

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Scotts Bluff County
79

2006 Equalization Proceedings
before the
Tax Equalization and Review Commission

April 2006

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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Residential Real Property - Current

Number of Sales	1520	COD	21.22
Total Sales Price	122139338	PRD	108.23
Total Adj. Sales Price	122158338	COV	39.86
Total Assessed Value	118664003	STD	41.91
Avg. Adj. Sales Price	80367.33	Avg. Abs. Dev.	20.60
Avg. Assessed Value	78068.42	Min	10.00
Median	97.08	Max	887.45
Wgt. Mean	97.14	95% Median C.I.	96.55 to 97.79
Mean	105.13	95% Wgt. Mean C.I.	96.07 to 98.21
		95% Mean C.I.	103.02 to 107.24
% of Value of the Class of all Real Property Value in the County			54.75
% of Records Sold in the Study Period			11.15
% of Value Sold in the Study Period			13.25
Average Assessed Value of the Base			65,709

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	1520	97.08	21.22	108.23
2005	1400	95.84	17.76	105.19
2004	1460	94.57	16.71	104.21
2003	1,417	96	19.98	106.91
2002	1,456	96	26.61	111.97
2001	1,431	96	25.81	110.84

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Commercial Real Property - Current

Number of Sales	311	COD	33.74
Total Sales Price	52668063	PRD	119.21
Total Adj. Sales Price	52482813	COV	50.05
Total Assessed Value	44779428	STD	50.91
Avg. Adj. Sales Price	168755.03	Avg. Abs. Dev.	32.35
Avg. Assessed Value	143985.30	Min	19.13
Median	95.88	Max	435.01
Wgt. Mean	85.32	95% Median C.I.	90.64 to 100.00
Mean	101.72	95% Wgt. Mean C.I.	77.74 to 92.90
		95% Mean C.I.	96.06 to 107.37
% of Value of the Class of all Real Property Value in the County			23.41
% of Records Sold in the Study Period			12.97
% of Value Sold in the Study Period			11.69
Average Assessed Value of the Base			159,705

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	311	95.88	33.74	119.21
2005	262	96.21	31.80	118.68
2004	247	95.66	32.06	120.06
2003	243	95	33.4	111.54
2002	248	92	39.48	107.03
2001	241	96	32.6	109.27

2006 Opinions of the Property Tax Administrator for Scotts Bluff County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Scotts Bluff County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Scotts Bluff County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Scotts Bluff County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Scotts Bluff County is not in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for ScottsBluff County

Recommendations

It is my recommendation that the Tax Equalization and Review Commission make adjustment.

Residential
IOLL +11.55%

Commercial

Agricultural
Recapture Value -6.17%

Dated this 10th day of April, 2006.



Catherine D. Lang

Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Scotts Bluff County**

Residential Real Property

I. Correlation

Scotts Bluff: RESIDENTIAL: Regarding the three measures of central tendency, both the median and the aggregate are within acceptable range—and both figures (rounded) are virtually the same. Either could be used to describe the overall level of value for the residential property class. The mean is slightly more than five points above the upper limit of acceptable range, and the hypothetical removal of outliers would fail to move this statistic within compliance. The median further receives strong support from the Trended Preliminary Ratio, and will therefore be used to represent the overall level of value for the residential property class. A look at the statistical figures that represent overall assessment uniformity reveals that both the coefficient of dispersion and the price-related differential are outside of compliance.

It should be noted that in reviewing the various subclasses within the residential statistical profile that under the heading "Status: Improved, Unimproved & IOLL," the range "3" or IOLL indicates ten sales with a median of 86.45, an aggregate of 74.62 and a mean of 90.78. It is recommended that the "Status 3" IOLL's be increased (both land and improvements) by 11.55% to bring this subclass within the midpoint of acceptable range.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	1794	1431	79.77
2002	1774	1456	82.07
2003	1790	1417	79.16
2004	1776	1460	82.21
2005	1700	1400	82.35
2006	1792	1520	84.82

**2006 Correlation Section
for Scotts Bluff County**

Scotts Bluff: RESIDENTIAL: An examination of the percentage of sales used for assessment year 2006 indicates the highest level of residential sales used compared to the previous years, and further suggests that the County does not excessively trim the sales file.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	87	10.9	96.48	96
2002	91	1.72	92.57	96
2003	91	3.9	94.55	96

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2004	90.85	4.96	95.35	94.57
2005	91.52	-4.39	87.5	95.84
2006	93.49	5.47	98.61	97.08

Scotts Bluff: RESIDENTIAL: As shown in the table, there is less than two points difference between the Preliminary Trended Ratio and the R&O median, and this would indicate that both statistical figures provide significant support for each other.

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

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

Comparison of Average Value Change

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

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

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% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
11.22	2001	10.9
7.82	2002	1.72
10.71	2003	3.9
11.31	2004	4.96
9.09	2005	-4.39
7.38	2006	5.47

Scotts Bluff: RESIDENTIAL: Analysis of the information contained in the table reveals less than a two point difference (1.91) between the percent change in the sales file compared to the percent change in the assessed value (excluding growth). This difference is statistically insignificant. Assessment actions taken to address the residential property class for 2006 included the revaluation of all residential improvements with 2005 Replacement Cost data. Where applicable, the County implemented new economic depreciation and land tables.

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

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political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.08	97.14	105.13

Scotts Bluff: RESIDENTIAL: A review of the three measures of central tendency reveals that both the median and the aggregate are within acceptable range—and both figures (rounded) are virtually the same. Either could be used to describe the overall level of value for the residential property class. The mean is slightly more than five points above the upper limit of acceptable range, and the hypothetical removal of outliers would fail to move this statistic within compliance.

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

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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.

	COD	PRD
R&O Statistics	21.22	108.23
Difference	6.22	5.23

Scotts Bluff: RESIDENTIAL: Both qualitative statistics are outside of their respective acceptable ranges, and even the hypothetical removal of at least 5% of the outlying sales would still fail to bring both figures into compliance.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	1525	1520	-5
Median	93.49	97.08	3.59
Wgt. Mean	92.07	97.14	5.07
Mean	100.19	105.13	4.94
COD	23.09	21.22	-1.87
PRD	108.83	108.23	-0.6
Min Sales Ratio	3.90	10.00	6.1
Max Sales Ratio	901.54	887.45	-14.09

Scotts Bluff: RESIDENTIAL: As shown in the above table, there is a five-sale difference between the preliminary and the R&O statistics. This is due to four sales that were miscoded as residential, that are now coded as commercial. The fifth sale is now coded as an "11," exempt entity. For assessment year 2006, all residential improvements were revalued with the 2005 Replacement Cost data. Further, the appraiser notes that where applicable, new economic depreciation and land tables were implemented.

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Commerical Real Property

I. Correlation

Scotts Bluff: COMMERCIAL: A review of the three measures of central tendency reveals that only the median is within acceptable range. Both the mean and the aggregate are outside of acceptable range, and further examination of the sales file reveals that extreme outliers are skewing only the mean. The removal of these would leave both the median and aggregate unchanged, and would bring the mean within compliance. The overall median receives relatively significant support from the Trended Preliminary Ratio, and therefore the median will be used to represent the level of value for the commercial property class. Assessment uniformity for the commercial class has not been achieved, since both qualitative statistics are significantly outside of the prescribed parameters for each. Further examination of the sales file indicates that the removal of the extreme outliers would still fail to bring either statistical measure into compliance.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	331	241	72.81
2002	339	248	73.16
2003	345	243	70.43
2004	346	247	71.39
2005	350	262	74.86
2006	379	311	82.06

Scotts Bluff: COMMERCIAL: An examination of the percentage of sales used for assessment year 2006 indicates the highest level of commercial sales used compared to previous years, and suggests that the County does not excessively trim the sales file.

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	95	4.76	99.52	96
2002	92	-2.95	89.29	92
2003	88	6.1	93.37	95
2004	90.64	6.82	96.82	95.66
2005	91.30	11.16	101.49	96.21
2006	92.36	6.13	98.02	95.88

Scotts Bluff: COMMERCIAL: An analysis of the Trended Preliminary Ratio compared to the R&O

**2006 Correlation Section
for Scotts Bluff County**

median indicates slightly more than a two-point difference between the two figures, and suggests that each provides relatively significant support for the other.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
6.91	2001	4.76
23.46	2002	-2.95
16.25	2003	6.1
9.03	2004	6.82
12.75	2005	11.16
5.56	2006	6.13

Scotts Bluff: COMMERCIAL: As shown in the above table, a comparison of the percent change to the sales file compared to the percent change to the commercial base as a whole, there is less than one point difference between the two figures. This is statistically insignificant and indicates that both the

2006 Correlation Section for Scotts Bluff County

sold and unsold commercial property is similarly assessed.

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

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

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

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

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

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

**2006 Correlation Section
for Scotts Bluff County**

	Median	Wgt. Mean	Mean
R&O Statistics	95.88	85.32	101.72

Scotts Bluff: COMMERCIAL: Of the three measures of central tendency, only the median is within the acceptable range. Both the mean and the aggregate are outside of acceptable range, and further examination of the sales file reveals that extreme outliers are only skewing the mean. The removal of these would leave both the median and aggregate unchanged, and would bring the mean within compliance.

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.

