60.19	294.12	93.09 to 100.00	72,065	66,142
04/01/04 TO 06/30/04	61	94.91	97.88	93.13	16.82	105.10	60.70	180.65	90.28 to 99.39	81,000	75,431
07/01/04 TO 09/30/04	57	91.61	94.81	90.87	20.00	104.34	33.68	234.50	82.50 to 97.54	79,735	72,454
10/01/04 TO 12/31/04	54	91.34	100.97	90.97	25.33	110.99	52.30	321.82	84.81 to 97.86	91,326	83,083
01/01/05 TO 03/31/05	31	94.52	100.53	91.49	16.18	109.89	63.57	162.70	90.00 to 103.13	67,972	62,184
04/01/05 TO 06/30/05	66	90.81	94.03	89.86	21.54	104.64	44.68	414.00	85.39 to 95.85	78,890	70,889
<u>Study Years</u>											
07/01/03 TO 06/30/04	220	96.96	98.62	94.84	15.21	103.98	49.00	294.12	95.00 to 99.12	76,025	72,103
07/01/04 TO 06/30/05	208	91.69	97.02	90.66	21.36	107.01	33.68	414.00	89.39 to 94.60	80,723	73,186
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	210	93.85	98.48	91.69	19.96	107.40	33.68	321.82	91.30 to 96.67	81,695	74,910
<u>ALL</u>											
	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AREA 4500	12	100.00	100.51	95.83	8.85	104.88	76.49	126.32	90.32 to 106.36	74,333	71,231
AREA 4505	15	96.25	98.60	90.18	16.38	109.33	67.97	148.39	80.90 to 113.20	90,771	81,860
AREA 4510	6	87.95	85.51	86.87	7.69	98.44	68.56	94.60	68.56 to 94.60	107,025	92,972
CRETE	206	93.24	92.69	92.28	14.20	100.45	56.36	154.39	90.28 to 95.86	91,746	84,661
DEWITT	11	98.17	96.89	96.56	8.21	100.34	75.60	112.86	78.08 to 106.16	62,272	60,133
DORCHESTER	26	92.41	109.43	90.68	30.98	120.67	52.30	321.82	83.64 to 113.94	60,174	54,566
FRIEND	59	93.66	97.45	91.25	17.90	106.79	59.73	180.65	88.10 to 100.00	66,660	60,824
SWANTON	4	46.84	45.06	45.60	12.56	98.81	33.68	52.88	N/A	43,750	19,951
TOBIAS	10	127.39	147.93	130.57	48.29	113.30	46.88	414.00	63.75 to 199.08	6,101	7,966
WESTERN	10	91.49	98.04	95.68	30.01	102.47	45.56	170.33	63.50 to 169.60	29,296	28,030
WILBER	64	97.43	104.58	97.26	16.81	107.53	66.14	294.12	94.87 to 101.59	76,660	74,560
Y-CABIN	5	127.84	117.91	120.94	9.22	97.50	98.00	130.64	N/A	20,563	24,869
<u>ALL</u>											
	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

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

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

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TOTAL Assessed Value:	31,085,540						
AVG. Adj. Sales Price:	78,308	COD:	18.23	MAX Sales Ratio:	414.00		
AVG. Assessed Value:	72,629	PRD:	105.49	MIN Sales Ratio:	33.68		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	387	94.65	97.94	92.84	18.60	105.49	33.68	414.00	92.80 to 96.55	78,746	73,110
2	16	101.32	102.18	105.22	14.25	97.11	49.00	130.64	98.00 to 120.55	38,301	40,301
3	25	92.01	93.58	88.41	13.32	105.84	67.97	148.39	85.34 to 98.25	97,129	85,872
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

**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	368	93.69	97.32	92.55	17.59	105.15	33.68	414.00	92.01 to 95.85	87,651	81,125
2	55	100.00	99.48	95.64	20.97	104.02	46.88	294.12	95.22 to 102.88	21,043	20,125
3	5	127.84	117.91	120.94	9.22	97.50	98.00	130.64	N/A	20,563	24,869
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	427	94.90	97.87	92.76	18.24	105.52	33.68	414.00	93.09 to 96.67	78,434	72,752
06											
07	1	83.41	83.41	83.41			83.41	83.41	N/A	24,500	20,435
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0001	1	91.66	91.66	91.66			91.66	91.66	N/A	81,500	74,705
48-0300	18	97.02	86.32	88.03	20.32	98.06	33.68	120.55	75.60 to 104.08	63,161	55,600
48-0303	10	127.39	147.93	130.57	48.29	113.30	46.88	414.00	63.75 to 199.08	6,101	7,966
76-0002	217	93.51	93.31	92.46	14.15	100.92	56.36	154.39	90.75 to 96.60	89,764	82,994
76-0018	1	106.36	106.36	106.36			106.36	106.36	N/A	202,500	215,375
76-0031	4	115.62	114.97	117.75	12.34	97.64	98.00	130.64	N/A	18,829	22,171
76-0044	29	90.15	105.56	86.94	30.71	121.42	52.30	321.82	81.39 to 103.39	67,638	58,805
76-0068	64	93.49	96.73	91.13	17.13	106.14	59.73	180.65	88.49 to 99.47	69,803	63,612
76-0082	74	97.20	104.12	96.56	16.61	107.84	66.14	294.12	94.87 to 100.55	77,812	75,132
76-0163	10	91.49	98.04	95.68	30.01	102.47	45.56	170.33	63.50 to 169.60	29,296	28,030
80-0005											
NonValid School											
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629



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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

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TOTAL Assessed Value:	31,085,540						
AVG. Adj. Sales Price:	78,308	COD:	18.23	MAX Sales Ratio:	414.00		
AVG. Assessed Value:	72,629	PRD:	105.49	MIN Sales Ratio:	33.68		

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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	58	100.00	101.10	95.87	21.49	105.46	46.88	294.12	98.00 to 102.96	20,123	19,291
Prior TO 1860											
1860 TO 1899	16	89.40	124.92	87.03	60.40	143.54	45.56	414.00	71.48 to 157.33	61,071	53,148
1900 TO 1919	99	94.00	96.30	89.66	22.16	107.41	33.68	234.50	83.64 to 98.01	66,743	59,841
1920 TO 1939	75	93.31	96.79	90.47	18.66	106.99	52.30	199.08	87.67 to 96.55	69,731	63,083
1940 TO 1949	11	94.65	93.16	91.80	11.82	101.48	69.31	113.53	70.56 to 111.66	59,409	54,538
1950 TO 1959	31	95.02	97.11	91.84	15.50	105.74	60.70	170.33	88.12 to 101.93	83,540	76,720
1960 TO 1969	33	93.24	93.40	92.55	8.77	100.92	72.40	119.93	87.01 to 96.03	101,545	93,981
1970 TO 1979	49	92.65	92.87	91.65	9.81	101.33	70.97	130.64	89.39 to 95.85	105,108	96,333
1980 TO 1989	10	94.60	99.32	96.01	10.02	103.45	86.37	127.84	89.37 to 112.86	107,236	102,963
1990 TO 1994	12	103.41	99.75	101.48	8.99	98.30	83.41	113.59	85.28 to 110.22	123,070	124,890
1995 TO 1999	9	98.87	98.47	96.24	7.92	102.32	80.70	109.70	90.00 to 109.33	146,500	140,985
2000 TO Present	25	99.59	99.01	98.51	7.46	100.51	84.22	112.59	92.82 to 103.87	156,881	154,542
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

**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	13	117.43	136.96	135.18	52.75	101.31	46.88	414.00	63.50 to 149.00	1,689	2,283
5000 TO 9999	9	103.39	136.47	130.06	43.27	104.93	58.67	321.82	99.47 to 162.70	6,722	8,742
Total \$											
1 TO 9999	22	110.41	136.76	131.42	50.30	104.06	46.88	414.00	99.47 to 149.00	3,748	4,925
10000 TO 29999	61	105.68	112.51	108.03	25.11	104.15	45.56	234.50	100.00 to 113.20	19,094	20,626
30000 TO 59999	84	96.80	97.58	96.30	16.88	101.33	33.68	182.98	93.51 to 100.00	46,195	44,486
60000 TO 99999	122	91.84	90.69	90.62	14.20	100.08	52.88	138.57	87.30 to 94.66	78,121	70,792
100000 TO 149999	104	90.30	90.70	90.63	9.82	100.07	67.97	113.59	88.10 to 93.66	120,290	109,022
150000 TO 249999	31	97.03	95.31	95.80	9.82	99.49	67.86	112.59	90.19 to 103.69	169,826	162,694
250000 TO 499999	4	90.92	89.00	89.00	3.61	100.01	80.70	93.48	N/A	270,674	240,887
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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AVG. Assessed Value:	72,629	PRD:	105.49	MIN Sales Ratio:	33.68		

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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	102.88	94.25	87.11	29.29	108.19	46.88	149.00	58.67 to 127.27	2,188	1,906
5000 TO 9999	8	112.48	174.78	129.89	65.18	134.57	99.47	414.00	99.47 to 414.00	5,462	7,095
Total \$											
1 TO 9999	20	103.19	126.46	113.83	45.99	111.10	46.88	414.00	99.47 to 127.27	3,498	3,981
10000 TO 29999	65	100.00	106.84	92.60	31.52	115.38	33.68	321.82	90.15 to 105.68	20,937	19,388
30000 TO 59999	108	94.96	95.58	90.69	18.09	105.38	52.88	182.98	91.78 to 97.67	51,247	46,477
60000 TO 99999	131	89.76	92.04	89.87	12.44	102.41	67.97	141.15	87.52 to 93.31	89,533	80,464
100000 TO 149999	78	94.82	95.00	93.86	9.09	101.21	67.86	126.24	92.32 to 97.42	126,757	118,979
150000 TO 249999	25	103.69	100.87	99.92	5.99	100.96	80.70	112.59	97.03 to 105.86	186,318	186,160
250000 TO 499999	1	90.74	90.74	90.74			90.74	90.74	N/A	276,407	250,800
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	58	100.00	101.10	95.87	21.49	105.46	46.88	294.12	98.00 to 102.96	20,123	19,291
10	2	142.03	142.03	134.30	27.20	105.75	103.40	180.65	N/A	12,500	16,787
20	33	96.93	101.64	96.87	19.53	104.93	60.70	178.70	92.80 to 107.96	49,003	47,468
25	48	89.15	108.41	90.71	39.91	119.52	33.68	414.00	79.24 to 104.86	57,167	51,854
30	208	92.79	94.61	91.20	15.24	103.74	44.68	199.08	89.91 to 94.91	82,258	75,020
35	50	94.82	94.50	94.58	8.12	99.92	67.86	111.72	91.71 to 97.11	132,928	125,727
40	24	94.27	95.28	94.93	9.80	100.36	72.37	126.24	90.75 to 101.63	124,078	117,790
45	3	90.74	93.00	91.25	9.87	101.93	80.70	107.58	N/A	243,135	221,851
50	1	91.10	91.10	91.10			91.10	91.10	N/A	271,291	247,140
55	1	108.50	108.50	108.50			108.50	108.50	N/A	228,000	247,385
ALL	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	428	<b>MEDIAN:</b>	<b>95</b>	COV:	31.85	95% Median C.I.:	93.09 to 96.67
TOTAL Sales Price:	33,519,064	WGT. MEAN:	93	STD:	31.16	95% Wgt. Mean C.I.:	91.28 to 94.21
TOTAL Adj.Sales Price:	33,516,064	MEAN:	98	AVG.ABS.DEV:	17.30	95% Mean C.I.:	94.89 to 100.79
TOTAL Assessed Value:	31,085,540						
AVG. Adj. Sales Price:	78,308	COD:	18.23	MAX Sales Ratio:	414.00		
AVG. Assessed Value:	72,629	PRD:	105.49	MIN Sales Ratio:	33.68		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	58	100.00	101.10	95.87	21.49	105.46	46.88	294.12	98.00 to 102.96	20,123	19,291	
100	4	109.81	108.42	104.20	18.96	104.05	83.41	130.64	N/A	29,767	31,016	
101	233	94.52	98.05	93.41	17.44	104.96	33.68	414.00	92.39 to 96.67	86,363	80,674	
102	37	94.90	102.54	92.51	24.30	110.85	44.68	321.82	87.30 to 100.62	85,762	79,335	
103	5	85.71	93.96	94.43	12.82	99.50	80.12	110.56	N/A	126,800	119,735	
104	83	91.10	92.60	89.47	14.91	103.50	63.57	199.08	85.72 to 94.87	86,388	77,292	
106	5	98.54	94.03	93.83	9.86	100.22	67.86	107.58	N/A	147,940	138,807	
301	1	109.33	109.33	109.33			109.33	109.33	N/A	172,500	188,595	
302	1	110.96	110.96	110.96			110.96	110.96	N/A	63,500	70,460	
304	1	92.82	92.82	92.82			92.82	92.82	N/A	154,000	142,945	
<u>ALL</u>												
	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	58	100.00	101.10	95.87	21.49	105.46	46.88	294.12	98.00 to 102.96	20,123	19,291	
10	5	180.65	209.45	196.21	27.24	106.75	152.96	321.82	N/A	9,950	19,523	
15	3	103.40	125.38	121.20	21.43	103.44	103.13	169.60	N/A	12,333	14,948	
20	12	109.70	116.11	116.11	21.13	100.00	66.80	178.70	95.42 to 138.57	34,120	39,618	
25	17	94.08	125.35	94.16	53.41	133.13	63.16	414.00	68.56 to 170.33	33,046	31,115	
30	158	93.93	95.10	93.68	14.68	101.52	33.68	182.98	91.58 to 96.70	91,811	86,008	
35	45	92.32	91.70	88.92	12.09	103.13	68.57	141.15	85.59 to 96.28	83,465	74,215	
40	98	90.86	90.78	89.93	12.46	100.94	52.88	131.34	86.37 to 95.06	96,451	86,743	
45	17	96.97	92.51	94.50	15.63	97.89	59.73	137.20	75.92 to 107.58	119,100	112,554	
50	12	95.61	97.98	97.25	11.58	100.75	73.50	126.24	90.13 to 108.43	98,244	95,542	
55	1	96.67	96.67	96.67			96.67	96.67	N/A	105,000	101,500	
60	2	84.90	84.90	85.28	2.81	99.56	82.52	87.29	N/A	133,950	114,227	
<u>ALL</u>												
	428	94.89	97.84	92.75	18.23	105.49	33.68	414.00	93.09 to 96.67	78,308	72,629	

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>99</b>	COV:	31.20	95% Median C.I.:	87.48 to 101.50
TOTAL Sales Price:	3,635,605	WGT. MEAN:	114	STD:	31.23	95% Wgt. Mean C.I.:	84.43 to 143.88
TOTAL Adj.Sales Price:	3,635,805	MEAN:	100	AVG.ABS.DEV:	21.29	95% Mean C.I.:	90.76 to 109.43
TOTAL Assessed Value:	4,150,375						
AVG. Adj. Sales Price:	84,553	COD:	21.50	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	96,520	PRD:	87.68	MIN Sales Ratio:	29.33		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	119.63	119.63	111.00	28.87	107.78	85.10	154.17	N/A	8,000	8,880
10/01/02 TO 12/31/02	1	78.57	78.57	78.57			78.57	78.57	N/A	253,680	199,320
01/01/03 TO 03/31/03	3	100.36	107.69	104.77	7.31	102.79	100.34	122.36	N/A	149,333	156,450
04/01/03 TO 06/30/03	5	82.53	86.78	88.46	6.88	98.10	79.97	98.35	N/A	79,800	70,589
07/01/03 TO 09/30/03	3	100.04	111.22	102.99	32.49	107.99	68.06	165.56	N/A	44,833	46,173
10/01/03 TO 12/31/03	11	101.50	103.74	96.81	18.52	107.15	55.66	168.83	77.42 to 139.80	28,602	27,690
01/01/04 TO 03/31/04	2	95.88	95.88	105.63	11.24	90.77	85.10	106.66	N/A	105,000	110,912
04/01/04 TO 06/30/04	2	129.72	129.72	156.82	23.42	82.72	99.34	160.10	N/A	601,000	942,467
07/01/04 TO 09/30/04	5	99.85	84.27	81.37	17.41	103.56	29.33	103.58	N/A	57,900	47,114
10/01/04 TO 12/31/04	3	146.25	137.53	116.55	16.84	118.00	96.23	170.12	N/A	38,000	44,290
01/01/05 TO 03/31/05	2	72.41	72.41	73.56	17.47	98.44	59.76	85.06	N/A	24,750	18,205
04/01/05 TO 06/30/05	4	86.61	81.12	76.23	18.61	106.42	45.09	106.18	N/A	51,250	39,067
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	91.53	97.71	93.08	16.67	104.97	78.57	154.17	79.97 to 122.36	101,516	94,488
07/01/03 TO 06/30/04	18	100.77	107.00	137.01	21.40	78.10	55.66	168.83	87.48 to 106.66	103,395	141,660
07/01/04 TO 06/30/05	14	92.27	93.09	85.28	26.51	109.16	29.33	170.12	59.76 to 106.18	47,000	40,080
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	22	99.53	101.44	97.63	18.04	103.90	55.66	168.83	82.53 to 105.08	58,914	57,518
01/01/04 TO 12/31/04	12	100.24	107.10	136.34	24.07	78.55	29.33	170.12	87.95 to 146.25	151,291	206,266
<u>ALL</u>	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CRETE	14	93.88	97.90	124.48	26.50	78.65	45.09	170.12	68.06 to 122.36	177,250	220,644
DEWITT	2	85.10	85.10	85.10	0.00	100.00	85.10	85.10	N/A	10,000	8,510
DORCHESTER	3	103.58	100.58	58.58	44.89	171.69	29.33	168.83	N/A	34,000	19,918
FRIEND	4	100.20	90.19	90.80	10.28	99.34	59.76	100.63	N/A	24,000	21,791
RURAL	3	84.91	105.88	80.84	29.68	130.98	78.57	154.17	N/A	97,560	78,863
SWANTON	1	146.25	146.25	146.25			146.25	146.25	N/A	2,000	2,925
TOBIAS	1	139.80	139.80	139.80			139.80	139.80	N/A	10,000	13,980
WESTERN	2	84.72	84.72	84.89	3.81	99.80	81.50	87.95	N/A	9,500	8,065
WILBER	13	99.34	102.12	102.47	10.83	99.65	77.42	165.56	87.48 to 105.84	47,125	48,291
<u>ALL</u>	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>99</b>	COV:	31.20	95% Median C.I.:	87.48 to 101.50
TOTAL Sales Price:	3,635,605	WGT. MEAN:	114	STD:	31.23	95% Wgt. Mean C.I.:	84.43 to 143.88
TOTAL Adj.Sales Price:	3,635,805	MEAN:	100	AVG.ABS.DEV:	21.29	95% Mean C.I.:	90.76 to 109.43
TOTAL Assessed Value:	4,150,375						
AVG. Adj. Sales Price:	84,553	COD:	21.50	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	96,520	PRD:	87.68	MIN Sales Ratio:	29.33		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	99.18	99.66	117.07	20.81	85.13	29.33	170.12	87.95 to 101.50	83,578	97,844
2	2	116.37	116.37	80.32	32.48	144.89	78.57	154.17	N/A	129,840	104,285
3	1	84.91	84.91	84.91			84.91	84.91	N/A	33,000	28,020
ALL	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

**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	39	99.34	99.73	117.09	21.25	85.18	29.33	170.12	87.48 to 103.58	85,644	100,278
2	4	90.87	103.62	81.00	24.08	127.93	78.57	154.17	N/A	73,920	59,873
ALL	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0001											
48-0300	3	85.10	105.48	90.66	23.95	116.35	85.10	146.25	N/A	7,333	6,648
48-0303	1	139.80	139.80	139.80			139.80	139.80	N/A	10,000	13,980
76-0002	15	91.53	96.61	120.22	26.31	80.36	45.09	170.12	78.57 to 106.66	182,345	219,223
76-0018											
76-0031											
76-0044	3	103.58	100.58	58.58	44.89	171.69	29.33	168.83	N/A	34,000	19,918
76-0068	5	100.36	102.99	94.52	18.93	108.95	59.76	154.17	N/A	20,400	19,283
76-0082	14	99.18	100.89	101.58	11.11	99.32	77.42	165.56	85.06 to 105.84	46,116	46,843
76-0163	2	84.72	84.72	84.89	3.81	99.80	81.50	87.95	N/A	9,500	8,065
80-0005											
NonValid School											
ALL	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