	COD	PRD
R&O Statistics	33.74	119.21
Difference	13.74	16.21

**2006 Correlation Section
for Scotts Bluff County**

Scotts Bluff: COMMERCIAL: As shown in the table, both qualitative statistics are significantly outside of the prescribed parameters for each. Further examination of the sales file indicates that the removal of the extreme outliers would still fail to bring either statistical measure into compliance.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	307	311	4
Median	92.36	95.88	3.52
Wgt. Mean	81.84	85.32	3.48
Mean	97.57	101.72	4.15
COD	36.54	33.74	-2.8
PRD	119.22	119.21	-0.01
Min Sales Ratio	4.17	19.13	14.96
Max Sales Ratio	435.01	435.01	0

Scotts Bluff: COMMERCIAL: The four sale difference noted in the above table reflects the four sales that were originally miscoded as residential and were coded into the commercial sales file. Assessment actions taken to address the commercial property class in 2006 were quite extensive and consisted of: in Gering, the “downtown” neighborhood received a 5% increase to both land and improvements. Apartments throughout Gering likewise received a 5% increase to land and improvements. Morrill commercial property received an 8% increase to both land and improvements. Mitchell neighborhoods “3002,” “3003”, and “3050” all received a 10% increase to land and improvements. In Scottsbluff, commercial property in neighborhood “1001” received an 8% increase (land and improvements); neighborhood “1003” received a 6% increase (land and improvements); neighborhood “1011” received a 5% increase; neighborhood “1007” (consisting of part of highway 26 and the Wal-Mart area) was reappraised with 2005 replacement costs and new land values. Commercial neighborhoods “1020” and “1035” received updated land values (improvement values were unchanged); Minatare and “small towns” commercial property was unchanged for 2006.

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

79 Scotts Bluff

	2005 CTL County Total	2006 Form 45 County Total	Value Difference (2006 Form 45 - 2005 CTL)	Percent Change	2006 Growth (New Construction Value)	% Change excl. Growth
1. Residential	838,408,426	895,614,329	57,205,903	6.82	11,310,562	5.47
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	142,742,867	138,874,281	-3,868,586	-2.71	*-----	-2.71
4. Total Residential (sum lines 1-3)	981,151,293	1,034,488,610	53,337,317	5.44	11,310,562	4.28
5. Commercial	321,023,461	357,484,050	36,460,589	11.36	15,590,739	6.5
6. Industrial	25,000,720	25,488,777	488,057	1.95	151,172	1.35
7. Ag-Farmsite Land, Outbuildings	26,392,772	26,501,940	109,168	0.41	4,212,270	-15.55
8. Minerals	2,154,828	3,098,397	943,569	43.79	0	43.79
9. Total Commercial (sum lines 5-8)	374,571,781	412,573,164	38,001,383	10.15	15,741,911	5.94
10. Total Non-Agland Real Property	1,355,723,074	1,447,061,994	91,338,920	6.74	31,264,743	4.43
11. Irrigated	140,519,825	145,087,332	4,567,507	3.25		
12. Dryland	5,383,794	6,907,640	1,523,846	28.3		
13. Grassland	31,073,864	34,538,847	3,464,983	11.15		
14. Wasteland	192,2374	2,360,183	437,809	22.77		
15. Other Agland	220	0	-220	-100		
16. Total Agricultural Land	178,900,077	188,894,002	9,993,925	5.59		
17. Total Value of All Real Property (Locally Assessed)	1,534,623,151	1,635,955,996	101,332,845	6.6	31,264,743	4.57

*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:	1520	MEDIAN:	97	COV:	39.86	95% Median C.I.:	96.55 to 97.79
TOTAL Sales Price:	122,139,338	WGT. MEAN:	97	STD:	41.91	95% Wgt. Mean C.I.:	96.07 to 98.21
TOTAL Adj.Sales Price:	122,158,338	MEAN:	105	AVG.ABS.DEV:	20.60	95% Mean C.I.:	103.02 to 107.24
TOTAL Assessed Value:	118,664,003						
AVG. Adj. Sales Price:	80,367	COD:	21.22	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	78,068	PRD:	108.23	MIN Sales Ratio:	10.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	210	100.15	108.27	101.72	20.03	106.44	39.73	353.84	97.95 to 102.12	80,926	82,321
10/01/03 TO 12/31/03	164	98.89	112.55	100.22	25.18	112.31	34.63	372.75	96.62 to 101.86	72,335	72,494
01/01/04 TO 03/31/04	150	97.84	106.28	100.64	19.85	105.60	48.28	887.45	95.17 to 101.07	80,490	81,008
04/01/04 TO 06/30/04	193	96.56	104.64	96.51	19.84	108.42	38.84	334.87	93.82 to 99.00	81,083	78,256
07/01/04 TO 09/30/04	206	95.28	101.23	94.83	19.05	106.75	42.73	273.40	91.78 to 97.56	84,582	80,210
10/01/04 TO 12/31/04	211	97.41	108.76	98.42	25.45	110.51	22.32	379.50	95.07 to 99.73	72,371	71,225
01/01/05 TO 03/31/05	157	97.70	102.89	95.08	20.76	108.21	10.00	339.77	92.37 to 100.07	79,200	75,307
04/01/05 TO 06/30/05	229	92.79	98.30	92.22	19.05	106.60	12.01	271.95	90.34 to 95.54	89,296	82,346
____Study Years____											
07/01/03 TO 06/30/04	717	98.40	107.86	99.74	21.19	108.14	34.63	887.45	97.20 to 99.89	78,912	78,705
07/01/04 TO 06/30/05	803	95.70	102.70	94.90	21.20	108.22	10.00	379.50	94.20 to 96.99	81,666	77,499
____Calendar Yrs____											
01/01/04 TO 12/31/04	760	96.93	105.18	97.33	21.18	108.06	22.32	887.45	95.29 to 97.73	79,496	77,377
____ALL____											
	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	172.32	172.32	67.59	61.26	254.96	66.75	277.88	N/A	170,676	115,355
GERING	451	96.48	100.37	96.71	15.77	103.79	42.73	353.84	94.89 to 98.31	88,362	85,456
HENRY	1	153.11	153.11	153.11			153.11	153.11	N/A	87,000	133,203
MINATARE	40	98.30	120.30	103.42	38.80	116.31	46.24	372.75	88.46 to 119.83	32,998	34,127
MITCHELL	90	98.08	111.95	101.22	27.92	110.60	54.28	344.43	94.84 to 106.01	54,607	55,273
MORRILL	55	99.85	115.80	102.07	28.11	113.45	53.88	330.00	93.67 to 111.73	57,800	58,996
RURAL	105	96.94	117.66	99.77	40.26	117.93	22.32	887.45	93.34 to 105.08	71,601	71,434
SCOTTSBLUFF	593	97.55	102.99	97.11	17.01	106.05	10.00	379.50	96.59 to 98.44	84,093	81,659
SMTWNS	47	94.44	104.97	90.01	34.90	116.63	29.75	339.77	81.71 to 100.47	28,743	25,870
SUBURBAN	136	96.12	106.01	94.94	23.92	111.66	12.01	269.51	92.91 to 98.38	100,942	95,838
____ALL____											
	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

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	1277	97.28	103.90	97.34	19.22	106.74	10.00	379.50	96.56 to 98.11	78,755	76,662
2	138	95.71	105.53	94.48	24.02	111.70	12.01	269.51	92.45 to 98.38	101,957	96,327
3	105	96.99	119.55	99.40	41.84	120.27	22.32	887.45	93.75 to 105.41	71,595	71,163
____ALL____											
	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

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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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	1339	97.17	103.61	97.49	18.41	106.28	34.63	372.75	96.59 to 97.99	88,095	85,885
2	171	96.33	117.88	89.84	43.26	131.21	10.00	887.45	92.44 to 100.37	20,385	18,314
3	10	86.45	90.78	74.62	22.50	121.66	42.73	159.73	66.67 to 111.29	71,291	53,195
ALL	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1493	97.06	105.22	97.30	21.13	108.14	10.00	887.45	96.53 to 97.76	81,048	78,858
06											
07	27	98.46	100.21	80.53	25.54	124.44	42.73	168.63	80.07 to 104.45	42,700	34,388
ALL	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	1	104.66	104.66	104.66			104.66	104.66	N/A	50,000	52,328
62-0021	21	96.33	116.89	91.22	46.69	128.14	39.73	339.77	72.94 to 144.17	35,869	32,720
79-0002	38	98.30	117.67	102.54	36.22	114.75	46.24	372.75	88.46 to 119.83	34,061	34,926
79-0005	2	129.80	129.80	126.79	2.72	102.37	126.26	133.33	N/A	59,500	75,443
79-0011	94	98.43	112.41	101.12	29.38	111.17	29.75	336.48	94.24 to 103.93	48,639	49,184
79-0013											
79-0016	500	96.45	101.06	96.74	16.49	104.47	42.73	353.84	94.87 to 98.29	86,729	83,900
79-0020	7	90.85	93.09	91.16	38.89	102.11	22.32	171.06	22.32 to 171.06	123,772	112,832
79-0031	120	98.40	113.78	99.22	29.86	114.67	47.24	344.43	95.04 to 104.73	64,166	63,665
79-0032	689	97.17	103.68	96.78	18.75	107.13	10.00	379.50	96.55 to 98.02	87,024	84,221
79-0060	18	96.31	106.52	106.21	27.46	100.29	46.67	201.76	89.88 to 122.46	95,466	101,393
79-0064	19	91.52	135.44	84.65	63.52	160.01	63.54	887.45	79.86 to 104.96	58,326	49,371
79-0065	11	93.85	107.29	99.93	31.05	107.36	73.76	247.42	74.25 to 120.05	59,272	59,230
NonValid School											
ALL	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

PA&T 2006 R&O Statistics

Type: Qualified

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(!: AVTot=0)

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AVG. Assessed Value:	78,068	PRD:	108.23	MIN Sales Ratio:	10.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	213	98.07	115.92	96.36	38.38	120.30	10.00	887.45	94.33 to 100.82	38,365	36,968
Prior TO 1860											
1860 TO 1899	1	84.87	84.87	84.87			84.87	84.87	N/A	78,000	66,196
1900 TO 1919	141	102.08	112.01	100.76	26.34	111.17	42.73	339.77	98.47 to 106.88	50,151	50,531
1920 TO 1939	253	97.48	110.23	99.20	26.58	111.12	34.63	353.84	94.95 to 102.32	55,123	54,684
1940 TO 1949	152	95.18	98.48	93.37	17.14	105.47	38.84	231.97	93.01 to 97.69	65,056	60,743
1950 TO 1959	181	94.66	97.46	94.50	13.50	103.13	51.90	192.39	92.27 to 97.36	84,143	79,514
1960 TO 1969	129	94.24	101.25	94.96	16.82	106.61	56.03	372.75	92.30 to 97.20	95,198	90,404
1970 TO 1979	229	98.32	101.78	98.00	13.85	103.85	66.83	260.89	96.42 to 99.51	103,424	101,359
1980 TO 1989	52	96.89	96.56	97.09	10.53	99.45	52.58	141.82	91.80 to 99.89	129,347	125,588
1990 TO 1994	18	97.95	96.16	98.44	7.42	97.68	61.52	113.23	95.30 to 100.33	201,636	198,497
1995 TO 1999	59	95.70	105.68	97.49	20.55	108.40	59.32	208.18	91.92 to 98.90	134,781	131,401
2000 TO Present	92	100.46	101.91	99.32	10.32	102.61	77.44	269.51	96.59 to 102.61	146,738	145,743
ALL	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

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	39	124.50	177.41	148.19	69.89	119.72	29.75	887.45	103.45 to 195.00	2,291	3,395
5000 TO 9999	51	111.11	133.68	131.34	47.95	101.78	22.32	353.84	92.14 to 130.14	6,950	9,128
Total \$											
1 TO 9999	90	114.66	152.63	134.74	59.58	113.28	22.32	887.45	101.86 to 136.10	4,931	6,644
10000 TO 29999	227	106.07	121.85	120.45	32.16	101.16	34.63	344.43	100.75 to 111.53	19,663	23,685
30000 TO 59999	299	99.02	106.97	105.43	24.14	101.46	46.24	319.21	95.08 to 103.98	44,432	46,843
60000 TO 99999	463	96.45	96.98	96.88	11.15	100.10	42.73	153.11	94.94 to 97.20	78,540	76,093
100000 TO 149999	258	92.83	94.33	94.09	11.27	100.25	51.90	164.31	91.03 to 95.65	123,237	115,956
150000 TO 249999	162	96.06	94.28	94.23	11.25	100.04	10.00	147.42	93.26 to 98.31	180,303	169,906
250000 TO 499999	21	95.08	90.69	91.11	9.81	99.54	54.88	112.50	88.58 to 99.46	314,138	286,203
ALL	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

PA&T 2006 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	1520	MEDIAN:	97	COV:	39.86	95% Median C.I.:	96.55 to 97.79
TOTAL Sales Price:	122,139,338	WGT. MEAN:	97	STD:	41.91	95% Wgt. Mean C.I.:	96.07 to 98.21
TOTAL Adj.Sales Price:	122,158,338	MEAN:	105	AVG.ABS.DEV:	20.60	95% Mean C.I.:	103.02 to 107.24
TOTAL Assessed Value:	118,664,003						
AVG. Adj. Sales Price:	80,367	COD:	21.22	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	78,068	PRD:	108.23	MIN Sales Ratio:	10.00		

(!: 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	44	99.20	122.94	90.98	52.78	135.14	22.32	379.50	89.97 to 113.08	3,337	3,036
5000 TO 9999	35	94.44	138.05	92.71	65.80	148.90	34.63	887.45	84.40 to 113.84	7,883	7,308
Total \$ _____											
1 TO 9999	79	98.00	129.63	92.11	57.95	140.74	22.32	887.45	91.00 to 104.71	5,351	4,929
10000 TO 29999	223	98.07	107.96	88.70	29.26	121.72	10.00	353.84	94.87 to 100.47	22,387	19,857
30000 TO 59999	338	96.73	107.16	97.58	25.40	109.82	42.73	344.43	93.01 to 99.51	46,879	45,745
60000 TO 99999	468	96.98	103.35	97.97	16.11	105.49	51.90	340.02	95.86 to 98.11	80,402	78,771
100000 TO 149999	253	95.48	97.68	94.77	12.85	103.07	56.03	319.21	92.21 to 96.99	126,281	119,683
150000 TO 249999	141	101.11	101.95	99.83	10.36	102.12	54.88	164.31	98.65 to 102.47	182,827	182,517
250000 TO 499999	18	97.44	100.23	99.33	6.87	100.91	88.58	143.74	93.95 to 100.31	307,855	305,789
ALL _____											
	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	215	98.07	115.72	96.40	38.08	120.05	10.00	887.45	94.33 to 100.44	38,892	37,490
10	11	104.71	102.75	97.78	22.69	105.08	48.77	153.76	54.28 to 145.05	31,809	31,103
20	90	96.26	107.97	102.59	27.37	105.24	34.63	260.89	92.67 to 104.94	47,415	48,643
30	962	96.94	103.85	96.81	19.23	107.28	42.73	372.75	95.61 to 97.78	75,430	73,021
35	5	102.81	104.81	102.40	8.59	102.35	91.96	118.63	N/A	134,030	137,250
40	208	97.52	100.34	97.51	11.90	102.90	59.32	331.35	96.59 to 99.38	140,177	136,693
50	26	93.00	94.81	94.68	7.98	100.14	79.56	113.27	88.68 to 101.76	217,888	206,289
60	3	99.46	101.97	102.78	6.22	99.21	93.95	112.50	N/A	374,333	384,747
ALL _____											
	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79	80,367	78,068

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:	1520	MEDIAN:	97	COV:	39.86	95% Median C.I.:	96.55 to 97.79
TOTAL Sales Price:	122,139,338	WGT. MEAN:	97	STD:	41.91	95% Wgt. Mean C.I.:	96.07 to 98.21
TOTAL Adj.Sales Price:	122,158,338	MEAN:	105	AVG.ABS.DEV:	20.60	95% Mean C.I.:	103.02 to 107.24
TOTAL Assessed Value:	118,664,003						
AVG. Adj. Sales Price:	80,367	COD:	21.22	MAX Sales Ratio:	887.45		
AVG. Assessed Value:	78,068	PRD:	108.23	MIN Sales Ratio:	10.00		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	213	98.07	115.92	96.36	38.38	120.30	10.00	887.45	94.33 to 100.82		38,365	36,968
100	30	103.45	119.91	100.69	33.67	119.09	52.58	372.75	98.34 to 116.73		32,797	33,024
101	1083	96.90	102.96	97.09	18.26	106.05	34.63	353.84	95.70 to 97.69		85,113	82,638
102	18	98.88	112.53	99.91	19.42	112.63	85.59	208.18	93.95 to 109.47		148,281	148,153
103	30	97.76	98.99	97.46	12.19	101.58	69.95	133.91	94.57 to 105.70		121,730	118,634
104	66	101.22	110.72	103.29	22.92	107.19	46.24	331.35	96.07 to 105.96		75,614	78,098
106	3	101.64	114.74	102.01	28.65	112.48	77.61	164.97	N/A		88,000	89,766
111	38	95.87	96.14	94.55	8.91	101.68	76.92	134.62	89.34 to 99.59		110,484	104,462
301	12	92.08	90.74	90.52	5.41	100.25	74.99	102.61	85.10 to 96.37		145,535	131,732
302	5	97.95	94.20	92.98	5.34	101.31	84.40	101.68	N/A		101,500	94,378
304	22	97.85	97.25	94.03	10.96	103.43	74.02	128.44	90.01 to 103.41		127,108	119,514
<u>ALL</u>												
	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79		80,367	78,068

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	211	98.07	115.77	96.27	38.04	120.26	10.00	887.45	94.33 to 100.82		38,828	37,378
10	16	103.45	108.15	103.47	29.04	104.52	38.84	273.40	75.83 to 129.61		30,151	31,197
20	45	106.93	117.38	112.04	32.03	104.77	34.63	319.21	94.95 to 120.05		38,111	42,700
30	812	97.66	105.20	97.89	19.24	107.47	46.24	372.75	96.63 to 98.65		84,156	82,382
35	1	88.05	88.05	88.05			88.05	88.05	N/A		179,500	158,052
40	304	95.63	98.50	95.24	14.53	103.43	53.63	260.89	93.57 to 97.17		105,729	100,694
50	85	95.48	99.07	95.75	14.93	103.47	42.73	231.97	91.61 to 98.22		89,205	85,413
60	46	94.28	97.34	97.23	13.64	100.11	72.63	143.24	89.09 to 100.53		76,734	74,609
<u>ALL</u>												
	1520	97.08	105.13	97.14	21.22	108.23	10.00	887.45	96.55 to 97.79		80,367	78,068