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

Type: Qualified

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

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>99</b>	COV:	31.20	95% Median C.I.:	87.48 to 101.50
TOTAL Sales Price:	3,635,605	WGT. MEAN:	114	STD:	31.23	95% Wgt. Mean C.I.:	84.43 to 143.88
TOTAL Adj.Sales Price:	3,635,805	MEAN:	100	AVG.ABS.DEV:	21.29	95% Mean C.I.:	90.76 to 109.43
TOTAL Assessed Value:	4,150,375						
AVG. Adj. Sales Price:	84,553	COD:	21.50	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	96,520	PRD:	87.68	MIN Sales Ratio:	29.33		

(!: 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	5	84.91	94.85	79.50	26.54	119.31	59.76	154.17	N/A	63,636	50,588
Prior TO 1860											
1860 TO 1899	1	88.31	88.31	88.31			88.31	88.31	N/A	65,000	57,400
1900 TO 1919	13	98.35	99.14	86.24	29.09	114.96	29.33	168.83	68.06 to 139.80	51,038	44,013
1920 TO 1939	14	89.74	89.62	87.36	11.97	102.59	45.09	106.18	81.50 to 101.50	36,723	32,082
1940 TO 1949	2	137.98	137.98	130.88	23.29	105.42	105.84	170.12	N/A	38,500	50,390
1950 TO 1959	2	102.71	102.71	100.68	2.31	102.02	100.34	105.08	N/A	177,500	178,700
1960 TO 1969											
1970 TO 1979	1	85.06	85.06	85.06			85.06	85.06	N/A	27,000	22,965
1980 TO 1989	3	99.85	121.58	108.92	22.11	111.63	99.34	165.56	N/A	93,000	101,291
1990 TO 1994											
1995 TO 1999	2	133.38	133.38	152.11	20.03	87.69	106.66	160.10	N/A	668,500	1,016,840
2000 TO Present											
ALL	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

**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	121.54	121.54	116.60	20.33	104.24	96.83	146.25	N/A	2,500	2,915
5000 TO 9999	2	117.83	117.83	110.57	30.83	106.57	81.50	154.17	N/A	7,500	8,292
Total \$											
1 TO 9999	4	121.54	119.69	112.08	25.11	106.79	81.50	154.17	N/A	5,000	5,603
10000 TO 29999	15	100.04	100.62	98.53	15.35	102.12	59.76	168.83	85.10 to 103.58	19,508	19,221
30000 TO 59999	8	95.37	105.71	102.66	32.73	102.97	55.66	170.12	55.66 to 170.12	39,750	40,807
60000 TO 99999	9	96.23	83.41	84.35	22.27	98.89	29.33	122.36	45.09 to 103.64	73,277	61,809
100000 TO 149999	2	87.03	87.03	87.21	5.17	99.79	82.53	91.53	N/A	125,000	109,015
150000 TO 249999	2	103.25	103.25	103.48	3.30	99.78	99.85	106.66	N/A	187,500	194,025
250000 TO 499999	2	89.46	89.46	90.88	12.17	98.43	78.57	100.34	N/A	291,840	265,225
500000 +	1	160.10	160.10	160.10			160.10	160.10	N/A	1,137,000	1,820,365
ALL	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>99</b>	COV:	31.20	95% Median C.I.:	87.48 to 101.50
TOTAL Sales Price:	3,635,605	WGT. MEAN:	114	STD:	31.23	95% Wgt. Mean C.I.:	84.43 to 143.88
TOTAL Adj.Sales Price:	3,635,805	MEAN:	100	AVG.ABS.DEV:	21.29	95% Mean C.I.:	90.76 to 109.43
TOTAL Assessed Value:	4,150,375						
AVG. Adj. Sales Price:	84,553	COD:	21.50	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	96,520	PRD:	87.68	MIN Sales Ratio:	29.33		

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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	2	121.54	121.54	116.60	20.33	104.24	96.83	146.25	N/A	2,500	2,915
5000 TO 9999	5	85.10	98.76	94.22	17.75	104.82	81.50	154.17	N/A	9,000	8,480
Total \$ _____											
1 TO 9999	7	87.95	105.27	96.46	23.64	109.13	81.50	154.17	81.50 to 154.17	7,142	6,890
10000 TO 29999	16	99.53	93.65	80.95	21.42	115.70	29.33	168.83	77.42 to 103.58	27,976	22,646
30000 TO 59999	7	88.31	94.80	85.86	30.58	110.41	45.09	170.12	45.09 to 170.12	53,071	45,565
60000 TO 99999	6	98.84	107.61	100.41	15.42	107.17	82.53	165.56	82.53 to 165.56	75,166	75,477
100000 TO 149999	2	106.95	106.95	104.14	14.41	102.69	91.53	122.36	N/A	110,000	114,557
150000 TO 249999	3	99.85	95.03	93.43	9.38	101.71	78.57	106.66	N/A	209,560	195,790
250000 TO 499999	1	100.34	100.34	100.34			100.34	100.34	N/A	330,000	331,130
500000 +	1	160.10	160.10	160.10			160.10	160.10	N/A	1,137,000	1,820,365
ALL											
	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	84.91	94.85	79.50	26.54	119.31	59.76	154.17	N/A	63,636	50,588
10	18	99.53	102.10	99.67	17.56	102.44	55.66	170.12	85.10 to 106.18	40,618	40,485
15	3	68.06	67.15	66.62	21.17	100.80	45.09	88.31	N/A	67,500	44,968
20	15	99.85	100.53	95.36	19.24	105.42	29.33	168.83	85.06 to 103.64	77,133	73,553
30	2	141.23	141.23	157.33	13.36	89.76	122.36	160.10	N/A	613,500	965,242
ALL											
	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>99</b>	COV:	31.20	95% Median C.I.:	87.48 to 101.50
TOTAL Sales Price:	3,635,605	WGT. MEAN:	114	STD:	31.23	95% Wgt. Mean C.I.:	84.43 to 143.88
TOTAL Adj.Sales Price:	3,635,805	MEAN:	100	AVG.ABS.DEV:	21.29	95% Mean C.I.:	90.76 to 109.43
TOTAL Assessed Value:	4,150,375						
AVG. Adj. Sales Price:	84,553	COD:	21.50	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	96,520	PRD:	87.68	MIN Sales Ratio:	29.33		

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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)	5	84.91	94.85	79.50	26.54	119.31	59.76	154.17	N/A	63,636	50,588
330	1	160.10	160.10	160.10			160.10	160.10	N/A	1,137,000	1,820,365
342	1	99.85	99.85	99.85			99.85	99.85	N/A	175,000	174,735
344	3	100.63	102.55	105.51	2.09	97.19	100.36	106.66	N/A	81,833	86,341
349	1	99.34	99.34	99.34			99.34	99.34	N/A	65,000	64,570
350	2	131.96	131.96	119.49	25.47	110.43	98.35	165.56	N/A	62,000	74,082
352	1	122.36	122.36	122.36			122.36	122.36	N/A	90,000	110,120
353	14	88.13	90.23	84.76	16.88	106.45	45.09	146.25	77.42 to 103.64	47,035	39,867
384	2	85.10	85.10	85.10	0.00	100.00	85.10	85.10	N/A	10,000	8,510
406	6	102.71	121.58	106.54	25.73	114.12	85.06	170.12	85.06 to 170.12	75,833	80,789
442	3	82.53	83.89	65.86	44.62	127.37	29.33	139.80	N/A	68,333	45,005
526	1	55.66	55.66	55.66			55.66	55.66	N/A	45,000	25,045
528	3	101.50	102.12	102.94	2.24	99.21	99.02	105.84	N/A	32,541	33,498
ALL	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	122.36	122.36	122.36			122.36	122.36	N/A	90,000	110,120
03	41	99.02	100.07	116.67	21.47	85.78	29.33	170.12	87.48 to 101.50	80,295	93,681
04	1	78.57	78.57	78.57			78.57	78.57	N/A	253,680	199,320
ALL	43	99.02	100.09	114.15	21.50	87.68	29.33	170.12	87.48 to 101.50	84,553	96,520



**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:	60	<b>MEDIAN:</b>	<b>75</b>	COV:	21.30	95% Median C.I.:	71.52 to 81.32	(!: Derived)
(AgLand) TOTAL Sales Price:	8,183,891	WGT. MEAN:	74	STD:	16.38	95% Wgt. Mean C.I.:	70.43 to 78.05	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,159,891	MEAN:	77	AVG.ABS.DEV:	12.17	95% Mean C.I.:	72.74 to 81.03	
(AgLand) TOTAL Assessed Value:	6,058,008							
AVG. Adj. Sales Price:	135,998	COD:	16.21	MAX Sales Ratio:	121.16			
AVG. Assessed Value:	100,966	PRD:	103.56	MIN Sales Ratio:	24.04			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	71.09	71.09	71.14	0.61	99.93	70.66	71.52	N/A	99,662	70,900
10/01/02 TO 12/31/02	4	84.21	83.23	82.78	14.81	100.54	60.16	104.34	N/A	90,675	75,064
01/01/03 TO 03/31/03	5	85.11	87.49	78.88	11.76	110.91	66.54	103.57	N/A	137,231	108,254
04/01/03 TO 06/30/03	6	86.98	90.04	89.46	11.15	100.65	72.94	106.61	72.94 to 106.61	124,000	110,930
07/01/03 TO 09/30/03	1	75.41	75.41	75.41			75.41	75.41	N/A	55,000	41,475
10/01/03 TO 12/31/03	2	96.83	96.83	99.04	4.70	97.77	92.28	101.38	N/A	129,300	128,052
01/01/04 TO 03/31/04	5	70.10	71.80	70.82	5.17	101.38	65.34	78.99	N/A	129,388	91,636
04/01/04 TO 06/30/04	6	80.25	82.31	81.89	12.08	100.52	70.55	105.12	70.55 to 105.12	66,091	54,120
07/01/04 TO 09/30/04	2	69.66	69.66	67.48	12.87	103.22	60.69	78.62	N/A	193,185	130,367
10/01/04 TO 12/31/04	9	72.71	68.61	67.57	17.42	101.54	24.04	87.49	54.25 to 83.55	94,166	63,631
01/01/05 TO 03/31/05	10	67.94	65.54	68.63	10.72	95.49	52.02	76.43	55.93 to 74.75	208,693	143,235
04/01/05 TO 06/30/05	8	76.84	78.29	71.34	20.70	109.74	52.72	121.16	52.72 to 121.16	186,226	132,855
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	85.11	85.46	82.77	12.93	103.25	60.16	106.61	71.52 to 103.57	117,187	96,994
07/01/03 TO 06/30/04	14	75.45	80.14	79.62	11.97	100.65	65.34	105.12	70.10 to 92.28	96,935	77,177
07/01/04 TO 06/30/05	29	72.02	70.29	69.19	16.44	101.59	24.04	121.16	60.69 to 78.46	165,883	114,780
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	86.98	89.05	86.28	11.61	103.22	66.54	106.61	75.41 to 103.57	124,554	107,459
01/01/04 TO 12/31/04	22	73.62	73.17	70.97	13.36	103.09	24.04	105.12	70.03 to 79.90	103,516	73,469
<u>ALL</u>											
	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966

**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

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(AgLand) TOTAL Adj.Sales Price:	8,159,891	MEAN:	77	AVG.ABS.DEV:	12.17	95% Mean C.I.:	72.74 to 81.03	
(AgLand) TOTAL Assessed Value:	6,058,008							
AVG. Adj. Sales Price:	135,998	COD:	16.21	MAX Sales Ratio:	121.16			
AVG. Assessed Value:	100,966	PRD:	103.56	MIN Sales Ratio:	24.04			

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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	
3683	3	72.61	88.14	78.53	23.18	112.25	70.66	121.16	N/A	99,833	78,395	
3685	7	70.64	72.28	66.10	15.95	109.34	52.72	103.57	52.72 to 103.57	159,670	105,545	
3687	1	72.94	72.94	72.94			72.94	72.94	N/A	57,000	41,575	
3689	1	75.41	75.41	75.41			75.41	75.41	N/A	55,000	41,475	
3741	6	84.99	87.51	88.15	14.04	99.27	71.52	106.61	71.52 to 106.61	98,304	86,657	
3743	4	67.30	68.98	69.94	14.27	98.62	54.25	87.07	N/A	105,875	74,048	
3745	9	70.03	68.19	68.13	14.65	100.10	52.02	85.89	55.93 to 84.61	126,488	86,170	
3747	1	74.75	74.75	74.75			74.75	74.75	N/A	300,000	224,260	
3917	3	92.28	92.66	89.21	8.30	103.86	81.36	104.34	N/A	80,100	71,460	
3919	2	71.61	71.61	71.48	9.78	100.18	64.61	78.62	N/A	149,185	106,640	
3921	2	79.98	79.98	80.02	0.11	99.96	79.90	80.07	N/A	190,955	152,800	
3923	3	85.59	89.45	86.58	4.87	103.31	85.11	97.63	N/A	130,580	113,053	
3977	3	76.43	77.12	73.91	14.63	104.35	60.69	94.23	N/A	223,800	165,400	
3979	7	81.32	74.67	75.68	18.48	98.67	24.04	101.38	24.04 to 101.38	151,900	114,954	
3981	5	70.28	70.45	69.08	9.01	101.98	58.62	85.01	N/A	165,202	114,125	
3983	3	73.61	83.09	78.81	15.66	105.44	70.55	105.12	N/A	101,980	80,366	
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	31	78.62	75.39	74.44	15.88	101.28	24.04	105.12	70.10 to 85.01	113,992	84,855	
2	12	75.02	76.48	74.12	14.12	103.19	58.62	101.38	65.60 to 88.36	192,508	142,684	
3	17	74.52	79.90	74.06	16.63	107.89	52.72	121.16	70.64 to 103.57	136,236	100,898	
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	

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	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	

**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

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(AgLand) TOTAL Adj.Sales Price:	8,159,891	MEAN:	77	AVG.ABS.DEV:	12.17	95% Mean C.I.:	72.74 to 81.03	
(AgLand) TOTAL Assessed Value:	6,058,008							
AVG. Adj. Sales Price:	135,998	COD:	16.21	MAX Sales Ratio:	121.16			
AVG. Assessed Value:	100,966	PRD:	103.56	MIN Sales Ratio:	24.04			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
30-0001												
48-0300	7	78.46	80.05	76.66	13.92	104.42	60.69	101.38	60.69 to 101.38	190,171	145,784	
48-0303	4	82.94	85.39	81.22	16.05	105.14	70.55	105.12	N/A	93,135	75,640	
76-0002	1	71.52	71.52	71.52			71.52	71.52	N/A	111,825	79,975	
76-0018	1	75.41	75.41	75.41			75.41	75.41	N/A	55,000	41,475	
76-0031												
76-0044	8	71.52	74.65	74.79	17.33	99.81	54.25	103.57	54.25 to 103.57	89,739	67,114	
76-0068	18	72.32	73.68	69.02	16.29	106.75	52.02	121.16	60.42 to 78.99	151,748	104,736	
76-0082	16	81.91	80.55	80.47	14.21	100.10	24.04	106.61	72.71 to 88.36	125,870	101,293	
76-0163	5	70.28	70.45	69.08	9.01	101.98	58.62	85.01	N/A	165,202	114,125	
80-0005												
NonValid School												
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	3	72.71	72.89	73.56	2.23	99.09	70.55	75.41	N/A	36,346	26,735	
30.01 TO 50.00	6	81.27	84.96	83.12	13.50	102.21	70.03	106.61	70.03 to 106.61	56,233	46,743	
50.01 TO 100.00	31	75.49	76.67	74.61	19.43	102.76	24.04	121.16	70.10 to 85.11	101,681	75,869	
100.01 TO 180.00	18	74.18	75.32	73.01	13.90	103.17	52.72	104.23	65.60 to 81.36	217,078	158,493	
180.01 TO 330.00	2	76.04	76.04	75.32	5.29	100.97	72.02	80.07	N/A	326,955	246,252	
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	11	83.55	81.15	81.67	9.61	99.37	70.03	103.57	70.55 to 88.36	92,463	75,513	
DRY-N/A	27	74.75	75.44	73.16	14.32	103.11	54.25	105.12	64.61 to 81.32	133,789	97,880	
GRASS	3	70.66	71.95	59.59	45.82	120.74	24.04	121.16	N/A	74,666	44,495	
GRASS-N/A	5	70.28	68.12	68.38	13.07	99.62	52.02	87.49	N/A	111,047	75,930	
IRRGTD	2	79.79	79.79	75.17	18.10	106.14	65.34	94.23	N/A	172,000	129,290	
IRRGTD-N/A	12	77.71	80.65	75.31	16.17	107.09	52.72	106.61	66.54 to 101.38	200,603	151,072	
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	

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Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	60	<b>MEDIAN:</b>	<b>75</b>	COV:	21.30	95% Median C.I.:	71.52 to 81.32	(! : Derived)
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AVG. Adj. Sales Price:	135,998	COD:	16.21	MAX Sales Ratio:	121.16			
AVG. Assessed Value:	100,966	PRD:	103.56	MIN Sales Ratio:	24.04			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	75.08	77.44	76.02	14.07	101.87	54.25	104.34	70.55 to 85.01	124,585	94,706
DRY-N/A	14	76.98	76.49	73.23	12.29	104.45	55.93	105.12	60.69 to 85.89	117,097	85,747
GRASS	5	70.64	69.33	62.45	30.47	111.01	24.04	121.16	N/A	76,847	47,994
GRASS-N/A	3	70.28	69.93	69.16	16.82	101.12	52.02	87.49	N/A	131,666	91,055
IRRGTD	8	70.53	78.37	70.64	22.43	110.94	52.72	106.61	52.72 to 106.61	224,105	158,305
IRRGTD-N/A	6	80.74	83.41	83.99	9.12	99.30	72.71	104.23	72.71 to 104.23	159,733	134,167
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	37	75.41	76.97	74.86	13.63	102.83	54.25	105.12	71.80 to 81.32	121,789	91,167
DRY-N/A	1	81.36	81.36	81.36			81.36	81.36	N/A	123,200	100,230
GRASS	7	70.64	69.45	64.05	28.94	108.43	24.04	121.16	24.04 to 121.16	79,176	50,714
GRASS-N/A	1	70.28	70.28	70.28			70.28	70.28	N/A	225,000	158,135
IRRGTD	12	75.47	78.13	72.59	15.76	107.64	52.72	106.61	65.60 to 94.23	199,603	144,883
IRRGTD-N/A	2	94.91	94.91	93.49	9.82	101.51	85.59	104.23	N/A	178,000	166,420
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966

**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	2	71.63	71.63	71.67	1.51	99.95	70.55	72.71	N/A	27,020	19,365
30000 TO 59999	8	100.98	95.85	94.59	13.33	101.33	72.94	121.16	72.94 to 121.16	48,812	46,170
60000 TO 99999	17	70.64	70.48	68.98	19.25	102.19	24.04	103.57	57.31 to 85.89	81,303	56,080
100000 TO 149999	13	79.90	78.44	78.98	9.78	99.32	54.25	94.23	71.52 to 87.07	116,048	91,654
150000 TO 249999	13	73.61	76.70	75.98	14.17	100.94	60.42	104.23	64.61 to 85.59	194,495	147,783
250000 TO 499999	7	72.02	69.73	68.98	9.20	101.09	52.72	80.07	52.72 to 80.07	328,015	226,265
ALL	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966

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

Base Stat

State Stat Run

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AVG. Assessed Value:	100,966	PRD:	103.56	MIN Sales Ratio:	24.04			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	3	70.55	55.77	41.14	23.00	135.57	24.04	72.71	N/A	50,180	20,641	
30000 TO 59999	17	75.41	78.62	73.27	23.29	107.29	52.02	121.16	57.31 to 104.34	65,905	48,292	
60000 TO 99999	16	78.73	78.91	77.58	10.95	101.70	64.50	103.57	70.64 to 87.49	97,255	75,455	
100000 TO 149999	11	78.62	76.59	74.51	11.18	102.79	60.42	94.23	60.69 to 87.07	166,986	124,426	
150000 TO 249999	12	75.59	77.71	74.63	13.84	104.12	52.72	104.23	66.54 to 85.59	259,167	193,429	
250000 TO 499999	1	72.02	72.02	72.02			72.02	72.02	N/A	386,000	277,990	
_____ ALL _____												
	60	75.08	76.89	74.24	16.21	103.56	24.04	121.16	71.52 to 81.32	135,998	100,966	

**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:	431	<b>MEDIAN:</b>	<b>89</b>	COV:	40.20	95% Median C.I.:	86.34 to 90.50
TOTAL Sales Price:	33,531,564	WGT. MEAN:	86	STD:	37.16	95% Wgt. Mean C.I.:	84.82 to 88.10
TOTAL Adj.Sales Price:	33,528,564	MEAN:	92	AVG.ABS.DEV:	19.94	95% Mean C.I.:	88.92 to 95.94
TOTAL Assessed Value:	28,988,320						
AVG. Adj. Sales Price:	77,792	COD:	22.51	MAX Sales Ratio:	548.67		
AVG. Assessed Value:	67,258	PRD:	106.91	MIN Sales Ratio:	2.62		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	63	92.45	90.87	90.70	14.92	100.19	33.55	127.84	88.17 to 99.25	77,875	70,632
10/01/03 TO 12/31/03	58	94.32	96.27	92.18	17.08	104.44	49.00	180.15	88.02 to 97.27	71,377	65,798
01/01/04 TO 03/31/04	38	92.65	98.29	88.60	17.93	110.93	57.60	209.36	89.40 to 100.00	72,065	63,851
04/01/04 TO 06/30/04	61	88.44	91.48	86.47	18.70	105.79	57.68	175.63	83.49 to 93.96	81,000	70,038
07/01/04 TO 09/30/04	57	83.41	88.05	83.08	21.88	105.97	33.68	168.36	77.11 to 92.56	79,735	66,248
10/01/04 TO 12/31/04	54	85.60	97.30	85.95	29.72	113.20	28.78	321.91	80.90 to 91.14	91,326	78,496
01/01/05 TO 03/31/05	31	90.00	98.23	85.30	22.38	115.16	56.71	162.70	84.17 to 98.73	67,972	57,978
04/01/05 TO 06/30/05	69	82.88	85.44	80.69	32.89	105.90	2.62	548.67	78.57 to 87.76	75,641	61,031
<u>Study Years</u>											
07/01/03 TO 06/30/04	220	92.11	93.74	89.47	17.20	104.77	33.55	209.36	89.06 to 94.62	76,025	68,021
07/01/04 TO 06/30/05	211	85.11	91.06	83.46	27.67	109.11	2.62	548.67	83.18 to 87.20	79,635	66,462
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	210	87.43	93.28	85.76	22.53	108.76	28.78	321.91	85.45 to 90.39	81,695	70,065
<u>ALL</u>											
	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AREA 4500	12	100.00	98.06	94.99	11.30	103.23	68.59	126.32	86.89 to 106.36	74,333	70,606
AREA 4505	15	96.25	97.16	89.59	14.92	108.45	67.97	148.39	80.90 to 109.46	90,771	81,319
AREA 4510	6	87.95	85.60	86.93	7.79	98.46	68.56	94.60	68.56 to 94.60	107,025	93,041
CRETE	208	88.26	87.89	87.11	17.66	100.90	2.62	176.64	85.11 to 91.04	90,198	78,571
DEWITT	11	97.26	92.43	91.25	15.89	101.29	33.55	125.63	71.74 to 113.91	62,272	56,825
DORCHESTER	26	91.23	107.39	90.34	30.07	118.87	52.31	321.91	82.71 to 103.39	60,174	54,363
FRIEND	59	87.76	91.45	84.10	20.39	108.73	45.26	175.50	82.10 to 97.27	66,660	56,064
SWANTON	4	46.84	45.06	45.60	12.56	98.81	33.68	52.88	N/A	43,750	19,951
TOBIAS	10	142.67	178.61	172.37	65.64	103.62	33.75	548.67	36.25 to 264.46	6,101	10,516
WESTERN	10	91.49	98.04	95.68	30.01	102.47	45.56	170.33	63.50 to 169.60	29,296	28,030
WILBER	65	85.41	87.31	80.80	20.98	108.06	28.78	197.06	83.18 to 86.37	77,804	62,866
Y-CABIN	5	122.33	116.44	118.97	9.33	97.87	98.00	130.64	N/A	20,563	24,465
<u>ALL</u>											
	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**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:	431	<b>MEDIAN:</b>	<b>89</b>	COV:	40.20	95% Median C.I.:	86.34 to 90.50
TOTAL Sales Price:	33,531,564	WGT. MEAN:	86	STD:	37.16	95% Wgt. Mean C.I.:	84.82 to 88.10
TOTAL Adj.Sales Price:	33,528,564	MEAN:	92	AVG.ABS.DEV:	19.94	95% Mean C.I.:	88.92 to 95.94
TOTAL Assessed Value:	28,988,320						
AVG. Adj. Sales Price:	77,792	COD:	22.51	MAX Sales Ratio:	548.67		
AVG. Assessed Value:	67,258	PRD:	106.91	MIN Sales Ratio:	2.62		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	387	88.31	92.87	86.03	22.37	107.95	32.96	548.67	85.75 to 90.15	78,746	67,749
2	19	100.00	83.01	100.76	31.04	82.39	2.62	130.64	49.00 to 115.71	32,911	33,160
3	25	92.17	92.73	88.09	12.35	105.26	67.97	148.39	85.34 to 98.25	97,129	85,563
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**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	368	87.89	92.64	86.24	20.94	107.42	32.96	548.67	85.72 to 89.91	87,651	75,592
2	58	98.50	89.01	89.59	27.93	99.36	2.62	197.06	81.35 to 100.00	20,170	18,070
3	5	122.33	116.44	118.97	9.33	97.87	98.00	130.64	N/A	20,563	24,465
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	430	88.57	92.45	86.46	22.55	106.93	2.62	548.67	86.37 to 90.50	77,916	67,367
06											
07	1	83.41	83.41	83.41			83.41	83.41	N/A	24,500	20,435
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0001	1	92.17	92.17	92.17			92.17	92.17	N/A	81,500	75,120
48-0300	18	91.51	83.59	84.83	26.07	98.54	33.55	125.63	52.88 to 106.56	63,161	53,578
48-0303	10	142.67	178.61	172.37	65.64	103.62	33.75	548.67	36.25 to 264.46	6,101	10,516
76-0002	220	88.50	88.55	87.37	17.63	101.35	2.62	176.64	85.51 to 91.68	88,596	77,404
76-0018	1	106.36	106.36	106.36			106.36	106.36	N/A	202,500	215,375
76-0031	4	115.62	114.97	117.75	12.34	97.64	98.00	130.64	N/A	18,829	22,171
76-0044	29	90.00	103.74	86.67	29.40	119.69	52.31	321.91	81.35 to 101.89	67,638	58,623
76-0068	64	88.44	91.19	84.83	19.35	107.50	45.26	175.50	82.48 to 96.64	69,803	59,213
76-0082	74	85.57	88.95	82.33	20.76	108.04	28.78	197.06	83.32 to 89.06	77,812	64,060
76-0163	10	91.49	98.04	95.68	30.01	102.47	45.56	170.33	63.50 to 169.60	29,296	28,030
80-0005											
NonValid School											
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**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:	431	<b>MEDIAN:</b>	<b>89</b>	COV:	40.20	95% Median C.I.:	86.34 to 90.50
TOTAL Sales Price:	33,531,564	WGT. MEAN:	86	STD:	37.16	95% Wgt. Mean C.I.:	84.82 to 88.10
TOTAL Adj.Sales Price:	33,528,564	MEAN:	92	AVG.ABS.DEV:	19.94	95% Mean C.I.:	88.92 to 95.94
TOTAL Assessed Value:	28,988,320						
AVG. Adj. Sales Price:	77,792	COD:	22.51	MAX Sales Ratio:	548.67		
AVG. Assessed Value:	67,258	PRD:	106.91	MIN Sales Ratio:	2.62		

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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	61	98.63	92.18	89.94	29.25	102.48	2.62	197.06	88.36 to 100.00	19,338	17,393
Prior TO 1860											
1860 TO 1899	16	83.37	132.25	83.03	82.54	159.28	45.26	548.67	60.95 to 157.33	61,071	50,707
1900 TO 1919	99	88.56	90.60	82.72	24.99	109.53	33.55	180.15	80.90 to 94.62	66,743	55,209
1920 TO 1939	75	85.34	92.48	83.46	23.62	110.81	52.31	264.46	80.44 to 89.40	69,731	58,196
1940 TO 1949	11	86.33	87.53	84.40	13.08	103.71	65.30	109.27	70.56 to 105.21	59,409	50,140
1950 TO 1959	31	88.41	92.66	87.48	15.77	105.92	57.68	170.33	84.07 to 95.00	83,540	73,083
1960 TO 1969	33	86.89	88.27	87.69	8.14	100.67	69.05	107.55	83.32 to 90.26	101,545	89,040
1970 TO 1979	49	88.41	87.96	86.88	9.82	101.23	67.51	130.64	83.59 to 92.17	105,108	91,321
1980 TO 1989	10	92.02	89.98	85.37	15.39	105.40	66.53	127.84	69.82 to 100.17	107,236	91,544
1990 TO 1994	12	98.15	95.45	97.11	9.13	98.29	80.11	107.69	83.41 to 105.09	123,070	119,517
1995 TO 1999	9	93.67	94.42	91.96	8.04	102.68	75.80	104.00	85.81 to 103.64	146,500	134,718
2000 TO Present	25	92.15	89.60	89.07	12.81	100.61	32.96	113.91	85.06 to 98.70	156,881	139,726
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**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	16	122.35	119.21	96.59	65.75	123.41	2.62	548.67	33.75 to 158.44	2,153	2,080
5000 TO 9999	9	103.39	142.09	135.92	48.78	104.54	58.67	321.91	99.47 to 209.36	6,722	9,136
Total \$											
1 TO 9999	25	117.43	127.44	121.65	59.78	104.77	2.62	548.67	63.50 to 128.63	3,798	4,620
10000 TO 29999	61	103.40	112.93	109.03	30.60	103.58	28.78	264.46	100.00 to 115.71	19,094	20,818
30000 TO 59999	84	92.53	91.54	90.55	18.39	101.09	33.55	180.15	89.06 to 98.37	46,195	41,828
60000 TO 99999	122	85.17	84.38	84.34	14.82	100.05	36.41	131.99	81.39 to 88.46	78,121	65,885
100000 TO 149999	104	83.42	83.83	83.70	10.67	100.15	50.61	107.69	81.70 to 85.51	120,290	100,683
150000 TO 249999	31	92.56	87.87	88.66	12.92	99.12	32.96	106.85	85.34 to 98.47	169,826	150,560
250000 TO 499999	4	86.51	84.31	84.30	3.75	100.00	75.80	88.41	N/A	270,674	228,191
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258



**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:	431	<b>MEDIAN:</b>	<b>89</b>	COV:	40.20	95% Median C.I.:	86.34 to 90.50
TOTAL Sales Price:	33,531,564	WGT. MEAN:	86	STD:	37.16	95% Wgt. Mean C.I.:	84.82 to 88.10
TOTAL Adj.Sales Price:	33,528,564	MEAN:	92	AVG.ABS.DEV:	19.94	95% Mean C.I.:	88.92 to 95.94
TOTAL Assessed Value:	28,988,320						
AVG. Adj. Sales Price:	77,792	COD:	22.51	MAX Sales Ratio:	548.67		
AVG. Assessed Value:	67,258	PRD:	106.91	MIN Sales Ratio:	2.62		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	15	63.50	83.98	64.46	86.14	130.29	2.62	197.06	33.75 to 127.50	2,497	1,609
5000 TO 9999	11	103.39	142.55	92.27	62.78	154.48	28.78	548.67	62.72 to 162.70	7,954	7,340
Total \$											
1 TO 9999	26	101.30	108.76	83.93	60.03	129.57	2.62	548.67	58.67 to 127.50	4,806	4,034
10000 TO 29999	66	97.39	100.63	82.70	34.70	121.69	33.55	321.91	84.17 to 102.08	23,713	19,610
30000 TO 59999	122	90.45	93.41	85.91	22.01	108.73	32.96	264.46	86.81 to 93.09	54,086	46,465
60000 TO 99999	135	83.25	84.63	82.51	12.70	102.56	50.61	131.99	81.35 to 85.45	97,067	80,094
100000 TO 149999	61	90.55	91.00	90.22	9.03	100.86	64.93	114.82	85.82 to 94.60	130,220	117,485
150000 TO 249999	21	96.96	95.07	94.01	7.07	101.14	75.80	106.85	86.89 to 101.75	199,637	187,670
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	61	98.63	92.18	89.94	29.25	102.48	2.62	197.06	88.36 to 100.00	19,338	17,393
10	2	139.45	139.45	132.24	25.85	105.45	103.40	175.50	N/A	12,500	16,530
20	33	95.43	97.40	92.32	19.46	105.50	57.68	171.15	88.44 to 103.52	49,003	45,241
25	48	84.22	103.58	84.21	44.34	123.00	33.55	548.67	74.98 to 96.25	57,167	48,141
30	208	85.98	90.59	85.55	18.63	105.89	36.41	264.46	84.07 to 89.88	82,258	70,369
35	50	88.70	86.77	86.56	10.71	100.24	32.96	106.71	85.11 to 92.22	132,928	115,060
40	24	90.36	88.19	87.41	13.50	100.89	50.61	120.18	79.47 to 97.75	124,078	108,452
45	3	86.34	88.17	86.46	10.26	101.98	75.80	102.36	N/A	243,135	210,208
50	1	86.69	86.69	86.69			86.69	86.69	N/A	271,291	235,190
55	1	101.75	101.75	101.75			101.75	101.75	N/A	228,000	232,000
ALL	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258

**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)

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TOTAL Sales Price:	33,531,564	WGT. MEAN:	86	STD:	37.16	95% Wgt. Mean C.I.:	84.82 to 88.10
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TOTAL Assessed Value:	28,988,320						
AVG. Adj. Sales Price:	77,792	COD:	22.51	MAX Sales Ratio:	548.67		
AVG. Assessed Value:	67,258	PRD:	106.91	MIN Sales Ratio:	2.62		

Printed: 02/27/2006 15:17:09

<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	61	98.63	92.18	89.94	29.25	102.48	2.62	197.06	88.36 to 100.00	19,338	17,393	
100	4	114.01	110.52	107.72	16.43	102.60	83.41	130.64	N/A	29,767	32,065	
101	233	88.60	93.53	87.54	19.61	106.85	32.96	548.67	86.37 to 90.84	86,363	75,600	
102	37	92.01	94.99	85.41	29.12	111.22	36.41	321.91	75.91 to 96.81	85,762	73,250	
103	5	81.56	89.32	89.76	12.73	99.51	76.31	105.09	N/A	126,800	113,820	
104	83	85.15	88.43	83.12	18.77	106.39	33.55	264.46	80.46 to 87.65	86,388	71,804	
106	5	88.58	83.26	83.55	16.28	99.66	62.88	102.36	N/A	147,940	123,598	
301	1	103.64	103.64	103.64			103.64	103.64	N/A	172,500	178,780	
302	1	105.80	105.80	105.80			105.80	105.80	N/A	63,500	67,180	
304	1	52.68	52.68	52.68			52.68	52.68	N/A	154,000	81,120	
<u>ALL</u>												
	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	61	98.63	92.18	89.94	29.25	102.48	2.62	197.06	88.36 to 100.00	19,338	17,393	
10	5	168.36	193.99	179.09	22.96	108.32	146.83	321.91	N/A	9,950	17,819	
15	3	125.63	132.88	128.50	17.57	103.40	103.40	169.60	N/A	12,333	15,848	
20	12	117.92	122.70	118.91	20.80	103.19	64.63	176.64	98.00 to 157.86	34,120	40,572	
25	17	89.06	134.75	93.11	69.72	144.73	60.13	548.67	68.56 to 170.33	33,046	30,768	
30	158	88.70	89.89	87.59	16.00	102.62	32.96	209.36	85.82 to 91.94	91,811	80,420	
35	45	86.81	87.74	84.08	15.07	104.35	59.56	165.98	80.25 to 90.25	83,465	70,175	
40	98	83.42	83.90	83.02	14.41	101.07	44.96	123.41	80.29 to 88.41	96,451	80,069	
45	17	85.72	85.88	88.59	14.39	96.94	56.46	105.04	71.96 to 101.20	119,100	105,513	
50	12	91.06	87.01	86.68	17.98	100.38	36.41	120.18	69.10 to 102.01	98,244	85,158	
55	1	63.70	63.70	63.70			63.70	63.70	N/A	105,000	66,890	
60	2	70.99	70.99	69.81	10.68	101.70	63.41	78.57	N/A	133,950	93,505	
<u>ALL</u>												
	431	88.56	92.43	86.46	22.51	106.91	2.62	548.67	86.34 to 90.50	77,792	67,258	

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>97</b>	COV:	31.71	95% Median C.I.:	85.10 to 100.36
TOTAL Sales Price:	3,705,605	WGT. MEAN:	109	STD:	31.45	95% Wgt. Mean C.I.:	82.92 to 135.29
TOTAL Adj.Sales Price:	3,705,805	MEAN:	99	AVG.ABS.DEV:	21.96	95% Mean C.I.:	89.88 to 108.47
TOTAL Assessed Value:	4,043,195						
AVG. Adj. Sales Price:	84,222	COD:	22.55	MAX Sales Ratio:	168.83		
AVG. Assessed Value:	91,890	PRD:	90.90	MIN Sales Ratio:	29.33		