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:	311	MEDIAN:	96	COV:	50.05	95% Median C.I.:	90.64 to 100.00
TOTAL Sales Price:	52,668,063	WGT. MEAN:	85	STD:	50.91	95% Wgt. Mean C.I.:	77.74 to 92.90
TOTAL Adj.Sales Price:	52,482,813	MEAN:	102	AVG.ABS.DEV:	32.35	95% Mean C.I.:	96.06 to 107.37
TOTAL Assessed Value:	44,779,428						
AVG. Adj. Sales Price:	168,755	COD:	33.74	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	143,985	PRD:	119.21	MIN Sales Ratio:	19.13		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	21	88.84	92.89	73.82	26.02	125.84	57.87	155.13	68.62 to 112.46	234,643	173,205
10/01/02 TO 12/31/02	18	101.93	105.23	96.96	23.65	108.53	65.22	168.14	77.58 to 114.49	154,194	149,503
01/01/03 TO 03/31/03	21	96.38	96.19	71.79	22.25	133.99	43.78	134.93	86.00 to 118.74	466,035	334,570
04/01/03 TO 06/30/03	27	100.03	115.68	104.61	30.63	110.58	29.97	310.11	93.53 to 111.26	107,088	112,025
07/01/03 TO 09/30/03	13	92.11	91.77	92.17	20.73	99.57	34.53	142.48	76.38 to 108.25	115,807	106,739
10/01/03 TO 12/31/03	24	86.42	90.34	93.19	28.99	96.94	49.33	181.31	68.89 to 103.77	102,663	95,667
01/01/04 TO 03/31/04	34	95.77	101.84	95.13	36.21	107.05	19.64	263.80	73.46 to 107.31	106,485	101,298
04/01/04 TO 06/30/04	34	92.62	111.76	98.89	51.52	113.02	32.65	435.01	75.76 to 106.00	152,387	150,689
07/01/04 TO 09/30/04	35	92.20	97.98	85.55	36.84	114.54	20.91	196.20	73.56 to 103.77	97,859	83,715
10/01/04 TO 12/31/04	30	89.03	106.03	89.89	46.53	117.96	19.13	344.03	70.47 to 105.86	91,747	82,470
01/01/05 TO 03/31/05	21	102.57	106.42	84.15	33.11	126.48	34.65	286.26	75.78 to 108.00	374,883	315,449
04/01/05 TO 06/30/05	33	98.41	96.27	78.03	28.03	123.37	29.73	308.40	84.10 to 106.02	160,015	124,865
<u>Study Years</u>											
07/01/02 TO 06/30/03	87	99.41	103.31	80.36	25.77	128.55	29.97	310.11	93.53 to 105.16	234,266	188,264
07/01/03 TO 06/30/04	105	92.11	101.18	95.93	37.96	105.47	19.64	435.01	80.74 to 100.00	121,629	116,678
07/01/04 TO 06/30/05	119	94.16	101.03	83.54	36.71	120.93	19.13	344.03	88.08 to 100.25	162,441	135,707
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	85	96.38	100.05	82.50	26.64	121.27	29.97	310.11	89.68 to 101.76	195,853	161,579
01/01/04 TO 12/31/04	133	92.20	104.31	93.27	42.77	111.83	19.13	435.01	85.18 to 100.00	112,625	105,050
<u>ALL</u>	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GERING	55	92.35	95.06	91.08	34.48	104.36	19.13	236.67	78.13 to 100.00	111,565	101,618
MINATARE	10	100.31	130.41	80.01	78.38	162.99	38.41	315.00	45.76 to 310.11	21,151	16,923
MITCHELL	21	99.49	95.19	76.17	32.70	124.97	46.03	214.57	61.47 to 114.21	56,433	42,984
MORRILL	13	92.11	105.25	88.46	38.72	118.97	60.12	308.40	62.70 to 111.02	49,695	43,962
RURAL	14	105.04	123.04	98.47	45.38	124.95	29.73	253.65	71.65 to 177.12	103,405	101,827
SCOTTSBLUFF	152	97.55	101.84	82.69	28.04	123.16	32.65	435.01	89.99 to 100.25	254,415	210,372
SMTWNS	19	89.68	97.13	100.26	38.15	96.89	19.64	263.80	70.65 to 117.60	57,928	58,077
SUBURBAN	27	91.35	99.52	98.60	33.88	100.94	34.53	286.26	70.47 to 110.62	114,243	112,640
<u>ALL</u>	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

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:	311	MEDIAN:	96	COV:	50.05	95% Median C.I.:	90.64 to 100.00
TOTAL Sales Price:	52,668,063	WGT. MEAN:	85	STD:	50.91	95% Wgt. Mean C.I.:	77.74 to 92.90
TOTAL Adj.Sales Price:	52,482,813	MEAN:	102	AVG.ABS.DEV:	32.35	95% Mean C.I.:	96.06 to 107.37
TOTAL Assessed Value:	44,779,428						
AVG. Adj. Sales Price:	168,755	COD:	33.74	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	143,985	PRD:	119.21	MIN Sales Ratio:	19.13		

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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	270	95.02	100.92	84.08	33.14	120.03	19.13	435.01	89.99 to 99.49	177,480	149,224
2	28	94.27	105.03	98.84	37.81	106.26	34.53	286.26	72.28 to 110.62	110,337	109,059
3	13	103.32	111.13	97.40	40.30	114.10	29.73	196.20	71.65 to 169.40	113,349	110,402
ALL	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

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	239	96.38	99.80	83.93	28.87	118.91	19.64	344.03	91.24 to 100.00	194,131	162,932
2	72	91.77	108.08	95.94	51.49	112.65	19.13	435.01	85.11 to 101.83	84,518	81,089
ALL	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
62-0021	3	55.35	55.11	47.91	30.13	115.02	29.97	80.00	N/A	2,583	1,237
79-0002	13	101.76	123.47	87.02	61.68	141.88	38.41	315.00	49.33 to 151.86	58,193	50,641
79-0005											
79-0011	19	92.11	107.04	86.03	46.21	124.43	34.53	308.40	62.70 to 111.02	38,391	33,027
79-0013											
79-0016	80	91.29	94.16	92.02	35.04	102.33	19.13	253.65	80.71 to 99.98	109,648	100,896
79-0020	1	103.32	103.32	103.32			103.32	103.32	N/A	35,000	36,161
79-0031	23	100.00	100.08	77.51	34.21	129.12	46.03	214.57	63.47 to 114.21	52,976	41,060
79-0032	170	98.08	103.94	84.10	28.94	123.59	32.65	435.01	92.09 to 100.97	239,998	201,841
79-0060											
79-0064	1	149.33	149.33	149.33			149.33	149.33	N/A	9,000	13,440
79-0065	1	71.65	71.65	71.65			71.65	71.65	N/A	155,000	111,059
NonValid School											
ALL	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

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:	311	MEDIAN:	96	COV:	50.05	95% Median C.I.:	90.64 to 100.00
TOTAL Sales Price:	52,668,063	WGT. MEAN:	85	STD:	50.91	95% Wgt. Mean C.I.:	77.74 to 92.90
TOTAL Adj.Sales Price:	52,482,813	MEAN:	102	AVG.ABS.DEV:	32.35	95% Mean C.I.:	96.06 to 107.37
TOTAL Assessed Value:	44,779,428						
AVG. Adj. Sales Price:	168,755	COD:	33.74	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	143,985	PRD:	119.21	MIN Sales Ratio:	19.13		

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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	93	91.35	103.85	93.07	45.47	111.57	19.13	435.01	81.99 to 100.00	86,869	80,851
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	15	94.01	119.51	102.36	39.88	116.75	55.06	310.11	88.36 to 131.99	76,400	78,203
1920 TO 1939	30	96.15	106.33	95.00	36.38	111.92	45.76	344.03	75.92 to 106.72	59,630	56,651
1940 TO 1949	32	98.88	107.14	96.27	34.35	111.30	31.24	308.40	80.48 to 117.60	75,046	72,245
1950 TO 1959	19	80.74	84.68	70.41	34.02	120.25	32.65	173.22	57.87 to 105.16	156,101	109,916
1960 TO 1969	39	97.87	99.06	91.96	26.66	107.73	19.64	236.67	80.91 to 102.57	216,540	199,121
1970 TO 1979	43	100.00	101.89	89.66	23.73	113.64	29.73	181.31	92.09 to 112.12	212,317	190,366
1980 TO 1989	27	95.45	93.63	86.73	21.34	107.96	37.80	179.39	77.88 to 104.78	406,239	352,339
1990 TO 1994	5	76.38	83.01	63.52	25.38	130.68	57.19	114.49	N/A	479,100	304,341
1995 TO 1999	3	84.51	91.80	86.95	8.95	105.58	84.10	106.79	N/A	275,000	239,100
2000 TO Present	5	100.00	98.60	52.65	21.09	187.29	43.78	127.90	N/A	867,576	456,746
ALL	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

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	10	96.10	149.68	139.71	84.09	107.14	29.97	315.00	55.35 to 263.80	2,244	3,135
5000 TO 9999	13	141.51	145.63	150.67	37.83	96.66	49.33	310.11	85.11 to 196.20	7,407	11,160
Total \$											
1 TO 9999	23	132.07	147.39	148.60	51.93	99.19	29.97	315.00	86.80 to 196.20	5,162	7,671
10000 TO 29999	40	112.76	136.22	135.29	48.35	100.69	19.64	435.01	105.86 to 142.45	18,834	25,481
30000 TO 59999	69	88.08	88.01	88.39	35.70	99.57	19.13	179.39	70.35 to 98.41	40,405	35,716
60000 TO 99999	53	95.45	92.41	90.98	23.66	101.57	38.71	175.81	77.58 to 100.44	74,697	67,958
100000 TO 149999	38	98.53	98.98	98.58	19.53	100.40	29.73	175.91	92.76 to 106.35	119,012	117,322
150000 TO 249999	43	97.78	100.54	100.20	24.88	100.34	50.03	181.31	80.91 to 106.00	182,809	183,171
250000 TO 499999	30	87.70	85.90	85.01	15.15	101.04	40.29	127.90	80.66 to 93.83	331,008	281,382
500000 +	15	84.10	77.55	74.24	23.18	104.46	37.80	106.94	57.87 to 100.83	1,503,345	1,116,094
ALL	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