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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	119.63	119.63	111.00	28.87	107.78	85.10	154.17	N/A	8,000	8,880
10/01/02 TO 12/31/02	1	78.57	78.57	78.57			78.57	78.57	N/A	253,680	199,320
01/01/03 TO 03/31/03	3	100.36	104.12	100.32	6.61	103.79	96.06	115.96	N/A	149,333	149,815
04/01/03 TO 06/30/03	5	81.50	84.05	84.92	7.58	98.98	75.75	98.35	N/A	79,800	67,768
07/01/03 TO 09/30/03	3	100.04	110.01	101.16	33.70	108.74	64.42	165.56	N/A	44,833	45,355
10/01/03 TO 12/31/03	11	99.02	102.98	95.35	19.13	108.00	53.03	168.83	77.42 to 139.80	28,602	27,272
01/01/04 TO 03/31/04	2	92.55	92.55	99.29	8.05	93.21	85.10	100.00	N/A	105,000	104,255
04/01/04 TO 06/30/04	2	124.80	124.80	147.51	20.40	84.61	99.34	150.26	N/A	601,000	886,537
07/01/04 TO 09/30/04	5	99.85	92.06	83.78	25.21	109.88	29.33	142.66	N/A	57,900	48,511
10/01/04 TO 12/31/04	4	118.43	123.28	103.07	28.32	119.61	88.87	167.40	N/A	46,000	47,413
01/01/05 TO 03/31/05	2	72.41	72.41	73.56	17.47	98.44	59.76	85.06	N/A	24,750	18,205
04/01/05 TO 06/30/05	4	84.17	79.35	73.93	19.23	107.33	42.90	106.18	N/A	51,250	37,891
<u>Study Years</u>											
07/01/02 TO 06/30/03	11	86.47	95.50	90.03	17.43	106.07	75.75	154.17	78.20 to 115.96	101,516	91,396
07/01/03 TO 06/30/04	18	99.67	105.42	129.90	20.98	81.15	53.03	168.83	87.48 to 105.84	103,395	134,313
07/01/04 TO 06/30/05	15	88.87	94.38	85.19	28.51	110.78	29.33	167.40	83.43 to 106.18	48,533	41,345
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	22	98.14	99.79	94.46	18.77	105.64	53.03	168.83	81.50 to 105.08	58,914	55,652
01/01/04 TO 12/31/04	13	99.85	106.78	128.02	25.10	83.41	29.33	167.40	87.95 to 146.25	145,038	185,676
<u>ALL</u>	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AREA 4505	1	88.87	88.87	88.87			88.87	88.87	N/A	70,000	62,210
CRETE	15	86.47	92.07	113.78	26.36	80.92	42.90	167.40	75.75 to 100.00	182,345	207,464
DEWITT	2	85.10	85.10	85.10	0.00	100.00	85.10	85.10	N/A	10,000	8,510
DORCHESTER	3	100.50	99.56	58.22	46.27	171.00	29.33	168.83	N/A	34,000	19,795
FRIEND	4	100.20	100.70	98.46	20.76	102.28	59.76	142.66	N/A	24,000	23,630
RURAL	2	119.54	119.54	95.56	28.97	125.09	84.91	154.17	N/A	19,500	18,635
SWANTON	1	146.25	146.25	146.25			146.25	146.25	N/A	2,000	2,925
TOBIAS	1	139.80	139.80	139.80			139.80	139.80	N/A	10,000	13,980
WESTERN	2	84.72	84.72	84.89	3.81	99.80	81.50	87.95	N/A	9,500	8,065
WILBER	13	99.34	102.12	102.47	10.83	99.65	77.42	165.56	87.48 to 105.84	47,125	48,291
<u>ALL</u>	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>97</b>	COV:	31.71	95% Median C.I.:	85.10 to 100.36
TOTAL Sales Price:	3,705,605	WGT. MEAN:	109	STD:	31.45	95% Wgt. Mean C.I.:	82.92 to 135.29
TOTAL Adj.Sales Price:	3,705,805	MEAN:	99	AVG.ABS.DEV:	21.96	95% Mean C.I.:	89.88 to 108.47
TOTAL Assessed Value:	4,043,195						
AVG. Adj. Sales Price:	84,222	COD:	22.55	MAX Sales Ratio:	168.83		
AVG. Assessed Value:	91,890	PRD:	90.90	MIN Sales Ratio:	29.33		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	98.14	98.93	112.00	22.12	88.33	29.33	168.83	86.47 to 100.36	83,578	93,609
2	3	88.87	107.20	82.13	28.35	130.52	78.57	154.17	N/A	109,893	90,260
3	1	84.91	84.91	84.91			84.91	84.91	N/A	33,000	28,020
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**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	40	98.14	98.73	111.54	22.33	88.51	29.33	168.83	86.47 to 100.36	85,253	95,092
2	4	90.87	103.62	81.00	24.08	127.93	78.57	154.17	N/A	73,920	59,873
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0001											
48-0300	3	85.10	105.48	90.66	23.95	116.35	85.10	146.25	N/A	7,333	6,648
48-0303	1	139.80	139.80	139.80			139.80	139.80	N/A	10,000	13,980
76-0002	15	86.47	92.07	113.78	26.36	80.92	42.90	167.40	75.75 to 100.00	182,345	207,464
76-0018											
76-0031											
76-0044	3	100.50	99.56	58.22	46.27	171.00	29.33	168.83	N/A	34,000	19,795
76-0068	6	100.20	107.64	96.50	24.70	111.54	59.76	154.17	59.76 to 154.17	28,666	27,663
76-0082	14	99.18	100.89	101.58	11.11	99.32	77.42	165.56	85.06 to 105.84	46,116	46,843
76-0163	2	84.72	84.72	84.89	3.81	99.80	81.50	87.95	N/A	9,500	8,065
80-0005											
NonValid School											
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**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:	44	<b>MEDIAN:</b>	<b>97</b>	COV:	31.71	95% Median C.I.:	85.10 to 100.36
TOTAL Sales Price:	3,705,605	WGT. MEAN:	109	STD:	31.45	95% Wgt. Mean C.I.:	82.92 to 135.29
TOTAL Adj.Sales Price:	3,705,805	MEAN:	99	AVG.ABS.DEV:	21.96	95% Mean C.I.:	89.88 to 108.47
TOTAL Assessed Value:	4,043,195						
AVG. Adj. Sales Price:	84,222	COD:	22.55	MAX Sales Ratio:	168.83		
AVG. Assessed Value:	91,890	PRD:	90.90	MIN Sales Ratio:	29.33		

(!: 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	5	84.91	94.85	79.50	26.54	119.31	59.76	154.17	N/A	63,636	50,588
Prior TO 1860											
1860 TO 1899	1	83.43	83.43	83.43			83.43	83.43	N/A	65,000	54,230
1900 TO 1919	13	98.35	97.16	83.29	29.62	116.66	29.33	168.83	64.42 to 139.80	51,038	42,508
1920 TO 1939	14	87.72	91.40	86.10	15.55	106.16	42.90	142.66	81.50 to 101.50	36,723	31,617
1940 TO 1949	2	136.62	136.62	129.82	22.53	105.23	105.84	167.40	N/A	38,500	49,982
1950 TO 1959	2	100.57	100.57	96.69	4.49	104.01	96.06	105.08	N/A	177,500	171,627
1960 TO 1969											
1970 TO 1979	2	86.96	86.96	87.81	2.19	99.04	85.06	88.87	N/A	48,500	42,587
1980 TO 1989	3	99.85	121.58	108.92	22.11	111.63	99.34	165.56	N/A	93,000	101,291
1990 TO 1994											
1995 TO 1999	2	125.13	125.13	142.75	20.08	87.66	100.00	150.26	N/A	668,500	954,252
2000 TO Present											
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**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	121.54	121.54	116.60	20.33	104.24	96.83	146.25	N/A	2,500	2,915
5000 TO 9999	2	117.83	117.83	110.57	30.83	106.57	81.50	154.17	N/A	7,500	8,292
Total \$											
1 TO 9999	4	121.54	119.69	112.08	25.11	106.79	81.50	154.17	N/A	5,000	5,603
10000 TO 29999	15	100.04	103.22	100.92	17.94	102.28	59.76	168.83	85.10 to 105.08	19,508	19,687
30000 TO 59999	8	95.37	104.51	101.30	33.27	103.17	53.03	167.40	53.03 to 167.40	39,750	40,267
60000 TO 99999	10	89.74	81.11	81.91	21.53	99.03	29.33	115.96	42.90 to 99.34	72,950	59,754
100000 TO 149999	2	82.33	82.33	82.50	5.02	99.80	78.20	86.47	N/A	125,000	103,125
150000 TO 249999	2	99.92	99.92	99.93	0.08	99.99	99.85	100.00	N/A	187,500	187,367
250000 TO 499999	2	87.31	87.31	88.46	10.01	98.71	78.57	96.06	N/A	291,840	258,152
500000 +	1	150.26	150.26	150.26			150.26	150.26	N/A	1,137,000	1,708,505
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**PA&T 2006 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>97</b>	COV:	31.71	95% Median C.I.:	85.10 to 100.36
TOTAL Sales Price:	3,705,605	WGT. MEAN:	109	STD:	31.45	95% Wgt. Mean C.I.:	82.92 to 135.29
TOTAL Adj.Sales Price:	3,705,805	MEAN:	99	AVG.ABS.DEV:	21.96	95% Mean C.I.:	89.88 to 108.47
TOTAL Assessed Value:	4,043,195						
AVG. Adj. Sales Price:	84,222	COD:	22.55	MAX Sales Ratio:	168.83		
AVG. Assessed Value:	91,890	PRD:	90.90	MIN Sales Ratio:	29.33		

(!: AVTot=0)

(!: Derived)

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	121.54	121.54	116.60	20.33	104.24	96.83	146.25	N/A	2,500	2,915
5000 TO 9999	5	85.10	98.76	94.22	17.75	104.82	81.50	154.17	N/A	9,000	8,480
Total \$											
1 TO 9999	7	87.95	105.27	96.46	23.64	109.13	81.50	154.17	81.50 to 154.17	7,142	6,890
10000 TO 29999	16	99.53	95.92	82.25	24.03	116.63	29.33	168.83	77.42 to 105.08	27,976	23,009
30000 TO 59999	8	90.68	92.98	85.15	29.06	109.20	42.90	167.40	42.90 to 167.40	53,937	45,926
60000 TO 99999	6	94.48	103.49	96.11	18.62	107.67	78.20	165.56	78.20 to 165.56	76,833	73,847
100000 TO 149999	2	101.21	101.21	98.53	14.57	102.72	86.47	115.96	N/A	110,000	108,385
150000 TO 249999	3	99.85	92.81	91.31	7.15	101.64	78.57	100.00	N/A	209,560	191,351
250000 TO 499999	1	96.06	96.06	96.06			96.06	96.06	N/A	330,000	316,985
500000 +	1	150.26	150.26	150.26			150.26	150.26	N/A	1,137,000	1,708,505
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	84.91	94.85	79.50	26.54	119.31	59.76	154.17	N/A	63,636	50,588
10	18	99.51	103.49	97.69	19.82	105.94	53.03	167.40	85.10 to 106.18	40,618	39,677
15	3	64.42	63.58	63.08	20.97	100.79	42.90	83.43	N/A	67,500	42,581
20	15	97.93	98.71	92.76	20.27	106.42	29.33	168.83	85.06 to 100.50	77,133	71,549
30	3	115.96	118.36	144.57	17.65	81.87	88.87	150.26	N/A	432,333	625,025
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	44	<b>MEDIAN:</b>	<b>97</b>	COV:	31.71	95% Median C.I.:	85.10 to 100.36
TOTAL Sales Price:	3,705,605	WGT. MEAN:	109	STD:	31.45	95% Wgt. Mean C.I.:	82.92 to 135.29
TOTAL Adj.Sales Price:	3,705,805	MEAN:	99	AVG.ABS.DEV:	21.96	95% Mean C.I.:	89.88 to 108.47
TOTAL Assessed Value:	4,043,195						
AVG. Adj. Sales Price:	84,222	COD:	22.55	MAX Sales Ratio:	168.83		
AVG. Assessed Value:	91,890	PRD:	90.90	MIN Sales Ratio:	29.33		

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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)	6	86.89	93.85	81.19	22.37	115.60	59.76	154.17	59.76 to 154.17	64,696	52,525
330	1	150.26	150.26	150.26			150.26	150.26	N/A	1,137,000	1,708,505
342	1	99.85	99.85	99.85			99.85	99.85	N/A	175,000	174,735
344	3	100.36	114.34	103.08	14.17	110.92	100.00	142.66	N/A	81,833	84,355
349	1	99.34	99.34	99.34			99.34	99.34	N/A	65,000	64,570
350	2	131.96	131.96	119.49	25.47	110.43	98.35	165.56	N/A	62,000	74,082
352	1	115.96	115.96	115.96			115.96	115.96	N/A	90,000	104,360
353	14	86.98	87.77	81.04	16.84	108.30	42.90	146.25	75.75 to 100.50	47,035	38,119
384	2	85.10	85.10	85.10	0.00	100.00	85.10	85.10	N/A	10,000	8,510
406	6	102.56	120.41	103.25	26.03	116.62	85.06	168.83	85.06 to 168.83	75,833	78,295
442	3	78.20	82.44	63.33	47.09	130.19	29.33	139.80	N/A	68,333	43,273
526	1	53.03	53.03	53.03			53.03	53.03	N/A	45,000	23,865
528	3	101.50	102.12	102.94	2.24	99.21	99.02	105.84	N/A	32,541	33,498
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	115.96	115.96	115.96			115.96	115.96	N/A	90,000	104,360
03	42	97.38	99.26	111.22	22.71	89.25	29.33	168.83	86.47 to 100.04	80,050	89,036
04	1	78.57	78.57	78.57			78.57	78.57	N/A	253,680	199,320
ALL	44	97.38	99.17	109.10	22.55	90.90	29.33	168.83	85.10 to 100.36	84,222	91,890

**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

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

NUMBER of Sales:	62	<b>MEDIAN:</b>	<b>63</b>	COV:	28.45	95% Median C.I.:	58.45 to 71.39	(!: Derived)
(AgLand) TOTAL Sales Price:	8,370,591	WGT. MEAN:	62	STD:	18.48	95% Wgt. Mean C.I.:	58.01 to 66.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,346,591	MEAN:	65	AVG.ABS.DEV:	13.85	95% Mean C.I.:	60.35 to 69.55	
(AgLand) TOTAL Assessed Value:	5,188,120							
AVG. Adj. Sales Price:	134,622	COD:	21.93	MAX Sales Ratio:	104.23			
AVG. Assessed Value:	83,679	PRD:	104.50	MIN Sales Ratio:	4.84			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	63.46	63.46	64.16	9.08	98.90	57.69	69.22	N/A	99,662	63,942
10/01/02 TO 12/31/02	4	79.27	73.52	74.79	15.57	98.31	45.20	90.36	N/A	90,675	67,815
01/01/03 TO 03/31/03	5	73.88	79.34	70.55	15.86	112.45	59.23	101.01	N/A	137,231	96,823
04/01/03 TO 06/30/03	6	74.63	77.74	77.19	16.55	100.70	60.75	99.94	60.75 to 99.94	124,000	95,718
07/01/03 TO 09/30/03	1	74.66	74.66	74.66			74.66	74.66	N/A	55,000	41,065
10/01/03 TO 12/31/03	2	86.62	86.62	87.91	3.07	98.53	83.96	89.28	N/A	129,300	113,662
01/01/04 TO 03/31/04	5	64.08	65.26	64.53	7.06	101.13	59.41	74.52	N/A	129,388	83,490
04/01/04 TO 06/30/04	6	71.64	73.52	73.20	13.45	100.44	60.89	95.00	60.89 to 95.00	66,091	48,376
07/01/04 TO 09/30/04	2	59.98	59.98	56.59	23.31	105.99	46.00	73.96	N/A	193,185	109,322
10/01/04 TO 12/31/04	9	57.00	58.79	56.24	16.25	104.54	32.49	79.28	48.84 to 77.71	94,166	52,959
01/01/05 TO 03/31/05	11	52.17	50.66	52.30	13.29	96.85	14.53	63.53	45.51 to 61.24	204,994	107,219
04/01/05 TO 06/30/05	9	57.61	57.93	58.32	32.26	99.34	4.84	104.23	44.14 to 72.01	167,612	97,750
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	73.88	75.54	73.16	16.68	103.24	45.20	101.01	60.75 to 90.36	117,187	85,739
07/01/03 TO 06/30/04	14	71.22	72.52	71.93	12.89	100.82	59.41	95.00	60.89 to 83.96	96,935	69,721
07/01/04 TO 06/30/05	31	56.29	55.73	55.12	21.33	101.12	4.84	104.23	51.57 to 61.24	161,203	88,853
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	76.27	79.36	76.09	14.74	104.29	59.23	101.01	64.01 to 92.44	124,554	94,772
01/01/04 TO 12/31/04	22	62.57	64.39	61.61	15.90	104.51	32.49	95.00	57.00 to 74.52	103,516	63,772
<u>ALL</u>	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679



**PA&T 2006 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified  
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NUMBER of Sales:	62	<b>MEDIAN:</b>	<b>63</b>	COV:	28.45	95% Median C.I.:	58.45 to 71.39	(!: Derived)
(AgLand) TOTAL Sales Price:	8,370,591	WGT. MEAN:	62	STD:	18.48	95% Wgt. Mean C.I.:	58.01 to 66.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,346,591	MEAN:	65	AVG.ABS.DEV:	13.85	95% Mean C.I.:	60.35 to 69.55	
(AgLand) TOTAL Assessed Value:	5,188,120							
AVG. Adj. Sales Price:	134,622	COD:	21.93	MAX Sales Ratio:	104.23			
AVG. Assessed Value:	83,679	PRD:	104.50	MIN Sales Ratio:	4.84			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3683	3	57.69	72.89	63.37	27.42	115.02	56.76	104.23	N/A	99,833	63,268	
3685	7	59.41	63.49	57.87	24.47	109.71	44.14	101.01	44.14 to 101.01	159,670	92,409	
3687	1	60.75	60.75	60.75			60.75	60.75	N/A	57,000	34,630	
3689	3	14.53	31.34	27.46	160.22	114.13	4.84	74.66	N/A	80,566	22,125	
3741	6	78.58	82.74	81.97	9.94	100.95	69.22	99.94	69.22 to 99.94	98,304	80,576	
3743	4	60.54	61.77	62.57	14.62	98.73	48.84	77.16	N/A	105,875	66,241	
3745	9	60.38	61.55	61.19	13.49	100.59	50.85	79.10	51.92 to 72.87	126,488	77,397	
3747	1	45.51	45.51	45.51			45.51	45.51	N/A	300,000	136,525	
3917	3	83.96	85.23	83.98	3.57	101.49	81.38	90.36	N/A	80,100	67,266	
3919	2	65.78	65.78	65.63	12.43	100.24	57.61	73.96	N/A	149,185	97,905	
3921	2	63.73	63.73	65.85	8.28	96.77	58.45	69.00	N/A	190,955	125,752	
3923	3	73.88	78.32	74.11	8.26	105.68	71.39	89.70	N/A	130,580	96,778	
3977	3	58.44	58.24	56.06	13.85	103.90	46.00	70.28	N/A	223,800	125,456	
3979	7	62.31	61.14	62.72	19.47	97.48	32.49	89.28	32.49 to 89.28	151,900	95,265	
3981	5	61.24	60.74	60.16	11.07	100.97	45.05	75.36	N/A	165,202	99,387	
3983	3	60.89	70.05	61.88	22.31	113.20	54.25	95.00	N/A	101,980	63,101	
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	31	69.00	67.94	66.43	16.31	102.28	32.49	95.00	60.38 to 75.36	113,992	75,724	
2	12	58.84	59.83	59.05	13.42	101.31	45.05	89.28	51.57 to 64.01	192,508	113,684	
3	19	60.75	63.31	58.99	33.04	107.32	4.84	104.23	45.51 to 77.87	131,722	77,707	
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679	

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	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679	
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679	

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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)											
30-0001											
48-0300	7	58.44	62.02	60.05	16.63	103.29	46.00	89.28	46.00 to 89.28	190,171	114,195
48-0303	4	72.42	73.52	65.82	22.03	111.70	54.25	95.00	N/A	93,135	61,305
76-0002	3	14.53	29.53	34.41	147.73	85.82	4.84	69.22	N/A	99,508	34,238
76-0018	1	74.66	74.66	74.66			74.66	74.66	N/A	55,000	41,065
76-0031											
76-0044	8	62.42	65.87	66.24	20.69	99.43	45.20	101.01	45.20 to 101.01	89,739	59,444
76-0068	18	58.55	64.16	58.69	21.05	109.31	44.14	104.23	52.17 to 74.52	151,748	89,068
76-0082	16	72.95	71.88	70.71	15.37	101.66	32.49	99.94	60.38 to 79.28	125,870	89,002
76-0163	5	61.24	60.74	60.16	11.07	100.97	45.05	75.36	N/A	165,202	99,387
80-0005											
NonValid School											
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	4.84	4.84	4.84			4.84	4.84	N/A	18,700	905
10.01 TO 30.00	4	67.78	56.95	37.21	28.39	153.05	14.53	77.71	N/A	69,260	25,771
30.01 TO 50.00	6	68.42	74.60	73.33	19.66	101.74	60.38	99.94	60.38 to 99.94	56,233	41,234
50.01 TO 100.00	31	64.08	66.82	64.85	20.60	103.03	32.49	104.23	57.00 to 73.88	101,681	65,944
100.01 TO 180.00	18	58.84	63.50	60.46	20.12	105.04	44.14	92.44	52.29 to 73.96	217,078	131,241
180.01 TO 330.00	2	66.27	66.27	65.77	4.13	100.75	63.53	69.00	N/A	326,955	215,042
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	11	64.01	69.71	69.47	13.69	100.34	56.76	101.01	60.38 to 77.16	92,463	64,232
DRY-N/A	27	63.53	65.32	61.77	18.77	105.75	45.05	95.00	55.18 to 73.96	133,789	82,639
GRASS	4	45.09	49.81	51.27	69.07	97.16	4.84	104.23	N/A	60,675	31,107
GRASS-N/A	5	52.29	57.77	58.50	17.01	98.76	45.20	79.28	N/A	111,047	64,964
IRRGTD	2	64.85	64.85	63.11	8.38	102.75	59.41	70.28	N/A	172,000	108,545
IRRGTD-N/A	13	71.39	67.61	61.51	23.27	109.92	14.53	99.94	51.57 to 89.28	198,095	121,843
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	63.77	66.74	64.16	16.77	104.03	45.05	101.01	57.61 to 73.88	124,585	79,933
DRY-N/A	14	62.42	66.32	62.18	18.57	106.66	46.00	95.00	54.25 to 81.38	117,097	72,815
GRASS	6	48.75	49.46	50.55	45.02	97.84	4.84	104.23	4.84 to 104.23	67,156	33,946
GRASS-N/A	3	61.24	63.79	62.17	15.47	102.61	50.85	79.28	N/A	131,666	81,856
IRRGTD	8	63.65	67.72	60.55	22.20	111.83	44.14	99.94	44.14 to 99.94	224,105	135,698
IRRGTD-N/A	7	74.52	66.70	63.52	19.87	105.01	14.53	92.44	14.53 to 92.44	160,914	102,210
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	37	63.53	66.19	62.97	17.06	105.11	45.05	101.01	58.45 to 72.01	121,789	76,690
DRY-N/A	1	81.38	81.38	81.38			81.38	81.38	N/A	123,200	100,255
GRASS	8	51.57	53.36	54.36	38.81	98.16	4.84	104.23	4.84 to 104.23	71,617	38,931
GRASS-N/A	1	61.24	61.24	61.24			61.24	61.24	N/A	225,000	137,800
IRRGTD	13	67.88	64.99	59.11	22.92	109.94	14.53	99.94	51.57 to 77.87	197,172	116,546
IRRGTD-N/A	2	81.92	81.92	80.32	12.85	101.99	71.39	92.44	N/A	178,000	142,972
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679

**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	3	60.89	47.81	52.96	39.90	90.29	4.84	77.71	N/A	24,246	12,840
30000 TO 59999	8	90.03	84.62	83.57	14.18	101.26	60.75	104.23	60.75 to 104.23	48,812	40,791
60000 TO 99999	17	60.38	63.14	61.83	23.14	102.11	32.49	101.01	50.85 to 79.10	81,303	50,270
100000 TO 149999	13	69.22	66.63	67.35	11.35	98.92	48.84	81.38	57.00 to 73.96	116,048	78,162
150000 TO 249999	14	60.33	62.56	62.17	22.31	100.63	14.53	92.44	54.25 to 77.87	192,603	119,736
250000 TO 499999	7	58.44	55.92	55.58	12.36	100.60	44.14	69.00	44.14 to 69.00	328,015	182,321
ALL	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679

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Base Stat

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	4.84	4.84	4.84			4.84	4.84	N/A	18,700	905	
Total \$ _____												
1 TO 9999	1	4.84	4.84	4.84			4.84	4.84	N/A	18,700	905	
10000 TO 29999	5	60.89	52.13	36.18	26.38	144.08	14.53	77.71	N/A	66,808	24,172	
30000 TO 59999	22	64.34	68.59	64.03	26.14	107.12	32.49	104.23	52.17 to 83.96	73,261	46,908	
60000 TO 99999	13	64.08	68.08	66.50	13.10	102.39	56.29	101.01	57.61 to 74.52	112,557	74,846	
100000 TO 149999	14	69.64	66.60	64.09	15.74	103.91	45.51	92.44	54.25 to 77.87	195,053	125,016	
150000 TO 249999	7	59.23	62.17	59.92	16.32	103.75	44.14	89.28	44.14 to 89.28	312,587	187,305	
ALL _____												
	62	63.17	64.95	62.16	21.93	104.50	4.84	104.23	58.45 to 71.39	134,622	83,679	

## 2006 Saline County Assessment Survey

### I. General Office Information

#### A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **0- current vacancy**
3. Other full-time employees: **2 and a lister**
4. Other part-time employees: **0**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$200,039**
  - a. Does this include employee benefits? **Yes**
7. Part of the budget that is dedicated to the computer system: **\$13,000**
8. Adopted budget, or granted budget if different from above: **\$200,039**
  - a. Does this amount include employee benefits? **Yes**
9. Amount of total budget set aside for appraisal work: **\$56,753 for the Appraiser and lister salaries**
10. Amount of the total budget set aside for education/workshops: **\$2500**
11. Appraisal/Reappraisal budget, if not part of the total budget: **\$65,850 (including \$48,350 for reappraisals and \$17,500 for the Internet connection)**
12. Other miscellaneous funds: **\$0**
13. Total budget: **\$265,889 including the appraisal/reappraisal budget**
  - a. Was any of last year's budget not used? **Yes- \$9,625 was unused**

#### B. Residential Appraisal Information

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

2. Valuation done by: **Appraiser**

3. Date of last appraisal: <sup>1</sup> **The entire county was appraised in January 1992. Since, Wilber and DeWitt were reappraised in 2006.**

4. Date of last “update”: <sup>2</sup> **Update was done on 1/1/05. The county adjusted land by a percentage based on sales in Wilber. DeWitt improvement values were increased by a percentage. Western’s land and improvement values were increased by a percentage. Crete land was increased by neighborhood adjustments.**

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	126	39		165

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2002 and 2004**

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

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> **No market or sales comparison approach was used in this county.**

9. Number of market areas/neighborhoods for this property class: **100 neighborhoods**

10. How are these defined? **The neighborhoods are defined by location and property characteristics.**

### **C. Commercial/Industrial Appraisal Information**

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

2. Valuation done by: **Contractor and Appraiser**

3. Date of last appraisal: <sup>1</sup>  
**2005- Friend and Wilber**  
**1992- Other**

4. Date of last “update”: <sup>2</sup> **No update completed**

5. Pickup work done by whom: <sup>3</sup> **Contractor & Appraiser**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	17	22		39

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

**2000 & 2004- Commercial**  
**1992- Industrial**

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

**2005- Wilber & Friend; basic tables were created for Crete**

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> **No income approach was used in this county.**

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> **No market or sales comparison approach was used in this county.**

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

11. How are these defined? **There is one market area per town.**

#### **D. Agricultural Appraisal Information**

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

2. Valuation done by: **Appraiser**

3. Date of last appraisal: <sup>1</sup> **1992- Improvements**

4. Date of last "update": <sup>2</sup> **2005- Land (no updates have been made on the improvements since 1992)**

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	33	39		72

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> **No income approach was used in this county.**
7. When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?<sup>4</sup> **No market or sales comparison approach was used in this county.**
8. What is the date of the soil survey currently used? **1988**
9. What date was the last countywide land use study completed? **1988**
  - a. By what method? **The County is unsure of the method used in 1988.**
  - b. By whom? **This is currently being redone by office staff and will be effective on 1/1/2007. 2003 aerials and FSA information was requested from owners on 9/1/2005.**
  - c. What proportion is complete / implemented at this time? **All implementation will occur on 1/1/2007**
10. Number of market areas/neighborhoods for this property class: **Three market areas**
11. How are these defined? **By market study and accessibility of water.**
13. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **Special valuation may be implemented for 2007 depending on time. Preliminary studies have already been done.**

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

1. Administrative software: **TerraScan**
2. CAMA software: **TerraScan**
3. Cadastral maps or GIS software: **GIS WorkShop**
  - a. Who maintains the Cadastral Maps? **Deputy**
  - b. Who maintains the GIS software and maps? **GIS coordinator/clerk**
4. Personal Property software: **TerraScann**



## **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? **Crete, Dewitt, Dorchester, Friend, Wilber**
  - c. When was zoning implemented? **1981**

## **G. Contracted Services**

1. Appraisal Services: **Fritz Appraisal Inc. & Great Plains Appraisal**
2. Other Services: **None**

**H. Additional comments** or further explanations on any listed item from A through G:  
No additional comments were provided.

## **II. Assessment Actions**

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

- 1. Residential:** The County reports a complete reappraisal for Dewitt and Wilber. A 1.06% increase adjustment was made to Crete improvements only. A 1.07% increase adjustment was made to Friend improvements only. Tobias improvements were decreased by 25%.
- 2. Commercial:** The County reports that all industrial parcels in the county were reappraised. Commercial improvements in Crete were raised by 1.07%.
- 3. Agricultural:** The market areas were redefined and land values were changed based on the sales information.

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 76 - Saline**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,532	<b>Value</b> 922,090,920	<b>Total Growth</b> 10,060,863 (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	
<b>1. Res UnImp Land</b>	450	3,078,350	53	699,740	11	299,650	514	4,077,740	
<b>2. Res Improv Land</b>	3,703	35,961,965	196	4,727,715	314	7,999,715	4,213	48,689,395	
<b>3. Res Improvements</b>	3,888	243,723,825	229	17,834,780	337	24,996,685	4,454	286,555,290	
<b>4. Res Total</b>	4,338	282,764,140	282	23,262,235	348	33,296,050	4,968	339,322,425	5,909,558
<b>% of Total</b>	87.31	83.33	5.67	6.85	7.00	9.81	52.11	36.79	58.73
<b>5. Rec UnImp Land</b>	4	21,035	9	71,195	11	398,955	24	491,185	
<b>6. Rec Improv Land</b>	1	91,700	5	252,625	5	258,730	11	603,055	
<b>7. Rec Improvements</b>	2	216,725	45	1,160,240	27	288,455	74	1,665,420	
<b>8. Rec Total</b>	6	329,460	54	1,484,060	38	946,140	98	2,759,660	0
<b>% of Total</b>	6.12	11.93	55.10	53.77	38.77	34.28	1.02	0.29	0.00
<b>Res+Rec Total</b>	4,344	283,093,600	336	24,746,295	386	34,242,190	5,066	342,082,085	5,909,558
<b>% of Total</b>	85.74	82.75	6.63	7.23	7.61	10.00	53.14	37.09	58.73

**County 76 - Saline**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,532	<b>Value</b> 922,090,920	<b>Total Growth</b> 10,060,863 (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	85	1,051,745	8	610,835	3	34,770	96	1,697,350	
10. Comm Improv Land	491	8,272,135	27	1,055,520	7	118,655	525	9,446,310	
11. Comm Improvements	522	50,108,200	34	15,094,170	9	1,312,590	565	66,514,960	
12. Comm Total	607	59,432,080	42	16,760,525	12	1,466,015	661	77,658,620	1,348,690
% of Total	91.83	76.52	6.35	21.58	1.81	1.88	6.93	8.42	13.40
13. Ind UnImp Land	0	0	2	13,800	0	0	2	13,800	
14. Ind Improv Land	5	647,530	2	798,040	1	615,000	8	2,060,570	
15. Ind Improvements	5	14,822,665	2	7,047,100	1	13,885,000	8	35,754,765	
16. Ind Total	5	15,470,195	4	7,858,940	1	14,500,000	10	37,829,135	1,818,585
% of Total	50.00	40.89	40.00	20.77	10.00	38.33	0.10	4.10	18.07
Comm+Ind Total	612	74,902,275	46	24,619,465	13	15,966,015	10	37,829,135	1,818,585
% of Total	91.20	64.85	6.85	21.31	1.93	13.82	7.03	12.52	31.48
17. Taxable Total	4,956	357,995,875	382	49,365,760	399	50,208,205	5,737	457,569,840	9,076,833
% of Total	86.38	78.23	6.65	5.40	6.95	7.48	60.18	49.62	90

**County 76 - Saline**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	410	132	329	<b>871</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	88,460	359	33,236,180	2,055	204,046,500	2,425	237,371,140
28. Ag-Improved Land	4	138,855	166	23,338,095	1,085	150,151,170	1,255	173,628,120
29. Ag-Improvements	17	132,085	175	7,625,065	1,178	45,764,670	1,370	53,521,820
<b>30. Ag-Total Taxable</b>							<b>3,795</b>	<b>464,521,080</b>

**County 76 - Saline**

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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	1	1.000	15,000	
32. HomeSite Improv Land	1	1.000	17,500	94	94.500	1,493,000	
33. HomeSite Improvements	1		80,325	92		5,678,285	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	10	120.690	247,890	
36. FarmSite Impr Land	2	2.000	3,000	151	378.130	1,359,755	
37. FarmSite Improv	16		51,760	170		1,946,780	
<b>38. FarmSite Total</b>							
39. Road & Ditches		2.000			793.960		
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	3	3.000	40,000	4	4.000	55,000	
32. HomeSite Improv Land	632	638.400	9,215,000	727	733.900	10,725,500	
33. HomeSite Improvements	620		29,511,330	713		35,269,940	984,030
<b>34. HomeSite Total</b>				717	737.900	46,050,440	
35. FarmSite UnImp Land	18	28.360	119,140	28	149.050	367,030	
36. FarmSite Impr Land	1,054	2,957.360	8,338,740	1,207	3,337.490	9,701,495	
37. FarmSite Improv	1,167		16,253,340	1,353		18,251,880	0
<b>38. FarmSite Total</b>				1,381	3,486.540	28,320,405	
39. Road & Ditches		6,852.750			7,648.710		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>2,098</b>	<b>11,873.150</b>	<b>74,370,845</b>	<b>984,030</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	0.000	171,770	2	0.000	171,770

**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	1	134.900	257,735	1	134.900	257,735
44. Recapture Val			257,735			257,735

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**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 1**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	0.000	0	301.850	522,540	1,003.300	1,727,875	1,305.150	2,250,415
<b>46. 1A</b>	0.000	0	165.090	260,020	1,549.710	2,434,640	1,714.800	2,694,660
<b>47. 2A1</b>	0.000	0	283.720	410,875	611.220	884,570	894.940	1,295,445
<b>48. 2A</b>	0.000	0	108.760	154,985	401.700	571,130	510.460	726,115
<b>49. 3A1</b>	0.000	0	12.220	17,415	392.000	555,690	404.220	573,105
<b>50. 3A</b>	0.000	0	2.000	2,200	49.040	53,945	51.040	56,145
<b>51. 4A1</b>	0.000	0	153.340	168,675	362.140	396,895	515.480	565,570
<b>52. 4A</b>	0.000	0	29.240	17,545	118.050	70,830	147.290	88,375
<b>53. Total</b>	0.000	0	1,056.220	1,554,255	4,487.160	6,695,575	5,543.380	8,249,830
<b>Dryland:</b>								
<b>54. 1D1</b>	0.000	0	178.140	244,185	3,416.640	4,689,290	3,594.780	4,933,475
<b>55. 1D</b>	42.090	56,825	3,600.980	4,852,845	47,285.530	63,641,550	50,928.600	68,551,220
<b>56. 2D1</b>	0.000	0	484.320	536,320	4,404.620	4,919,565	4,888.940	5,455,885
<b>57. 2D</b>	3.000	2,775	1,497.300	1,382,945	25,858.620	23,872,390	27,358.920	25,258,110
<b>58. 3D1</b>	6.950	5,595	779.380	626,235	9,770.860	7,845,930	10,557.190	8,477,760
<b>59. 3D</b>	0.000	0	54.000	34,830	1,372.000	882,515	1,426.000	917,345
<b>60. 4D1</b>	6.000	3,630	1,147.710	693,965	15,550.900	9,392,680	16,704.610	10,090,275
<b>61. 4D</b>	0.000	0	112.170	56,085	1,874.250	935,740	1,986.420	991,825
<b>62. Total</b>	58.040	68,825	7,854.000	8,427,410	109,533.420	116,179,660	117,445.460	124,675,895
<b>Grass:</b>								
<b>63. 1G1</b>	0.000	0	22.680	12,600	432.980	226,790	455.660	239,390
<b>64. 1G</b>	0.000	0	246.540	110,135	3,339.880	1,450,910	3,586.420	1,561,045
<b>65. 2G1</b>	0.000	0	60.200	16,705	978.040	362,065	1,038.240	378,770
<b>66. 2G</b>	1.000	350	376.630	131,390	7,324.700	2,520,110	7,702.330	2,651,850
<b>67. 3G1</b>	0.000	0	156.180	45,865	2,298.610	666,865	2,454.790	712,730
<b>68. 3G</b>	0.000	0	67.950	20,050	1,834.780	517,680	1,902.730	537,730
<b>69. 4G1</b>	20.510	5,130	419.790	101,290	9,263.080	2,261,255	9,703.380	2,367,675
<b>70. 4G</b>	0.000	0	821.810	140,390	9,977.920	1,524,010	10,799.730	1,664,400
<b>71. Total</b>	21.510	5,480	2,171.780	578,425	35,449.990	9,529,685	37,643.280	10,113,590
<b>72. Waste</b>	0.000	0	120.210	6,620	728.450	40,085	848.660	46,705
<b>73. Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>74. Exempt</b>	0.000		0.000		20.030		20.030	
<b>75. Total</b>	79.550	74,305	11,202.210	10,566,710	150,199.020	132,445,005	<b>161,480.780</b>	<b>143,086,020</b>

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**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 2**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	0.000	0	615.000	1,056,130	1,843.190	3,214,355	2,458.190	4,270,485
<b>46. 1A</b>	0.290	455	688.900	1,085,020	8,912.960	14,025,070	9,602.150	15,110,545
<b>47. 2A1</b>	0.000	0	843.730	1,222,310	1,706.020	2,469,935	2,549.750	3,692,245
<b>48. 2A</b>	0.000	0	122.840	174,075	2,695.040	3,835,270	2,817.880	4,009,345
<b>49. 3A1</b>	0.000	0	151.760	215,290	2,158.850	3,067,380	2,310.610	3,282,670
<b>50. 3A</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>51. 4A1</b>	0.000	0	106.000	112,100	1,704.980	1,864,360	1,810.980	1,976,460
<b>52. 4A</b>	0.000	0	56.990	34,195	535.720	317,925	592.710	352,120
<b>53. Total</b>	0.290	455	2,585.220	3,899,120	19,556.760	28,794,295	22,142.270	32,693,870
<b>Dryland:</b>								
<b>54. 1D1</b>	1.000	1,550	368.480	571,150	1,108.660	1,716,860	1,478.140	2,289,560
<b>55. 1D</b>	4.840	7,500	614.540	950,290	6,623.390	10,240,770	7,242.770	11,198,560
<b>56. 2D1</b>	6.000	7,740	526.680	677,390	1,307.300	1,684,690	1,839.980	2,369,820
<b>57. 2D</b>	0.000	0	362.350	420,160	3,256.140	3,809,430	3,618.490	4,229,590
<b>58. 3D1</b>	0.000	0	271.840	269,475	2,580.530	2,557,875	2,852.370	2,827,350
<b>59. 3D</b>	0.000	0	13.000	10,075	0.000	0	13.000	10,075
<b>60. 4D1</b>	0.000	0	153.410	92,770	2,221.130	1,342,985	2,374.540	1,435,755
<b>61. 4D</b>	0.000	0	108.390	64,730	659.020	394,180	767.410	458,910
<b>62. Total</b>	11.840	16,790	2,418.690	3,056,040	17,756.170	21,746,790	20,186.700	24,819,620
<b>Grass:</b>								
<b>63. 1G1</b>	0.000	0	13.090	11,780	114.640	88,195	127.730	99,975
<b>64. 1G</b>	0.000	0	77.200	49,725	573.380	386,940	650.580	436,665
<b>65. 2G1</b>	0.000	0	106.390	64,185	333.320	183,330	439.710	247,515
<b>66. 2G</b>	1.150	575	201.070	135,090	912.720	606,190	1,114.940	741,855
<b>67. 3G1</b>	0.000	0	46.500	28,530	421.320	253,430	467.820	281,960
<b>68. 3G</b>	0.000	0	5.000	2,925	0.000	0	5.000	2,925
<b>69. 4G1</b>	0.000	0	223.440	127,105	994.420	564,665	1,217.860	691,770
<b>70. 4G</b>	0.000	0	422.330	161,130	3,066.020	1,371,800	3,488.350	1,532,930
<b>71. Total</b>	1.150	575	1,095.020	580,470	6,415.820	3,454,550	7,511.990	4,035,595
<b>72. Waste</b>	0.000	0	106.290	6,910	207.820	13,520	314.110	20,430
<b>73. Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>74. Exempt</b>	0.000		0.000		0.000		0.000	
<b>75. Total</b>	13.280	17,820	6,205.220	7,542,540	43,936.570	54,009,155	<b>50,155.070</b>	<b>61,569,515</b>