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:	311	MEDIAN:	96	COV:	50.05	95% Median C.I.:	90.64 to 100.00
TOTAL Sales Price:	52,668,063	WGT. MEAN:	85	STD:	50.91	95% Wgt. Mean C.I.:	77.74 to 92.90
TOTAL Adj.Sales Price:	52,482,813	MEAN:	102	AVG.ABS.DEV:	32.35	95% Mean C.I.:	96.06 to 107.37
TOTAL Assessed Value:	44,779,428						
AVG. Adj. Sales Price:	168,755	COD:	33.74	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	143,985	PRD:	119.21	MIN Sales Ratio:	19.13		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	11	80.00	104.87	48.33	72.96	217.00	19.64	315.00	29.97 to 263.80	4,050	1,957
5000 TO 9999	11	69.78	75.39	47.26	50.88	159.53	19.13	220.02	20.91 to 100.00	14,550	6,876
Total \$ _____											
1 TO 9999	22	69.86	90.13	47.49	67.85	189.79	19.13	315.00	47.58 to 99.98	9,300	4,416
10000 TO 29999	59	75.78	97.48	75.05	56.02	129.88	31.24	310.11	64.58 to 106.77	25,942	19,470
30000 TO 59999	65	94.21	108.76	86.56	41.35	125.64	29.73	435.01	85.18 to 104.99	51,322	44,427
60000 TO 99999	45	100.00	110.96	98.28	27.95	112.90	50.03	308.40	96.38 to 111.26	76,867	75,544
100000 TO 149999	41	97.87	99.65	92.37	20.50	107.88	47.52	175.81	88.09 to 106.35	134,182	123,943
150000 TO 249999	37	97.78	97.91	90.91	19.33	107.69	40.29	175.91	87.33 to 103.77	205,348	186,688
250000 TO 499999	30	96.71	106.04	97.40	24.55	108.88	57.19	181.31	86.04 to 106.00	331,035	322,428
500000 +	12	89.15	78.98	74.49	23.22	106.04	37.80	106.94	57.87 to 101.83	1,743,514	1,298,686
ALL											
	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	106	88.59	102.35	86.12	47.31	118.84	19.13	435.01	80.66 to 99.98	109,997	94,734
10	17	105.86	125.78	112.81	44.36	111.50	45.76	263.80	68.62 to 173.22	105,520	119,032
15	10	107.62	122.32	97.62	34.45	125.29	65.45	310.11	71.65 to 135.73	75,820	74,017
20	130	98.14	100.19	83.33	26.18	120.23	29.73	308.40	92.09 to 102.97	213,125	177,607
25	11	87.67	90.08	70.60	31.24	127.59	37.80	175.91	58.65 to 127.46	376,525	265,828
30	36	96.39	92.32	93.58	18.33	98.66	50.03	152.40	80.27 to 100.83	163,830	153,310
35	1	84.10	84.10	84.10			84.10	84.10	N/A	525,000	441,502
ALL											
	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

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:	311	MEDIAN:	96	COV:	50.05	95% Median C.I.:	90.64 to 100.00
TOTAL Sales Price:	52,668,063	WGT. MEAN:	85	STD:	50.91	95% Wgt. Mean C.I.:	77.74 to 92.90
TOTAL Adj.Sales Price:	52,482,813	MEAN:	102	AVG.ABS.DEV:	32.35	95% Mean C.I.:	96.06 to 107.37
TOTAL Assessed Value:	44,779,428						
AVG. Adj. Sales Price:	168,755	COD:	33.74	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	143,985	PRD:	119.21	MIN Sales Ratio:	19.13		

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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)	96	91.73	103.82	93.48	44.52	111.06	19.13	435.01	81.99 to 100.00	130,672	122,158
309	4	136.90	134.63	111.39	23.91	120.86	92.76	171.94	N/A	40,118	44,688
311	3	65.45	80.02	62.12	49.80	128.82	38.41	136.20	N/A	25,170	15,636
319	2	238.27	238.27	226.05	29.43	105.41	168.14	308.40	N/A	27,250	61,598
321	1	142.48	142.48	142.48			142.48	142.48	N/A	24,500	34,908
326	1	45.76	45.76	45.76			45.76	45.76	N/A	39,600	18,122
341	1	98.40	98.40	98.40			98.40	98.40	N/A	100,000	98,398
343	1	63.70	63.70	63.70			63.70	63.70	N/A	1,650,000	1,050,974
344	30	99.09	102.27	95.61	26.11	106.96	50.03	217.43	80.27 to 107.25	176,258	168,529
349	3	102.97	91.94	99.80	17.99	92.13	58.65	114.21	N/A	110,000	109,781
350	5	100.00	115.04	125.54	26.15	91.63	80.97	152.40	N/A	85,200	106,959
351	11	89.99	87.63	73.74	17.35	118.84	40.29	117.76	62.71 to 106.72	162,829	120,067
352	52	95.39	96.71	85.67	18.39	112.89	57.87	263.80	88.07 to 100.44	216,851	185,777
353	19	103.31	102.74	59.93	23.55	171.44	43.78	214.57	76.38 to 108.00	269,057	161,235
384	1	69.93	69.93	69.93			69.93	69.93	N/A	10,000	6,993
386	3	100.00	87.99	69.38	16.53	126.82	57.19	106.79	N/A	273,666	189,876
387	1	97.32	97.32	97.32			97.32	97.32	N/A	100,000	97,323
395	2	156.22	156.22	124.04	51.49	125.94	75.78	236.67	N/A	25,000	31,011
404	1	344.03	344.03	344.03			344.03	344.03	N/A	15,000	51,605
405	1	96.56	96.56	96.56			96.56	96.56	N/A	200,000	193,112
406	14	93.85	105.11	99.91	43.32	105.20	32.65	310.11	55.35 to 139.29	102,799	102,707
407	7	103.77	107.19	86.18	13.66	124.38	74.17	135.73	74.17 to 135.73	115,171	99,249
410	2	100.10	100.10	98.66	12.00	101.46	88.09	112.12	N/A	125,000	123,329
412	1	90.64	90.64	90.64			90.64	90.64	N/A	2,900,000	2,628,659
419	1	84.75	84.75	84.75			84.75	84.75	N/A	400,000	339,014
441	2	111.23	111.23	107.09	12.09	103.87	97.78	124.68	N/A	118,500	126,901
442	1	70.65	70.65	70.65			70.65	70.65	N/A	35,000	24,727
444	1	120.00	120.00	120.00			120.00	120.00	N/A	60,000	72,000
447	1	64.75	64.75	64.75			64.75	64.75	N/A	150,000	97,130
459	3	95.88	116.05	131.59	38.37	88.19	70.95	181.31	N/A	108,500	142,780
470	7	69.77	96.33	105.13	59.16	91.63	31.24	175.91	31.24 to 175.91	73,484	77,256
471	11	70.73	84.78	50.10	40.45	169.22	37.80	151.34	49.33 to 147.51	206,020	103,219
493	1	29.73	29.73	29.73			29.73	29.73	N/A	120,000	35,678
494	1	101.09	101.09	101.09			101.09	101.09	N/A	350,000	353,827
526	1	85.18	85.18	85.18			85.18	85.18	N/A	57,000	48,550
528	13	74.06	85.73	86.36	46.64	99.27	19.64	153.77	50.30 to 137.91	157,085	135,659
554	4	98.02	100.43	96.04	11.13	104.57	88.84	116.84	N/A	105,562	101,385
555	2	125.28	125.28	124.77	1.69	100.41	123.16	127.40	N/A	19,750	24,642

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:	311	MEDIAN:	96	COV:	50.05	95% Median C.I.:	90.64 to 100.00
TOTAL Sales Price:	52,668,063	WGT. MEAN:	85	STD:	50.91	95% Wgt. Mean C.I.:	77.74 to 92.90
TOTAL Adj.Sales Price:	52,482,813	MEAN:	102	AVG.ABS.DEV:	32.35	95% Mean C.I.:	96.06 to 107.37
TOTAL Assessed Value:	44,779,428						
AVG. Adj. Sales Price:	168,755	COD:	33.74	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	143,985	PRD:	119.21	MIN Sales Ratio:	19.13		

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ALL	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985
PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02	58	95.39	95.44	74.75	19.57	127.67	43.78	263.80	88.07 to 100.00	255,502	190,997
03	249	95.45	102.46	89.25	36.66	114.80	19.13	435.01	89.24 to 100.00	149,387	133,324
04	4	117.65	146.58	108.06	50.75	135.64	64.75	286.26	N/A	116,550	125,949
ALL	311	95.88	101.72	85.32	33.74	119.21	19.13	435.01	90.64 to 100.00	168,755	143,985