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**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 3**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	0.000	0	2,117.870	4,170,845	8,735.570	17,171,620	10,853.440	21,342,465
<b>46. 1A</b>	15.900	31,005	6,310.630	12,281,515	25,835.980	50,195,940	32,162.510	62,508,460
<b>47. 2A1</b>	11.000	18,700	1,779.680	3,023,810	7,594.280	12,891,450	9,384.960	15,933,960
<b>48. 2A</b>	0.000	0	744.750	1,070,385	3,186.130	4,592,870	3,930.880	5,663,255
<b>49. 3A1</b>	0.000	0	965.070	1,375,240	5,191.610	7,380,310	6,156.680	8,755,550
<b>50. 3A</b>	0.000	0	13.000	13,000	0.000	0	13.000	13,000
<b>51. 4A1</b>	0.000	0	594.060	651,965	4,786.810	5,197,480	5,380.870	5,849,445
<b>52. 4A</b>	0.000	0	81.530	48,920	1,028.770	617,265	1,110.300	666,185
<b>53. Total</b>	26.900	49,705	12,606.590	22,635,680	56,359.150	98,046,935	68,992.640	120,732,320
<b>Dryland:</b>								
<b>54. 1D1</b>	0.000	0	801.100	1,314,215	3,101.690	5,108,650	3,902.790	6,422,865
<b>55. 1D</b>	37.300	57,815	2,957.640	4,573,685	12,521.090	19,361,395	15,516.030	23,992,895
<b>56. 2D1</b>	1.000	1,415	783.570	1,105,675	3,362.230	4,748,335	4,146.800	5,855,425
<b>57. 2D</b>	0.000	0	1,695.590	2,324,415	4,251.220	5,809,325	5,946.810	8,133,740
<b>58. 3D1</b>	0.000	0	743.090	722,575	4,504.090	4,378,250	5,247.180	5,100,825
<b>59. 3D</b>	0.000	0	254.930	230,710	184.290	166,780	439.220	397,490
<b>60. 4D1</b>	3.500	2,275	821.070	533,500	4,941.840	3,202,625	5,766.410	3,738,400
<b>61. 4D</b>	0.000	0	174.040	104,420	1,042.600	625,555	1,216.640	729,975
<b>62. Total</b>	41.800	61,505	8,231.030	10,909,195	33,909.050	43,400,915	42,181.880	54,371,615
<b>Grass:</b>								
<b>63. 1G1</b>	0.000	0	109.620	83,845	467.000	364,015	576.620	447,860
<b>64. 1G</b>	0.000	0	245.000	170,175	1,305.520	899,190	1,550.520	1,069,365
<b>65. 2G1</b>	0.000	0	166.880	99,475	827.210	431,185	994.090	530,660
<b>66. 2G</b>	0.000	0	609.580	405,000	1,923.400	1,283,305	2,532.980	1,688,305
<b>67. 3G1</b>	0.000	0	328.650	200,275	1,493.550	906,270	1,822.200	1,106,545
<b>68. 3G</b>	0.000	0	296.880	163,175	140.500	79,480	437.380	242,655
<b>69. 4G1</b>	6.000	3,480	761.200	437,240	3,758.380	2,145,195	4,525.580	2,585,915
<b>70. 4G</b>	0.000	0	657.600	237,630	5,649.220	2,438,010	6,306.820	2,675,640
<b>71. Total</b>	6.000	3,480	3,175.410	1,796,815	15,564.780	8,546,650	18,746.190	10,346,945
<b>72. Waste</b>	0.000	0	139.710	7,690	673.430	36,130	813.140	43,820
<b>73. Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>74. Exempt</b>	0.000		0.000		0.000		0.000	
<b>75. Total</b>	74.700	114,690	24,152.740	35,349,380	106,506.410	150,030,630	<b>130,733.850</b>	<b>185,494,700</b>

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	27.190	50,160	16,248.030	28,089,055	80,403.070	133,536,805	96,678.290	161,676,020
<b>77.Dry Land</b>	111.680	147,120	18,503.720	22,392,645	161,198.640	181,327,365	179,814.040	203,867,130
<b>78.Grass</b>	28.660	9,535	6,442.210	2,955,710	57,430.590	21,530,885	63,901.460	24,496,130
<b>79.Waste</b>	0.000	0	366.210	21,220	1,609.700	89,735	1,975.910	110,955
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	20.030	0	20.030	0
<b>82.Total</b>	167.530	206,815	41,560.170	53,458,630	300,642.000	336,484,790	<b>342,369.700</b>	<b>390,150,235</b>

## 2006 Agricultural Land Detail

### County 76 - Saline

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,305.150	23.54%	2,250,415	27.28%	1,724.257
1A	1,714.800	30.93%	2,694,660	32.66%	1,571.413
2A1	894.940	16.14%	1,295,445	15.70%	1,447.521
2A	510.460	9.21%	726,115	8.80%	1,422.471
3A1	404.220	7.29%	573,105	6.95%	1,417.804
3A	51.040	0.92%	56,145	0.68%	1,100.019
4A1	515.480	9.30%	565,570	6.86%	1,097.171
4A	147.290	2.66%	88,375	1.07%	600.006
<b>Irrigated Total</b>	<b>5,543.380</b>	<b>100.00%</b>	<b>8,249,830</b>	<b>100.00%</b>	<b>1,488.231</b>

#### Dry:

1D1	3,594.780	3.06%	4,933,475	3.96%	1,372.399
1D	50,928.600	43.36%	68,551,220	54.98%	1,346.026
2D1	4,888.940	4.16%	5,455,885	4.38%	1,115.964
2D	27,358.920	23.30%	25,258,110	20.26%	923.212
3D1	10,557.190	8.99%	8,477,760	6.80%	803.031
3D	1,426.000	1.21%	917,345	0.74%	643.299
4D1	16,704.610	14.22%	10,090,275	8.09%	604.041
4D	1,986.420	1.69%	991,825	0.80%	499.302
<b>Dry Total</b>	<b>117,445.460</b>	<b>100.00%</b>	<b>124,675,895</b>	<b>100.00%</b>	<b>1,061.564</b>

#### Grass:

1G1	455.660	1.21%	239,390	2.37%	525.369
1G	3,586.420	9.53%	1,561,045	15.44%	435.265
2G1	1,038.240	2.76%	378,770	3.75%	364.819
2G	7,702.330	20.46%	2,651,850	26.22%	344.291
3G1	2,454.790	6.52%	712,730	7.05%	290.342
3G	1,902.730	5.05%	537,730	5.32%	282.609
4G1	9,703.380	25.78%	2,367,675	23.41%	244.005
4G	10,799.730	28.69%	1,664,400	16.46%	154.114
<b>Grass Total</b>	<b>37,643.280</b>	<b>100.00%</b>	<b>10,113,590</b>	<b>100.00%</b>	<b>268.669</b>

<b>Irrigated Total</b>	<b>5,543.380</b>	<b>3.43%</b>	<b>8,249,830</b>	<b>5.77%</b>	<b>1,488.231</b>
<b>Dry Total</b>	<b>117,445.460</b>	<b>72.73%</b>	<b>124,675,895</b>	<b>87.13%</b>	<b>1,061.564</b>
<b>Grass Total</b>	<b>37,643.280</b>	<b>23.31%</b>	<b>10,113,590</b>	<b>7.07%</b>	<b>268.669</b>
Waste	848.660	0.53%	46,705	0.03%	55.033
Other	0.000	0.00%	0	0.00%	0.000
Exempt	20.030	0.01%			
<b>Market Area Total</b>	<b>161,480.780</b>	<b>100.00%</b>	<b>143,086,020</b>	<b>100.00%</b>	<b>886.087</b>

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

<b>Irrigated Total</b>	<b>5,543.380</b>	<b>5.73%</b>	<b>8,249,830</b>	<b>5.10%</b>	
<b>Dry Total</b>	<b>117,445.460</b>	<b>65.31%</b>	<b>124,675,895</b>	<b>61.16%</b>	
<b>Grass Total</b>	<b>37,643.280</b>	<b>58.91%</b>	<b>10,113,590</b>	<b>41.29%</b>	
Waste	848.660	42.95%	46,705	42.09%	
Other	0.000	0.00%	0	0.00%	
Exempt	20.030	100.00%			
<b>Market Area Total</b>	<b>161,480.780</b>	<b>47.17%</b>	<b>143,086,020</b>	<b>36.67%</b>	

## 2006 Agricultural Land Detail

### County 76 - Saline

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,458.190	11.10%	4,270,485	13.06%	1,737.247
1A	9,602.150	43.37%	15,110,545	46.22%	1,573.662
2A1	2,549.750	11.52%	3,692,245	11.29%	1,448.081
2A	2,817.880	12.73%	4,009,345	12.26%	1,422.823
3A1	2,310.610	10.44%	3,282,670	10.04%	1,420.694
3A	0.000	0.00%	0	0.00%	0.000
4A1	1,810.980	8.18%	1,976,460	6.05%	1,091.375
4A	592.710	2.68%	352,120	1.08%	594.084
<b>Irrigated Total</b>	<b>22,142.270</b>	<b>100.00%</b>	<b>32,693,870</b>	<b>100.00%</b>	<b>1,476.536</b>

**Dry:**

1D1	1,478.140	7.32%	2,289,560	9.22%	1,548.946
1D	7,242.770	35.88%	11,198,560	45.12%	1,546.170
2D1	1,839.980	9.11%	2,369,820	9.55%	1,287.959
2D	3,618.490	17.93%	4,229,590	17.04%	1,168.882
3D1	2,852.370	14.13%	2,827,350	11.39%	991.228
3D	13.000	0.06%	10,075	0.04%	775.000
4D1	2,374.540	11.76%	1,435,755	5.78%	604.645
4D	767.410	3.80%	458,910	1.85%	597.998
<b>Dry Total</b>	<b>20,186.700</b>	<b>100.00%</b>	<b>24,819,620</b>	<b>100.00%</b>	<b>1,229.503</b>

**Grass:**

1G1	127.730	1.70%	99,975	2.48%	782.705
1G	650.580	8.66%	436,665	10.82%	671.193
2G1	439.710	5.85%	247,515	6.13%	562.905
2G	1,114.940	14.84%	741,855	18.38%	665.376
3G1	467.820	6.23%	281,960	6.99%	602.710
3G	5.000	0.07%	2,925	0.07%	585.000
4G1	1,217.860	16.21%	691,770	17.14%	568.020
4G	3,488.350	46.44%	1,532,930	37.99%	439.442
<b>Grass Total</b>	<b>7,511.990</b>	<b>100.00%</b>	<b>4,035,595</b>	<b>100.00%</b>	<b>537.220</b>

<b>Irrigated Total</b>	<b>22,142.270</b>	<b>44.15%</b>	<b>32,693,870</b>	<b>53.10%</b>	<b>1,476.536</b>
<b>Dry Total</b>	<b>20,186.700</b>	<b>40.25%</b>	<b>24,819,620</b>	<b>40.31%</b>	<b>1,229.503</b>
<b>Grass Total</b>	<b>7,511.990</b>	<b>14.98%</b>	<b>4,035,595</b>	<b>6.55%</b>	<b>537.220</b>
Waste	314.110	0.63%	20,430	0.03%	65.040
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>50,155.070</b>	<b>100.00%</b>	<b>61,569,515</b>	<b>100.00%</b>	<b>1,227.583</b>

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

<b>Irrigated Total</b>	<b>22,142.270</b>	<b>22.90%</b>	<b>32,693,870</b>	<b>20.22%</b>	
<b>Dry Total</b>	<b>20,186.700</b>	<b>11.23%</b>	<b>24,819,620</b>	<b>12.17%</b>	
<b>Grass Total</b>	<b>7,511.990</b>	<b>11.76%</b>	<b>4,035,595</b>	<b>16.47%</b>	
Waste	314.110	15.90%	20,430	18.41%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>50,155.070</b>	<b>14.65%</b>	<b>61,569,515</b>	<b>15.78%</b>	

## 2006 Agricultural Land Detail

### County 76 - Saline

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	10,853.440	15.73%	21,342,465	17.68%	1,966.424
1A	32,162.510	46.62%	62,508,460	51.77%	1,943.519
2A1	9,384.960	13.60%	15,933,960	13.20%	1,697.818
2A	3,930.880	5.70%	5,663,255	4.69%	1,440.709
3A1	6,156.680	8.92%	8,755,550	7.25%	1,422.121
3A	13.000	0.02%	13,000	0.01%	1,000.000
4A1	5,380.870	7.80%	5,849,445	4.84%	1,087.081
4A	1,110.300	1.61%	666,185	0.55%	600.004
<b>Irrigated Total</b>	<b>68,992.640</b>	<b>100.00%</b>	<b>120,732,320</b>	<b>100.00%</b>	<b>1,749.930</b>

#### Dry:

1D1	3,902.790	9.25%	6,422,865	11.81%	1,645.711
1D	15,516.030	36.78%	23,992,895	44.13%	1,546.329
2D1	4,146.800	9.83%	5,855,425	10.77%	1,412.034
2D	5,946.810	14.10%	8,133,740	14.96%	1,367.748
3D1	5,247.180	12.44%	5,100,825	9.38%	972.107
3D	439.220	1.04%	397,490	0.73%	904.990
4D1	5,766.410	13.67%	3,738,400	6.88%	648.306
4D	1,216.640	2.88%	729,975	1.34%	599.992
<b>Dry Total</b>	<b>42,181.880</b>	<b>100.00%</b>	<b>54,371,615</b>	<b>100.00%</b>	<b>1,288.980</b>

#### Grass:

1G1	576.620	3.08%	447,860	4.33%	776.698
1G	1,550.520	8.27%	1,069,365	10.34%	689.681
2G1	994.090	5.30%	530,660	5.13%	533.814
2G	2,532.980	13.51%	1,688,305	16.32%	666.529
3G1	1,822.200	9.72%	1,106,545	10.69%	607.257
3G	437.380	2.33%	242,655	2.35%	554.792
4G1	4,525.580	24.14%	2,585,915	24.99%	571.399
4G	6,306.820	33.64%	2,675,640	25.86%	424.245
<b>Grass Total</b>	<b>18,746.190</b>	<b>100.00%</b>	<b>10,346,945</b>	<b>100.00%</b>	<b>551.949</b>

<b>Irrigated Total</b>	<b>68,992.640</b>	<b>52.77%</b>	<b>120,732,320</b>	<b>65.09%</b>	<b>1,749.930</b>
<b>Dry Total</b>	<b>42,181.880</b>	<b>32.27%</b>	<b>54,371,615</b>	<b>29.31%</b>	<b>1,288.980</b>
<b>Grass Total</b>	<b>18,746.190</b>	<b>14.34%</b>	<b>10,346,945</b>	<b>5.58%</b>	<b>551.949</b>
Waste	813.140	0.62%	43,820	0.02%	53.889
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>130,733.850</b>	<b>100.00%</b>	<b>185,494,700</b>	<b>100.00%</b>	<b>1,418.872</b>

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

<b>Irrigated Total</b>	<b>68,992.640</b>	<b>71.36%</b>	<b>120,732,320</b>	<b>74.68%</b>	
<b>Dry Total</b>	<b>42,181.880</b>	<b>23.46%</b>	<b>54,371,615</b>	<b>26.67%</b>	
<b>Grass Total</b>	<b>18,746.190</b>	<b>29.34%</b>	<b>10,346,945</b>	<b>42.24%</b>	
Waste	813.140	41.15%	43,820	39.49%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>130,733.850</b>	<b>38.18%</b>	<b>185,494,700</b>	<b>47.54%</b>	

## 2006 Agricultural Land Detail

### County 76 - Saline

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	27.190	50,160	16,248.030	28,089,055	80,403.070	133,536,805
Dry	111.680	147,120	18,503.720	22,392,645	161,198.640	181,327,365
Grass	28.660	9,535	6,442.210	2,955,710	57,430.590	21,530,885
Waste	0.000	0	366.210	21,220	1,609.700	89,735
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	20.030	0
<b>Total</b>	<b>167.530</b>	<b>206,815</b>	<b>41,560.170</b>	<b>53,458,630</b>	<b>300,642.000</b>	<b>336,484,790</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	96,678.290	161,676,020	96,678.290	28.24%	161,676,020	41.44%	1,672.309
Dry	179,814.040	203,867,130	179,814.040	52.52%	203,867,130	52.25%	1,133.766
Grass	63,901.460	24,496,130	63,901.460	18.66%	24,496,130	6.28%	383.342
Waste	1,975.910	110,955	1,975.910	0.58%	110,955	0.03%	56.153
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	20.030	0	20.030	0.01%	0	0.00%	0.000
<b>Total</b>	<b>342,369.700</b>	<b>390,150,235</b>	<b>342,369.700</b>	<b>100.00%</b>	<b>390,150,235</b>	<b>100.00%</b>	<b>1,139.558</b>

\* Department of Property Assessment & Taxation Calculates

# Saline County Assessor

## 3-Year Plan

June, 2005

The following 3 year plan is proposed under the assumption of the addition of 1 full time employee that will spend approximately ½ of their time working on the counties GIS and ½ of the time assisting with listing/appraisal functions.

Total Parcels = 10,303

Improved Parcels = 6141

### **Staffing**

#### Staff

1 Assessor

1 Deputy Assessor

2 Full-time Clerks

1 Appraiser

1 Lister

1 GIS Clerk/Lister (2005-2006 addition)

#### Contract Appraiser

The county contracts with Jon Fritz, a Certified General appraiser, who is responsible for a majority of the commercial and industrial pick up work and sales analysis.

### **Work Load**

In tax year 2004-2005 the Saline County Assessor's Office completed the following:

Homestead applications: 582

Personal property schedules: 1301

Real property transfers: 923

Sale Reviews: approx. 350

Building permits/information sheets: approx. 600

File reviews of Wilber residential properties: approx. 800

Continued work on implementing the counties GIS

Along with the workload listed above the county plans on implementing Greenbelt for tax year 2006. This will require the processing of paperwork and inspections to verify land uses. There are approximately 3800 parcels classified as agricultural that may be eligible for Greenbelt.

## **3-Year Plan**

### **2005**

#### ***Residential***

In 2005, the county plans to review the town of Wilber. There are approximately 700 improved parcels in Wilber. The review will include taking new front and rear photographs of improvements, interior (if possible) and exterior inspections of improvements, and interviewing homeowners/residents. To ensure that the new staff is doing quality work and receiving thorough training, the town of Wilber will be the only reappraisal work scheduled to be completed for the 2006 values. If the staff is progressing sufficiently and time allows, they will begin inspections in the town of Crete. In addition to the reappraisal work, sales reviews and pickup work/building permits will be completed for the remaining residential properties in the county.