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:	1525	MEDIAN:	93	COV:	48.84	95% Median C.I.:	92.24 to 94.76
TOTAL Sales Price:	121,935,551	WGT. MEAN:	92	STD:	48.93	95% Wgt. Mean C.I.:	90.89 to 93.25
TOTAL Adj.Sales Price:	122,108,551	MEAN:	100	AVG.ABS.DEV:	21.59	95% Mean C.I.:	97.74 to 102.65
TOTAL Assessed Value:	112,421,093						
AVG. Adj. Sales Price:	80,071	COD:	23.09	MAX Sales Ratio:	901.54		
AVG. Assessed Value:	73,718	PRD:	108.83	MIN Sales Ratio:	3.90		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	207	97.01	104.28	98.11	19.52	106.29	38.01	384.58	95.07 to 99.85	80,928	79,398
10/01/03 TO 12/31/03	161	96.13	106.74	95.78	24.27	111.45	34.08	454.85	92.60 to 98.53	72,345	69,290
01/01/04 TO 03/31/04	151	95.82	103.08	97.38	19.72	105.86	50.94	887.45	93.29 to 98.54	79,882	77,787
04/01/04 TO 06/30/04	201	93.25	101.43	94.18	21.30	107.70	38.84	337.00	90.89 to 96.26	79,487	74,862
07/01/04 TO 09/30/04	208	90.10	93.73	88.73	20.26	105.64	4.70	200.47	88.61 to 94.08	85,792	76,122
10/01/04 TO 12/31/04	212	92.33	101.12	92.29	26.32	109.57	22.32	379.50	89.40 to 96.24	72,995	67,367
01/01/05 TO 03/31/05	156	90.36	98.15	86.38	28.25	113.63	8.90	901.54	85.33 to 96.61	77,192	66,676
04/01/05 TO 06/30/05	229	89.18	95.31	86.27	25.20	110.48	3.90	641.23	85.78 to 91.97	88,678	76,505
____Study Years____											
07/01/03 TO 06/30/04	720	95.83	103.78	96.36	21.10	107.70	34.08	887.45	94.43 to 97.02	78,387	75,534
07/01/04 TO 06/30/05	805	90.31	96.98	88.38	24.90	109.74	3.90	901.54	89.27 to 92.14	81,577	72,095
____Calendar Yrs____											
01/01/04 TO 12/31/04	772	93.23	99.60	92.75	22.04	107.38	4.70	887.45	91.25 to 95.12	79,481	73,715
____ALL____											
	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GERING	454	93.36	95.18	91.08	17.01	104.50	3.90	345.94	91.00 to 95.11	88,567	80,663
HENRY	1	144.50	144.50	144.50			144.50	144.50	N/A	87,000	125,713
MINATARE	40	92.33	112.88	91.29	44.45	123.65	42.30	454.85	79.88 to 104.82	32,998	30,124
MITCHELL	92	95.54	107.06	97.48	25.89	109.83	54.28	362.40	92.14 to 100.00	53,594	52,242
MORRILL	55	95.26	109.56	95.64	29.55	114.56	53.21	337.00	89.79 to 101.69	57,800	55,277
RURAL	104	92.14	107.86	92.68	39.19	116.37	22.32	887.45	85.09 to 99.92	75,982	70,424
SCOTTSBLUFF	598	93.67	99.01	92.53	19.72	107.00	10.00	641.23	91.82 to 95.83	83,184	76,973
SMTWNS	47	91.54	115.62	87.00	52.98	132.89	29.75	901.54	75.55 to 99.60	28,743	25,006
SUBURBAN	134	91.27	98.43	90.35	24.99	108.94	4.97	328.57	89.18 to 95.49	99,889	90,249
____ALL____											
	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

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	1287	93.77	99.76	92.25	21.62	108.15	3.90	901.54	92.44 to 95.13	78,338	72,263
2	137	91.25	99.24	90.05	26.10	110.21	4.97	328.57	89.01 to 95.49	100,233	90,258
3	101	92.53	107.03	93.34	37.96	114.66	22.32	887.45	87.74 to 99.92	74,805	69,823
____ALL____											
	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	1525	MEDIAN:	93	COV:	48.84	95% Median C.I.:	92.24 to 94.76
TOTAL Sales Price:	121,935,551	WGT. MEAN:	92	STD:	48.93	95% Wgt. Mean C.I.:	90.89 to 93.25
TOTAL Adj.Sales Price:	122,108,551	MEAN:	100	AVG.ABS.DEV:	21.59	95% Mean C.I.:	97.74 to 102.65
TOTAL Assessed Value:	112,421,093						
AVG. Adj. Sales Price:	80,071	COD:	23.09	MAX Sales Ratio:	901.54		
AVG. Assessed Value:	73,718	PRD:	108.83	MIN Sales Ratio:	3.90		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1340	93.24	99.24	92.79	20.79	106.95	18.46	901.54	92.01 to 94.72	87,198	80,913
2	177	94.33	107.39	74.75	40.73	143.66	3.90	887.45	91.00 to 98.53	28,122	21,021
3	8	94.97	100.22	96.75	18.94	103.59	75.41	160.45	75.41 to 160.45	35,676	34,517
ALL	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1500	93.45	99.83	92.07	22.72	108.42	3.90	901.54	92.24 to 94.72	81,014	74,593
06											
07	25	99.60	122.16	90.57	43.10	134.87	54.04	454.85	84.84 to 128.99	23,476	21,263
ALL	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	1	97.84	97.84	97.84			97.84	97.84	N/A	50,000	48,920
62-0021	20	95.91	140.97	88.08	79.96	160.04	39.14	901.54	67.31 to 155.88	30,162	26,568
79-0002	38	92.33	108.47	90.07	40.30	120.43	42.30	454.85	76.23 to 104.82	34,061	30,679
79-0005	2	127.87	127.87	123.23	4.27	103.76	122.40	133.33	N/A	59,500	73,321
79-0011	95	95.13	107.12	95.69	31.91	111.95	29.75	337.00	90.61 to 99.92	50,074	47,913
79-0013											
79-0016	503	93.10	95.93	91.19	17.84	105.20	3.90	345.94	91.00 to 94.79	86,435	78,818
79-0020	7	80.69	80.10	85.64	30.91	93.53	22.32	133.26	22.32 to 133.26	123,772	105,999
79-0031	120	95.05	106.54	94.12	27.61	113.19	38.01	362.40	90.63 to 100.00	64,239	60,462
79-0032	694	93.41	98.84	91.90	20.83	107.55	4.97	641.23	91.78 to 95.38	86,721	79,698
79-0060	17	91.74	103.86	104.13	32.16	99.74	46.67	201.76	69.87 to 135.73	96,082	100,052
79-0064	18	87.53	135.55	90.15	71.79	150.36	53.99	887.45	75.41 to 104.29	42,678	38,473
79-0065	10	88.39	92.73	97.37	18.63	95.23	73.33	120.27	73.76 to 115.12	64,650	62,950
NonValid School											
ALL	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	1525	MEDIAN:	93	COV:	48.84	95% Median C.I.:	92.24 to 94.76
TOTAL Sales Price:	121,935,551	WGT. MEAN:	92	STD:	48.93	95% Wgt. Mean C.I.:	90.89 to 93.25
TOTAL Adj.Sales Price:	122,108,551	MEAN:	100	AVG.ABS.DEV:	21.59	95% Mean C.I.:	97.74 to 102.65
TOTAL Assessed Value:	112,421,093						
AVG. Adj. Sales Price:	80,071	COD:	23.09	MAX Sales Ratio:	901.54		
AVG. Assessed Value:	73,718	PRD:	108.83	MIN Sales Ratio:	3.90		

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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	209	95.89	109.56	90.28	38.17	121.35	4.70	887.45	91.00 to 98.53	36,150	32,638
Prior TO 1860											
1860 TO 1899	1	84.44	84.44	84.44			84.44	84.44	N/A	78,000	65,865
1900 TO 1919	144	99.15	110.07	93.41	33.69	117.84	38.01	901.54	93.08 to 101.22	51,715	48,305
1920 TO 1939	257	92.75	102.75	91.77	28.50	111.96	22.44	370.14	89.68 to 97.84	55,125	50,587
1940 TO 1949	154	89.97	97.24	88.95	23.64	109.31	38.84	641.23	87.30 to 95.12	65,542	58,302
1950 TO 1959	180	90.00	91.70	89.32	13.39	102.67	51.70	192.39	88.38 to 92.60	82,721	73,887
1960 TO 1969	130	91.00	95.63	90.32	16.56	105.87	54.66	454.85	89.27 to 93.94	94,335	85,205
1970 TO 1979	229	95.26	98.90	95.07	14.16	104.03	65.53	236.51	92.53 to 97.33	103,424	98,323
1980 TO 1989	52	94.31	94.40	94.52	11.05	99.87	52.58	148.43	90.01 to 97.36	129,347	122,261
1990 TO 1994	18	95.70	92.38	94.28	7.82	97.99	54.04	110.90	89.63 to 98.48	201,636	190,103
1995 TO 1999	58	91.68	98.25	92.67	17.75	106.03	56.54	170.17	87.04 to 95.86	136,019	126,042
2000 TO Present	93	97.62	93.85	92.19	13.75	101.80	3.90	164.29	92.19 to 100.08	147,149	135,656
ALL	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	39	147.00	209.45	183.66	80.47	114.04	29.75	901.54	101.38 to 195.00	2,382	4,375
5000 TO 9999	51	100.00	122.56	121.15	46.33	101.17	22.32	384.58	91.00 to 111.51	7,011	8,494
Total \$											
1 TO 9999	90	104.02	160.21	134.04	76.98	119.53	22.32	901.54	99.60 to 133.33	5,005	6,709
10000 TO 29999	230	101.78	117.08	115.23	33.72	101.61	9.43	370.14	99.26 to 106.20	19,601	22,587
30000 TO 59999	301	95.14	97.62	96.44	22.15	101.22	42.30	236.51	91.10 to 99.22	44,523	42,937
60000 TO 99999	463	91.63	92.02	91.97	13.05	100.06	4.70	175.81	90.31 to 93.10	78,420	72,124
100000 TO 149999	258	89.31	88.87	88.54	12.85	100.37	7.94	170.17	87.45 to 90.63	123,225	109,110
150000 TO 249999	163	93.58	90.41	90.41	13.57	100.01	3.90	163.24	90.78 to 95.95	180,362	163,064
250000 TO 499999	20	94.26	89.64	89.22	8.58	100.47	65.80	105.57	83.51 to 96.27	312,395	278,729
ALL	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	1525	MEDIAN:	93	COV:	48.84	95% Median C.I.:	92.24 to 94.76
TOTAL Sales Price:	121,935,551	WGT. MEAN:	92	STD:	48.93	95% Wgt. Mean C.I.:	90.89 to 93.25
TOTAL Adj.Sales Price:	122,108,551	MEAN:	100	AVG.ABS.DEV:	21.59	95% Mean C.I.:	97.74 to 102.65
TOTAL Assessed Value:	112,421,093						
AVG. Adj. Sales Price:	80,071	COD:	23.09	MAX Sales Ratio:	901.54		
AVG. Assessed Value:	73,718	PRD:	108.83	MIN Sales Ratio:	3.90		

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(!: 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	45	91.88	108.62	50.49	53.45	215.11	4.70	379.50	82.73 to 101.86	6,009	3,034
5000 TO 9999	47	91.00	120.27	63.02	59.18	190.83	3.90	887.45	81.77 to 100.00	12,021	7,576
Total \$ _____											
1 TO 9999	92	91.44	114.57	58.97	56.37	194.29	3.90	887.45	89.08 to 100.00	9,081	5,354
10000 TO 29999	241	93.86	106.32	74.61	38.80	142.51	4.97	901.54	90.01 to 97.34	26,567	19,821
30000 TO 59999	368	92.11	102.00	92.39	27.09	110.40	38.01	370.14	89.72 to 97.21	48,878	45,160
60000 TO 99999	458	92.80	96.01	91.88	14.58	104.50	38.47	340.02	90.93 to 94.37	85,249	78,324
100000 TO 149999	230	92.28	94.19	92.14	12.14	102.23	49.46	175.81	90.23 to 94.76	131,046	120,750
150000 TO 249999	121	98.02	99.31	97.81	9.60	101.53	74.20	170.17	95.82 to 100.08	189,242	185,094
250000 TO 499999	15	95.73	96.16	93.55	12.01	102.79	65.80	163.24	88.51 to 100.00	320,000	299,372
ALL _____											
	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	211	95.89	109.40	90.43	37.86	120.98	4.70	887.45	91.00 to 98.53	36,708	33,194
10	12	101.98	101.24	98.96	27.88	102.30	49.44	155.98	62.33 to 134.36	30,075	29,763
20	92	92.58	99.29	94.56	26.59	105.01	22.44	236.51	87.56 to 99.22	46,558	44,024
30	967	92.53	99.33	91.29	22.17	108.81	3.90	901.54	90.94 to 94.04	75,222	68,673
35	5	100.59	102.23	99.59	9.27	102.64	90.38	116.53	N/A	134,030	133,487
40	209	95.28	96.47	94.11	12.22	102.51	48.08	325.90	92.98 to 97.33	141,243	132,928
50	26	90.88	91.01	90.82	8.97	100.21	49.46	111.02	85.18 to 96.27	217,888	197,880
60	3	98.10	89.26	89.73	10.30	99.48	69.67	100.00	N/A	374,333	335,886
ALL _____											
	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76	80,071	73,718

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

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

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

NUMBER of Sales:	1525	MEDIAN:	93	COV:	48.84	95% Median C.I.:	92.24 to 94.76
TOTAL Sales Price:	121,935,551	WGT. MEAN:	92	STD:	48.93	95% Wgt. Mean C.I.:	90.89 to 93.25
TOTAL Adj.Sales Price:	122,108,551	MEAN:	100	AVG.ABS.DEV:	21.59	95% Mean C.I.:	97.74 to 102.65
TOTAL Assessed Value:	112,421,093						
AVG. Adj. Sales Price:	80,071	COD:	23.09	MAX Sales Ratio:	901.54		
AVG. Assessed Value:	73,718	PRD:	108.83	MIN Sales Ratio:	3.90		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	209	95.89	109.56	90.28	38.17	121.35	4.70	887.45	91.00 to 98.53		36,150	32,638
100	31	105.11	122.80	100.21	37.28	122.55	52.58	454.85	91.98 to 128.99		30,223	30,287
101	1091	92.53	97.98	91.69	20.61	106.85	3.90	901.54	91.13 to 94.08		85,066	77,998
102	18	97.38	102.23	93.34	13.00	109.53	69.67	152.45	91.16 to 101.69		148,281	138,398
103	30	94.11	96.05	94.76	11.90	101.36	69.11	129.98	89.77 to 100.00		121,730	115,356
104	66	99.96	105.96	100.38	23.95	105.55	42.30	325.90	91.95 to 104.02		75,614	75,905
106	2	130.11	130.11	109.92	22.73	118.37	100.53	159.68	N/A		94,500	103,871
111	39	92.18	94.87	92.29	11.94	102.79	71.90	175.81	85.89 to 98.08		109,189	100,774
301	12	90.07	85.72	86.15	8.65	99.51	49.72	101.54	81.51 to 90.89		145,535	125,375
302	5	83.41	87.56	87.76	5.62	99.78	82.08	101.66	N/A		101,500	89,077
304	22	93.41	93.61	89.96	12.97	104.06	49.46	125.68	89.76 to 101.26		127,108	114,341
<u>ALL</u>												
	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76		80,071	73,718

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	206	95.97	109.46	90.20	37.90	121.35	4.70	887.45	91.28 to 98.53		36,736	33,136
10	18	98.11	100.22	88.86	35.61	112.78	22.44	180.34	70.87 to 121.16		27,884	24,778
20	46	102.43	107.42	101.17	34.53	106.19	34.08	204.50	81.77 to 128.76		36,912	37,343
30	817	94.08	100.76	92.65	21.90	108.75	3.90	901.54	92.53 to 95.68		83,947	77,776
35	1	85.79	85.79	85.79			85.79	85.79	N/A		179,500	153,996
40	306	91.59	94.55	91.36	16.11	103.49	38.47	370.14	90.02 to 94.43		106,156	96,982
50	85	90.61	93.71	91.11	14.22	102.84	66.67	228.27	85.61 to 94.79		88,976	81,069
60	46	89.63	91.33	89.70	13.94	101.81	63.94	142.05	83.39 to 95.48		76,734	68,834
<u>ALL</u>												
	1525	93.49	100.19	92.07	23.09	108.83	3.90	901.54	92.24 to 94.76		80,071	73,718

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	307	MEDIAN:	92	COV:	56.68	95% Median C.I.:	88.36 to 97.32
TOTAL Sales Price:	52,863,180	WGT. MEAN:	82	STD:	55.30	95% Wgt. Mean C.I.:	74.34 to 89.34
TOTAL Adj.Sales Price:	53,352,930	MEAN:	98	AVG.ABS.DEV:	33.75	95% Mean C.I.:	91.38 to 103.75
TOTAL Assessed Value:	43,664,086						
AVG. Adj. Sales Price:	173,788	COD:	36.54	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	142,228	PRD:	119.22	MIN Sales Ratio:	4.17		

(!: AVTot=0)

(!: Derived)

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	21	88.84	89.49	71.45	24.36	125.25	56.13	136.20	68.62 to 103.83	234,643	167,647
10/01/02 TO 12/31/02	18	99.70	100.42	90.80	23.27	110.59	58.41	162.78	71.65 to 114.49	154,194	140,005
01/01/03 TO 03/31/03	21	93.13	92.05	69.87	22.16	131.73	41.30	134.93	81.90 to 112.00	466,035	325,636
04/01/03 TO 06/30/03	28	96.96	108.78	93.02	31.41	116.94	29.97	310.11	86.60 to 111.26	113,513	105,594
07/01/03 TO 09/30/03	15	92.09	109.95	90.96	43.34	120.87	34.53	296.10	72.06 to 127.46	115,966	105,488
10/01/03 TO 12/31/03	26	83.47	86.82	91.27	25.00	95.12	49.33	173.91	69.92 to 100.00	102,842	93,869
01/01/04 TO 03/31/04	32	94.95	100.32	93.57	38.20	107.22	19.64	263.80	70.95 to 106.76	110,837	103,712
04/01/04 TO 06/30/04	28	88.90	106.59	97.79	50.29	109.00	30.00	435.01	78.87 to 103.69	176,046	172,147
07/01/04 TO 09/30/04	34	89.27	84.64	82.85	39.76	102.16	4.17	169.40	57.19 to 103.77	99,560	82,489
10/01/04 TO 12/31/04	31	87.95	100.23	84.38	49.98	118.77	9.62	344.03	69.22 to 107.39	91,884	77,536
01/01/05 TO 03/31/05	22	96.99	106.29	79.52	46.58	133.66	6.03	387.32	72.03 to 106.79	372,275	296,036
04/01/05 TO 06/30/05	31	98.41	92.36	73.45	31.74	125.75	5.75	285.56	70.53 to 106.72	173,281	127,272
<u>Study Years</u>											
07/01/02 TO 06/30/03	88	95.95	98.47	76.62	25.96	128.52	29.97	310.11	88.84 to 101.61	234,865	179,951
07/01/03 TO 06/30/04	101	89.68	100.01	94.35	39.48	106.00	19.64	435.01	80.00 to 97.32	127,618	120,414
07/01/04 TO 06/30/05	118	91.40	94.80	79.14	42.22	119.78	4.17	387.32	84.27 to 100.00	167,756	132,767
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	90	92.69	98.73	79.51	29.74	124.17	29.97	310.11	85.70 to 97.77	193,095	153,532
01/01/04 TO 12/31/04	125	90.19	97.44	90.74	44.25	107.38	4.17	435.01	82.38 to 98.03	117,676	106,777
<u>ALL</u>											
	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GERING	52	90.41	92.39	88.49	36.55	104.42	4.17	236.67	77.06 to 100.00	118,694	105,028
MINATARE	10	100.31	133.65	79.51	82.31	168.08	38.41	350.00	42.23 to 310.11	21,151	16,817
MITCHELL	21	83.83	85.88	64.84	37.04	132.44	37.15	214.57	55.88 to 103.83	56,433	36,592
MORRILL	13	85.29	94.11	81.03	43.60	116.14	15.86	285.56	57.32 to 108.09	49,695	40,269
RURAL	14	100.54	97.12	92.65	55.38	104.82	5.75	296.10	6.03 to 150.41	105,414	97,667
SCOTTSBLUFF	148	93.90	99.45	79.60	29.94	124.94	8.88	435.01	88.85 to 99.33	262,392	208,864
SMTWNS	19	85.41	95.21	97.25	39.02	97.90	19.64	263.80	70.65 to 112.00	57,928	56,333
SUBURBAN	30	90.09	96.60	91.02	38.97	106.13	11.45	286.26	69.77 to 105.98	124,252	113,094
<u>ALL</u>											
	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