#### ***Commercial***

Crete commercial properties will begin to be inspected for a reappraisal effective January 1, 2007. The two golf courses in the county will be reviewed and revalued effective January 1, 2006. Industrial properties will be reappraised by an outside company contracted by the county. Sales reviews and pick up work/building permits will also be completed for commercial properties.

#### ***Agricultural***

A market analysis of agricultural sales by land classification group and market area will be conducted to determine if any possible value adjustments are needed to comply with State mandated statistical measures of value. If supported by current sales, market areas will be adjusted. Greenbelt will be studied and implemented. Studies will determine special valuation market areas, special values, and recapture values. Sales reviews and pick up work/building permits will also be completed for agricultural properties.

### **2006**

#### ***Residential***

In 2006, the county plans on finishing the reappraisal for the town of Crete, which will be effective January 1, 2007. If time allows, the county will begin inspections in Friend for a reappraisal effective January 1, 2008. Additionally, sales reviews and pickup work will be completed for residential properties.

#### ***Commercial***

The reappraisal of commercial properties in Crete, which consists of approximately 225 improved parcels, will be completed in 2006 and effective January 1, 2007. Sales reviews and pick up work/building permits will be completed for the commercial properties.

#### ***Agricultural***



A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by current sales. Sales reviews and pick up work/building permits will also be completed for the agricultural properties.

## **2007**

### ***Residential***

In 2007, the reappraisal of Friend, which began in 2006, will be completed and made effective for January 1, 2008 values. As time allows, some or all of the towns of Dorchester, Dewitt, Swanton, Western, and Tobias will begin being inspected for a reappraisal effective January 1, 2008 or January 1, 2009. Sales reviews and pick up work/building permits will be completed for residential properties.

### ***Commercial***

As time allows, the towns of Dorchester, Dewitt, Swanton, Western and Tobias's commercial properties will be reappraised effective January 1, 2008 or January 1, 2009. Sales reviews and pick up work/building permits will be completed for commercial properties.

### ***Agricultural***

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by current sales. Sales reviews and pick up work/building permits will also be completed for the agricultural properties.

## **Comments**

The preceding narrative of the Saline County reappraisal is subject to change depending on appraisal needs determined by Assessor's office staff. During a 5 year reappraisal cycle there may be years when a class or subclass of property will need appraisal adjustments to comply with statistical measurements required by law. The appraisal adjustments would be a percentage increase or decrease applied to all properties within a subclass.

# **Purpose Statements**

## **Commission Summary**

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

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

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

## **Correlation Section**

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

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

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

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

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

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

### **Statistical Reports Section**

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

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

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

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

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

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

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

### **County Assessment Survey**

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

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

## **County Reports Section**

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

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

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

### **County Agricultural Land Detail**

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

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

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

## **Special Valuation Section**

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

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

### **Nebraska Constitutional Provisions:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Discussion of Special Valuation:**

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

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

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

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

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

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

### **Measurement of Special Valuation**

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

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



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

#### Rent Data

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

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

#### Rate Data

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

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

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

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

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

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

#### Valuation Calculation

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

#### Measurement Calculation

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

### **Measurement of Recapture Valuation**

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

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

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

### **Purpose Statements Section**

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

### **Glossary**

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

### **Technical Specifications Section**

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

### **Certification**

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

### **Map Section**

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

### **Valuation History Charts Section**

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

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

## Commission Summary Calculations

### For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

### For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

### For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max



## Statistical Reports Query

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

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

### **Residential:**

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

### **Commercial:**

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

### **Unimproved Agricultural:**

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

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

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

**Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses

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

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

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

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

## Statistical Calculations

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

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

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

## Coding Information & Calculations

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

### Number of Sales

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

### Total Sales Price

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

### Total Adj. Sales Price

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

### Total Assessed Value

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

### Avg. Adj. Sales Price

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

### **Avg. Assessed Value**

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

### **Median**

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

### **Weighted Mean**

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

### **Mean**

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

### **COD**

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

**PRD**

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

**COV**

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

**STD**

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

**Avg. Abs. Dev.**

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

**Max Sales Ratio**

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

**Min Sales Ratio**

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

**95% Median C.I.**

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

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

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

- The actual calculation:

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

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

### 95% Mean C.I.

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

### Ratio Formulas

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



## Map Source Documentation

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

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

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

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

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

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

## Valuation History Chart Specifications

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

*Source: Certificate of Taxes Levied Reports CTL.*

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

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

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

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

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

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

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

*City Class, Population, & Zoning Authority:*

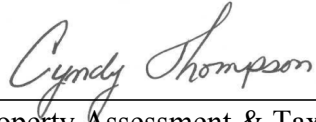
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

## Certification

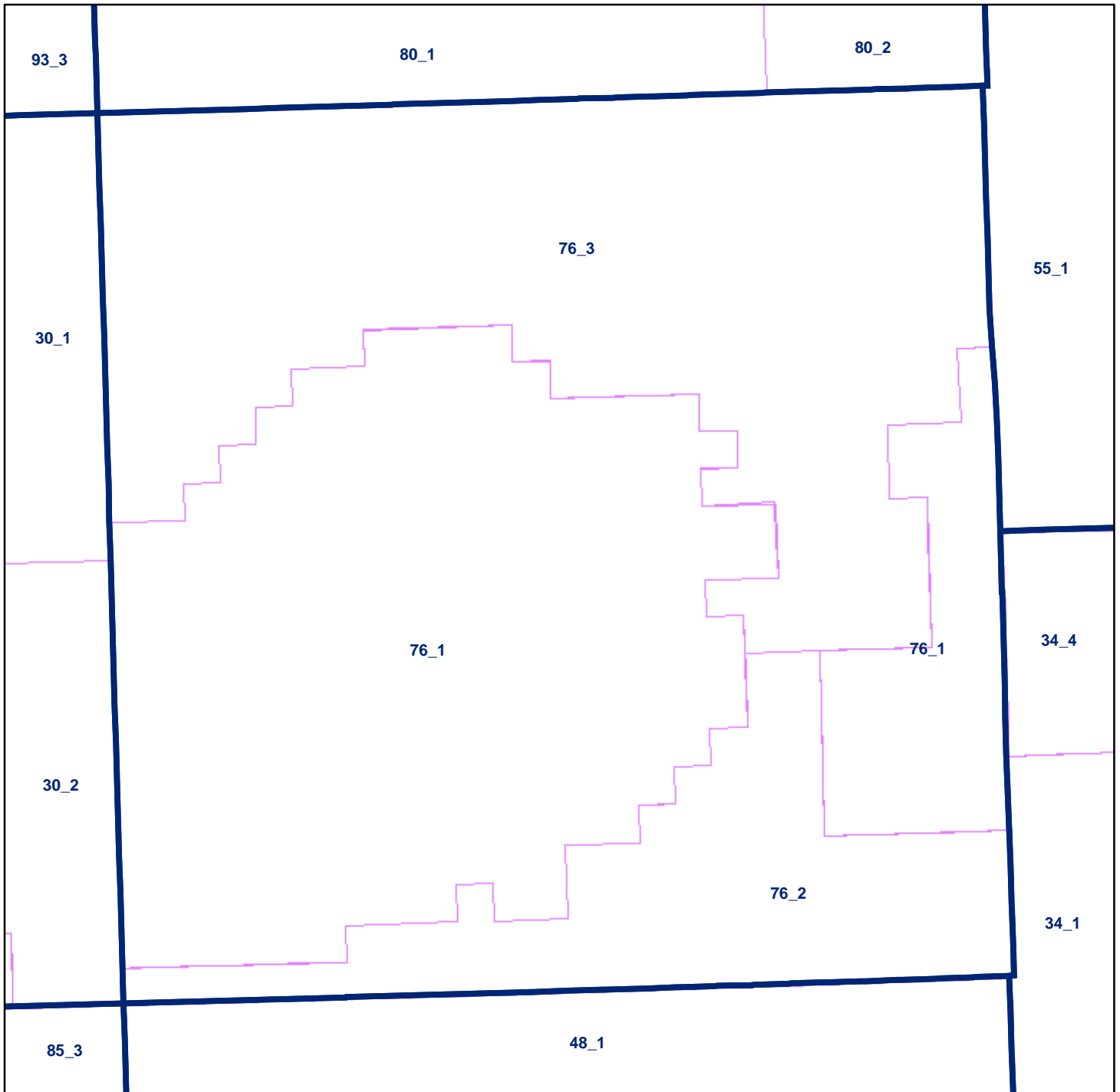
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Saline County County Assessor, by certified mail, return receipt requested, 7080 1160 0001 1212 9134.

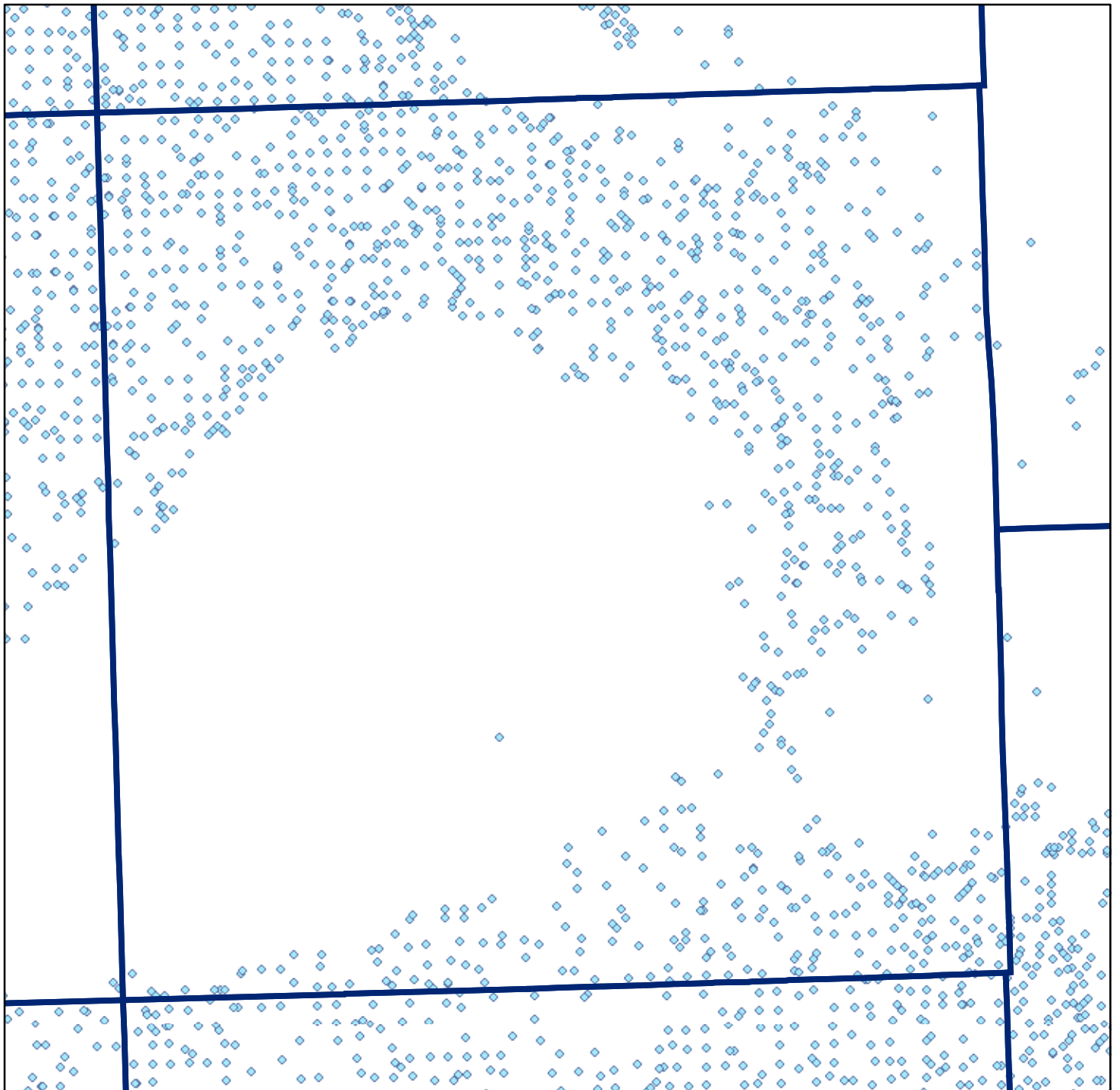
Dated this 10th day of April, 2006.

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





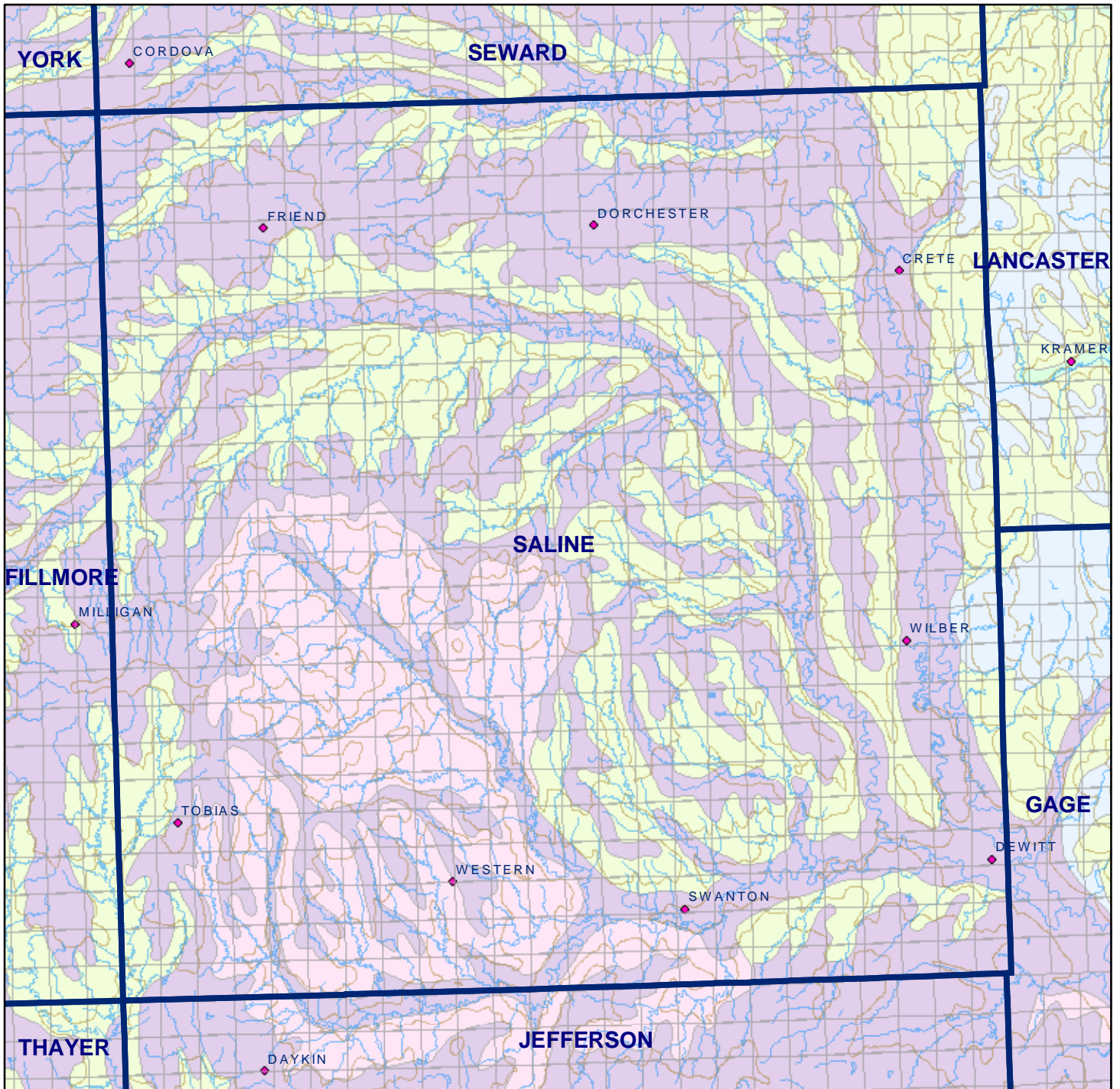
 Market Areas



● Registered Wells > 500 GPM

3517	3515	3513	3511	3509	3507
3681	3683	3685	3687	3689	3691
3749	3747	3745	3743	3741	3739
3915	3917	3919	3921	3923	3925
3985	3983	3981	3979	3977	3975
4151	4153	4155	4157	4159	4161

 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

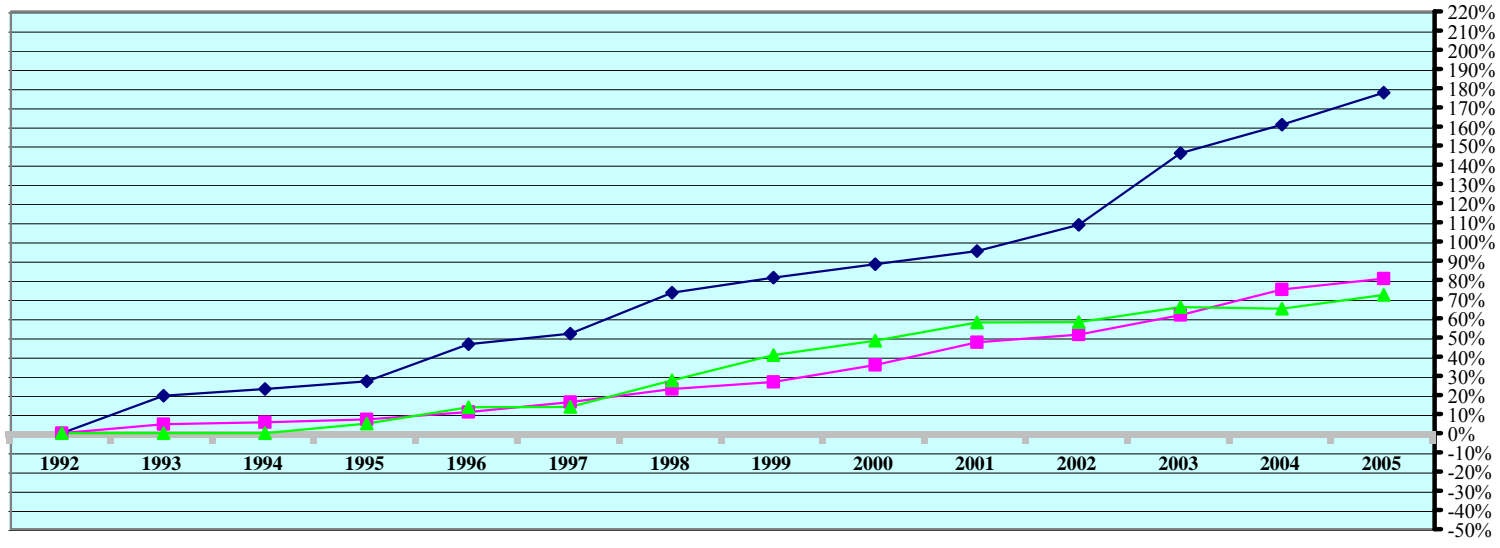
8 - Moderately well drained silty soils with clayey subsoils on uplands

**Saline 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	112,929,312	--	--	--	62,285,919	--	--	--	199,228,423	--	--	--
1993	135,111,985	22,182,673	19.64%	19.64%	65,238,350	2,952,431	4.74%	4.74%	199,318,416	89,993	0.05%	0.05%
1994	139,034,142	3,922,157	2.90%	23.12%	65,810,101	571,751	0.88%	5.66%	199,361,031	42,615	0.02%	0.07%
1995	143,581,098	4,546,956	3.27%	27.14%	66,799,629	989,528	1.50%	7.25%	209,159,458	9,798,427	4.91%	4.98%
1996	165,374,865	21,793,767	15.18%	46.44%	69,204,332	2,404,703	3.60%	11.11%	226,208,465	17,049,007	8.15%	13.54%
1997	171,543,101	6,168,236	3.73%	51.90%	72,378,419	3,174,087	4.59%	16.20%	226,672,718	464,253	0.21%	13.78%
1998	195,684,395	24,141,294	14.07%	73.28%	76,696,955	4,318,536	5.97%	23.14%	254,265,905	27,593,187	12.17%	27.63%
1999	204,519,110	8,834,715	4.51%	81.10%	78,954,090	2,257,135	2.94%	26.76%	280,412,535	26,146,630	10.28%	40.75%
2000	212,448,095	7,928,985	3.88%	88.12%	84,414,475	5,460,385	6.92%	35.53%	295,591,020	15,178,485	5.41%	48.37%
2001	220,241,330	7,793,235	3.67%	95.03%	91,831,915	7,417,440	8.79%	47.44%	314,417,830	18,826,810	6.37%	57.82%
2002	235,702,915	15,461,585	7.02%	108.72%	94,350,605	2,518,690	2.74%	51.48%	314,703,845	286,015	0.09%	57.96%
2003	277,940,960	42,238,045	17.92%	146.12%	100,649,895	6,299,290	6.68%	61.59%	330,402,240	15,698,395	4.99%	65.84%
2004	294,588,310	16,647,350	5.99%	160.86%	109,034,215	8,384,320	8.33%	75.05%	328,600,190	-1,802,050	-0.55%	64.94%
2005	313,464,845	18,876,535	6.41%	177.58%	112,545,370	3,511,155	3.22%	80.69%	342,839,220	14,239,030	4.33%	72.08%

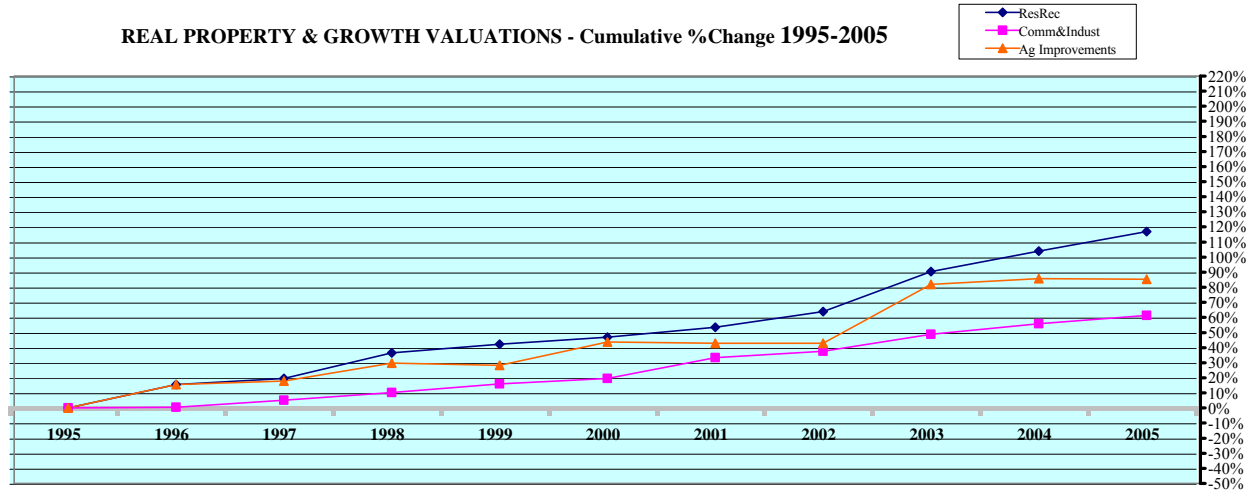
1992-2005 Rate Ann. %chg:    Resid & Rec. 8.17%                      Comm & Indust 4.66%                      Agland 4.26%

Cnty# 76  
 County SALINE

FL area 8

(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	112,929,312	not avail.	--	--	--	--	62,285,919	not avail.	--	--	--	--
1993	135,111,985	not avail.	--	--	--	--	65,238,350	not avail.	--	--	--	--
1994	139,034,142	not avail.	--	--	--	--	65,810,101	not avail.	--	--	--	--
1995	143,581,098	2,272,854	1.58%	141,308,244	--	--	66,799,629	437,817	0.66%	66,361,812	--	--
1996	165,374,865	2,123,517	1.28%	163,251,348	13.70%	15.53%	69,204,332	2,519,179	3.64%	66,685,153	-0.17%	0.49%
1997	171,543,101	2,514,694	1.47%	169,028,407	2.21%	19.62%	72,378,419	2,627,851	3.63%	69,750,568	0.79%	5.11%
1998	195,684,395	2,778,009	1.42%	192,906,386	12.45%	36.51%	76,696,955	3,532,581	4.61%	73,164,374	1.09%	10.25%
1999	204,519,110	3,483,717	1.70%	201,035,393	2.73%	42.27%	78,954,090	2,001,165	2.53%	76,952,925	0.33%	15.96%
2000	212,448,095	4,912,975	2.31%	207,535,120	1.47%	46.87%	84,414,475	5,047,430	5.98%	79,367,045	0.52%	19.60%
2001	220,241,330	3,472,346	1.58%	216,768,984	2.03%	53.40%	91,831,915	3,290,210	3.58%	88,541,705	4.89%	33.42%
2002	235,702,915	4,252,552	1.80%	231,450,363	5.09%	63.79%	94,350,605	3,104,515	3.29%	91,246,090	-0.64%	37.50%
2003	277,940,960	8,863,992	3.19%	269,076,968	14.16%	90.42%	100,649,895	1,921,980	1.91%	98,727,915	4.64%	48.77%
2004	294,588,310	6,414,177	2.18%	288,174,133	3.68%	103.93%	109,034,215	5,548,230	5.09%	103,485,985	2.82%	55.94%
2005	313,464,845	7,007,115	2.24%	306,457,730	4.03%	116.87%	112,545,370	5,410,535	4.81%	107,134,835	-1.74%	61.44%

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

Resid & Rec. **8.05%**

Comm & Indust **4.91%**

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	40,685,247					
1993	not avail	not avail	39,101,415					
1994	not avail	not avail	38,729,353					
1995	22,989,480	17,713,470	40,702,950	1,317,096	3.24%	39,385,854	--	--
1996	27,899,867	19,023,262	46,923,129	1,456,914	3.10%	45,466,215	11.70%	15.44%
1997	28,856,956	18,137,382	46,994,338	600,550	1.28%	46,393,788	-1.13%	17.79%
1998	32,358,285	19,712,715	52,071,000	952,025	1.83%	51,118,975	8.78%	29.79%
1999	31,645,805	19,765,250	51,411,055	909,634	1.77%	50,501,421	-3.01%	28.22%
2000	35,429,050	21,631,755	57,060,805	474,875	0.83%	56,585,930	10.07%	43.67%
2001	35,336,315	21,825,320	57,161,635	856,325	1.50%	56,305,310	-1.32%	42.96%
2002	35,333,670	21,886,705	57,220,375	914,100	1.60%	56,306,275	-1.50%	42.96%
2003	46,362,375	27,135,385	73,497,760	1,837,098	2.50%	71,660,662	25.24%	81.95%
2004	47,127,150	27,136,550	74,263,700	1,068,100	1.44%	73,195,600	-0.41%	85.84%
2005	45,864,605	28,213,030	74,077,635	1,053,118	1.42%	73,024,517	-1.67%	85.41%

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

Ag Imprvmts **6.37%**

(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

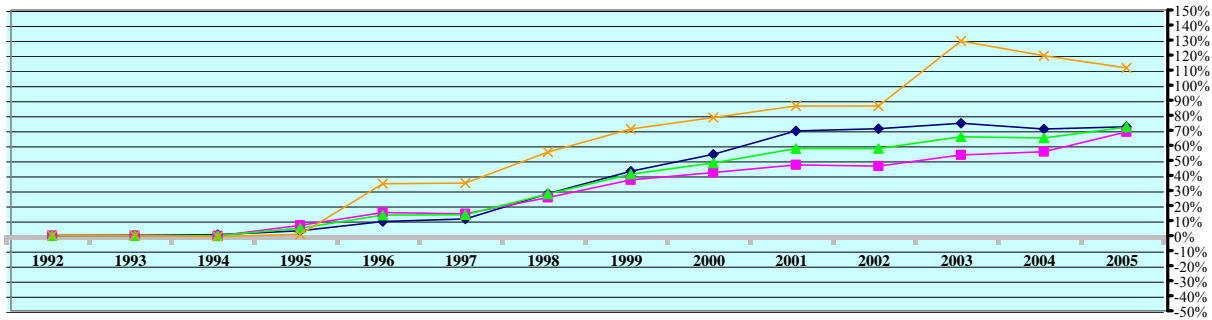
Cnty# **76**  
County **SALINE**

FL area **8**

CHART 2

EXHIBIT **76B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg
1992	80,416,376	--	--	--	106,181,079	--	--	--	11,698,462	--	--	--
1993	80,592,377	176,001	0.22%	0.22%	106,102,486	-78,593	-0.07%	-0.07%	11,689,750	-8,712	-0.07%	-0.07%
1994	80,959,105	366,728	0.46%	0.67%	105,844,908	-257,578	-0.24%	-0.32%	11,625,171	-64,579	-0.55%	-0.63%
1995	83,009,864	2,050,759	2.53%	3.23%	113,421,289	7,576,381	7.16%	6.82%	11,801,512	176,341	1.52%	0.88%
1996	88,006,991	4,997,127	6.02%	9.44%	122,385,532	8,964,243	7.90%	15.26%	15,741,927	3,940,415	33.39%	34.56%
1997	89,383,262	1,376,271	1.56%	11.15%	121,436,254	-949,278	-0.78%	14.37%	15,791,513	49,586	0.31%	34.99%
1998	102,841,895	13,458,633	15.06%	27.89%	133,176,865	11,740,611	9.67%	25.42%	18,185,640	2,394,127	15.16%	55.45%
1999	114,890,545	12,048,650	11.72%	42.87%	145,451,825	12,274,960	9.22%	36.98%	19,996,930	1,811,290	9.96%	70.94%
2000	123,835,755	8,945,210	7.79%	53.99%	150,799,340	5,347,515	3.68%	42.02%	20,882,940	886,010	4.43%	78.51%
2001	136,403,155	12,567,400	10.15%	69.62%	156,163,205	5,363,865	3.56%	47.07%	21,781,585	898,645	4.30%	86.19%
2002	137,633,500	1,230,345	0.90%	71.15%	155,223,580	-939,625	-0.60%	46.19%	21,776,355	-5,230	-0.02%	86.15%
2003	140,405,130	2,771,630	2.01%	74.60%	163,036,780	7,813,200	5.03%	53.55%	26,834,870	5,058,515	23.23%	129.39%
2004	137,429,410	-2,975,720	-2.12%	70.90%	165,375,320	2,338,540	1.43%	55.75%	25,683,085	-1,151,785	-4.29%	119.54%
2005	138,575,845	1,146,435	0.83%	72.32%	179,398,200	14,022,880	8.48%	68.95%	24,751,690	-931,395	-3.63%	111.58%

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	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg	Value	Value Chg	Ann%chg	Cmritv%chg
1992	--	--	--	--	932,506	--	--	--	199,228,423	--	--	--
1993	--	--	--	--	933,803	1,297	0.14%	0.14%	199,318,416	89,993	0.05%	0.05%
1994	--	--	--	--	931,847	--	0.00%	-0.07%	199,361,031	42,615	0.02%	0.07%
1995	--	--	--	--	926,793	-5,054	-0.54%	-0.61%	209,159,458	9,798,427	4.91%	4.98%
1996	--	--	--	--	74,015	-852,778	-92.01%	-92.06%	226,208,465	17,049,007	8.15%	13.54%
1997	--	--	--	--	61,689	-12,326	-16.65%	-93.38%	226,672,718	464,253	0.21%	13.78%
1998	--	--	--	--	61,505	-184	-0.30%	-93.40%	254,265,905	27,593,187	12.17%	27.63%
1999	--	--	--	--	73,235	11,730	19.07%	-92.15%	280,412,535	26,146,630	10.28%	40.75%
2000	--	--	--	--	72,985	-250	-0.34%	-92.17%	295,591,020	15,178,485	5.41%	48.37%
2001	--	--	--	--	69,885	-3,100	-4.25%	-92.51%	314,417,830	18,826,810	6.37%	57.82%
2002	--	--	--	--	70,410	525	0.75%	-92.45%	314,703,845	286,015	0.09%	57.96%
2003	15,275	n/a	n/a	n/a	110,185	n/a	n/a	n/a	330,402,240	15,698,395	4.99%	65.84%
2004	112,335	97,060	635.42%	635.42%	40	-110,145	-99.96%	-99.96%	328,600,190	-1,802,050	-0.55%	64.94%
2005	113,485	1,150	1.02%	642.95%	0	-40	-100.00%	-100.00%	342,839,220	14,239,030	4.33%	72.08%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#   
County

FL area

CHART 3 EXHIBIT 76B 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	80,309,852	84,131	955	--	--	106,243,420	192,857	551	--	--	12,585,551	66,078	190	--	--
1993	80,585,963	84,479	954	-0.10%	-0.10%	106,079,990	192,590	551	0.00%	0.00%	12,561,496	65,960	190	0.00%	0.00%
1994	80,541,221	84,411	954	0.00%	-0.10%	106,121,676	192,707	551	0.00%	0.00%	12,563,404	65,941	191	0.53%	0.53%
1995	83,050,086	85,103	976	2.31%	2.20%	113,411,476	192,143	590	7.08%	7.08%	12,604,527	65,538	192	0.52%	1.05%
1996	88,034,093	85,672	1,028	5.33%	7.64%	122,369,184	191,551	639	8.31%	15.97%	15,760,222	65,478	241	25.52%	26.84%
1997	87,965,126	85,484	1,029	0.10%	7.75%	122,013,020	190,973	639	0.00%	15.97%	15,678,228	65,182	241	0.00%	26.84%
1998	102,670,375	87,150	1,178	14.48%	23.35%	133,303,880	189,958	702	9.86%	27.40%	18,192,980	65,422	278	15.35%	46.32%
1999	114,922,325	88,867	1,293	9.76%	35.39%	145,513,335	188,274	773	10.11%	40.29%	19,968,665	65,262	306	10.07%	61.05%
2000	123,790,420	89,579	1,382	6.88%	44.71%	150,972,910	187,426	806	4.27%	46.28%	20,867,970	65,139	320	4.58%	68.42%
2001	135,790,185	89,646	1,515	9.62%	58.64%	156,909,000	187,216	838	3.97%	52.09%	21,696,175	64,887	334	4.38%	75.79%
2002	136,623,800	90,318	1,513	-0.13%	58.43%	155,955,935	186,147	838	0.00%	52.09%	21,785,310	65,031	335	0.30%	76.32%
2003	140,710,140	92,236	1,526	0.86%	59.79%	162,817,045	184,240	884	5.49%	60.44%	26,835,735	64,854	414	23.58%	117.89%
2004	137,429,410	92,083	1,492	-2.20%	56.28%	165,376,030	184,202	898	1.56%	62.94%	25,682,075	64,624	397	-4.01%	109.16%
2005	138,366,300	94,121	1,470	-1.50%	53.94%	179,508,865	182,067	986	9.82%	78.94%	24,778,340	64,214	386	-2.90%	103.09%

1992-2005 Rate Ann.%chg AvgVal/Acre: 3.37%

4.58%

5.60%

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	54,492	1,825	30	--	--	780	26	30	--	--	199,194,095	344,916	578	--	--
1993	54,702	1,832	30	0.00%		0	0				199,282,151	344,860	578	0.00%	0.00%
1994	56,762	1,892	30	0.00%		520	26	20			199,283,583	344,977	578	0.00%	0.00%
1995	61,388	2,046	30	0.00%		520	26	20	0.00%		209,127,997	344,856	606	4.84%	4.84%
1996	61,308	2,052	30	0.00%		0	0				226,224,807	344,754	656	8.25%	13.49%
1997						61,738	2,077	30	--		225,718,112	343,716	657	0.15%	13.67%
1998						61,595	2,075	30	0.00%		254,228,830	344,605	738	12.33%	27.68%
1999						72,305	2,093	35	16.67%		280,476,630	344,497	814	10.30%	40.83%
2000						73,200	2,168	34	-2.86%		295,704,500	344,312	859	5.53%	48.62%
2001						69,910	1,971	35	2.94%		314,465,270	343,720	915	6.52%	58.30%
2002						69,885	1,970	35	0.00%		314,434,930	343,466	915	0.00%	58.30%
2003	14,305	228	63	n/a	n/a	110,335	1,745	63	n/a	n/a	330,487,560	343,303	963	5.25%	66.61%
2004	13,970	240	58	-7.68%	n/a	98,405	1,727	57	-9.58%	n/a	328,599,890	342,876	958	-0.48%	65.81%
2005	113,485	1,968	58	-0.83%	n/a	0	9	0	-100.00%	n/a	342,766,990	342,378	1,001	4.46%	73.21%

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

4.32%

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**SALINE**

FL area 8

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
13,843	<b>SALINE</b>	49,343,460	8,423,143	9,750,785	310,733,260	73,797,570	38,747,800	2,731,585	342,839,220	45,864,605	28,213,030	0	910,444,458
<i>cnty sectorvalue % of total value:</i>		5.42%	0.93%	1.07%	34.13%	8.11%	4.26%	0.30%	37.66%	5.04%	3.10%		100.00%

**City's Sector Values:**

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
6,028	CRETE	5,013,610	1,371,542	928,679	138,443,670	37,932,310	6,149,075	308,425	25,820	0	3,900	0	190,177,031
572	DEWITT	5,043,148	212,813	145,082	13,325,415	848,210	7,231,110	0	2,720	0	0	0	26,808,498
615	DORCHESTER	935,545	240,112	201,135	15,477,890	4,691,880	0	0	52,585	0	13,010	0	21,612,157
1,174	FRIEND	835,641	478,184	498,563	32,514,200	5,345,560	569,815	21,035	6,665	0	0	0	40,269,663
106	SWANTON	100,873	41,130	8,122	2,179,465	851,020	0	0	11,045	0	0	0	3,191,655
158	TOBIAS	22,677	51,306	10,131	2,075,165	134,445	0	0	8,830	0	0	0	2,302,554
287	WESTERN	50,531	72,592	11,584	5,800,460	576,740	0	0	57,640	0	4,130	0	6,573,677
1,761	WILBER	824,493	517,418	183,312	47,888,230	6,657,990	51,140	0	2,795	0	22,000	0	56,147,378
<b>Total of All City Values:</b>		<b>12,826,518</b>	<b>2,985,097</b>	<b>1,986,608</b>	<b>257,704,495</b>	<b>57,038,155</b>	<b>14,001,140</b>	<b>329,460</b>	<b>168,100</b>	<b>0</b>	<b>43,040</b>	<b>0</b>	<b>347,082,613</b>
<i>% total citysect of cnty sector</i>		25.99%	35.44%	20.37%	82.93%	77.29%	36.13%	12.06%	0.05%		0.15%		38.12%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
43.55%	CRETE	10.16%	16.28%	9.52%	44.55%	51.40%	15.87%	11.29%	0.01%		0.01%		20.89%
4.13%	DEWITT	10.22%	2.53%	1.49%	4.29%	1.15%	18.66%		0.00%				2.94%
4.44%	DORCHESTER	1.90%	2.85%	2.06%	4.98%	6.36%			0.02%		0.05%		2.37%
8.48%	FRIEND	1.69%	5.68%	5.11%	10.46%	7.24%	1.47%	0.77%	0.00%				4.42%
0.77%	SWANTON	0.20%	0.49%	0.08%	0.70%	1.15%			0.00%				0.35%
1.14%	TOBIAS	0.05%	0.61%	0.10%	0.67%	0.18%			0.00%				0.25%
2.07%	WESTERN	0.10%	0.86%	0.12%	1.87%	0.78%			0.02%		0.01%		0.72%
12.72%	WILBER	1.67%	6.14%	1.88%	15.41%	9.02%	0.13%		0.00%		0.08%		6.17%

Cnty# **76**  
County **SALINE**

FL area **8**