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:	307	MEDIAN:	92	COV:	56.68	95% Median C.I.:	88.36 to 97.32
TOTAL Sales Price:	52,863,180	WGT. MEAN:	82	STD:	55.30	95% Wgt. Mean C.I.:	74.34 to 89.34
TOTAL Adj.Sales Price:	53,352,930	MEAN:	98	AVG.ABS.DEV:	33.75	95% Mean C.I.:	91.38 to 103.75
TOTAL Assessed Value:	43,664,086						
AVG. Adj. Sales Price:	173,788	COD:	36.54	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	142,228	PRD:	119.22	MIN Sales Ratio:	4.17		

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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	263	92.36	97.70	80.80	35.03	120.92	4.17	435.01	88.08 to 97.14	183,078	147,923
2	30	90.09	96.60	91.02	38.97	106.13	11.45	286.26	69.77 to 105.98	124,252	113,094
3	14	100.54	97.12	92.65	55.38	104.82	5.75	296.10	6.03 to 150.41	105,414	97,667
ALL	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

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	236	93.17	98.07	81.27	30.25	120.67	19.64	387.32	89.24 to 97.37	200,096	162,622
2	71	86.80	95.90	86.22	59.79	111.23	4.17	435.01	67.38 to 100.00	86,340	74,438
ALL	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
62-0021	3	55.35	55.11	47.91	30.13	115.02	29.97	80.00	N/A	2,583	1,237
79-0002	13	101.76	125.96	86.88	64.66	144.97	38.41	350.00	49.33 to 152.76	58,193	50,560
79-0005											
79-0011	19	85.29	99.42	79.44	51.13	125.14	15.86	285.56	57.32 to 108.09	38,391	30,500
79-0013											
79-0016	77	88.07	88.74	88.47	36.16	100.30	4.17	236.67	77.06 to 96.03	118,707	105,018
79-0020	1	103.32	103.32	103.32			103.32	103.32	N/A	35,000	36,161
79-0031	23	83.83	83.44	65.44	38.90	127.50	8.82	214.57	55.88 to 103.83	52,976	34,667
79-0032	168	96.01	101.82	80.79	31.31	126.04	8.88	435.01	89.85 to 100.00	245,730	198,516
79-0060	1	222.99	222.99	222.99			222.99	222.99	N/A	18,500	41,254
79-0064	1	6.03	6.03	6.03			6.03	6.03	N/A	9,000	543
79-0065	1	71.65	71.65	71.65			71.65	71.65	N/A	155,000	111,059
NonValid School											
ALL	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

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:	307	MEDIAN:	92	COV:	56.68	95% Median C.I.:	88.36 to 97.32
TOTAL Sales Price:	52,863,180	WGT. MEAN:	82	STD:	55.30	95% Wgt. Mean C.I.:	74.34 to 89.34
TOTAL Adj.Sales Price:	53,352,930	MEAN:	98	AVG.ABS.DEV:	33.75	95% Mean C.I.:	91.38 to 103.75
TOTAL Assessed Value:	43,664,086						
AVG. Adj. Sales Price:	173,788	COD:	36.54	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	142,228	PRD:	119.22	MIN Sales Ratio:	4.17		

(!: AVTot=0)

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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	85	88.08	100.11	86.77	57.34	115.38	4.17	435.01	71.04 to 100.00	94,217	81,749
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	16	91.63	115.49	99.33	41.01	116.27	55.06	310.11	83.82 to 131.99	77,250	76,728
1920 TO 1939	30	92.10	103.88	92.67	37.49	112.09	42.23	344.03	75.92 to 106.02	59,630	55,261
1940 TO 1949	32	89.27	95.41	89.06	33.26	107.13	31.24	285.56	72.03 to 106.76	75,046	66,836
1950 TO 1959	19	80.74	80.29	65.98	31.16	121.68	31.09	136.20	56.13 to 114.16	156,101	102,995
1960 TO 1969	41	95.88	95.51	89.88	25.65	106.26	19.64	236.67	77.06 to 100.00	215,319	193,536
1970 TO 1979	43	100.00	99.84	88.73	23.25	112.52	5.75	173.91	88.84 to 111.93	212,317	188,395
1980 TO 1989	27	92.25	90.28	82.20	23.30	109.84	27.43	179.39	76.54 to 102.67	406,239	333,922
1990 TO 1994	6	86.03	84.52	65.46	24.89	129.12	57.19	114.49	57.19 to 114.49	452,166	295,989
1995 TO 1999	3	84.51	85.57	73.57	16.32	116.31	65.41	106.79	N/A	325,000	239,100
2000 TO Present	5	100.00	98.10	50.46	21.58	194.39	41.30	127.90	N/A	867,576	437,817
ALL	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

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	9	86.80	139.50	104.09	85.82	134.02	29.97	350.00	55.35 to 263.80	1,951	2,031
5000 TO 9999	12	111.14	121.84	126.28	61.63	96.48	6.03	310.11	49.33 to 184.18	7,316	9,239
Total \$											
1 TO 9999	21	100.00	129.41	122.58	71.70	105.57	6.03	350.00	55.88 to 184.18	5,017	6,149
10000 TO 29999	39	114.49	134.24	132.59	50.61	101.24	11.45	435.01	100.00 to 140.49	18,868	25,017
30000 TO 59999	65	84.27	89.51	89.07	45.66	100.50	4.17	387.32	68.62 to 97.37	39,638	35,305
60000 TO 99999	53	90.45	86.83	85.84	21.40	101.15	37.15	153.77	74.13 to 96.13	75,461	64,778
100000 TO 149999	39	93.97	94.20	94.01	22.96	100.21	5.75	162.88	89.68 to 105.98	119,422	112,263
150000 TO 249999	42	98.89	98.26	98.18	21.78	100.09	45.48	173.91	83.33 to 103.77	183,471	180,131
250000 TO 499999	33	84.16	80.71	80.02	19.96	100.86	40.29	127.90	68.96 to 93.83	329,462	263,625
500000 +	15	69.97	74.39	71.31	29.82	104.32	27.43	107.14	57.19 to 96.03	1,513,345	1,079,180
ALL	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

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:	307	MEDIAN:	92	COV:	56.68	95% Median C.I.:	88.36 to 97.32
TOTAL Sales Price:	52,863,180	WGT. MEAN:	82	STD:	55.30	95% Wgt. Mean C.I.:	74.34 to 89.34
TOTAL Adj.Sales Price:	53,352,930	MEAN:	98	AVG.ABS.DEV:	33.75	95% Mean C.I.:	91.38 to 103.75
TOTAL Assessed Value:	43,664,086						
AVG. Adj. Sales Price:	173,788	COD:	36.54	MAX Sales Ratio:	435.01		
AVG. Assessed Value:	142,228	PRD:	119.22	MIN Sales Ratio:	4.17		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	17	49.33	72.39	19.26	115.67	375.84	4.17	350.00	9.62 to 86.80	9,488	1,827
5000 TO 9999	11	34.53	55.82	15.83	121.21	352.70	5.75	205.78	5.75 to 100.00	42,504	6,726
Total \$											
1 TO 9999	28	41.06	65.88	16.71	125.73	394.32	4.17	350.00	15.86 to 80.00	22,459	3,752
10000 TO 29999	54	81.33	92.07	73.30	47.75	125.61	27.27	310.11	64.56 to 103.77	26,730	19,594
30000 TO 59999	63	90.45	109.80	89.62	41.75	122.53	37.15	435.01	84.27 to 104.99	51,173	45,859
60000 TO 99999	39	97.46	110.98	95.66	32.10	116.01	45.48	296.10	91.09 to 106.76	78,616	75,202
100000 TO 149999	42	93.90	103.27	92.07	25.68	112.16	43.20	387.32	89.68 to 102.93	133,176	122,617
150000 TO 249999	43	97.14	93.00	85.29	21.37	109.03	40.29	162.88	82.38 to 103.03	220,673	188,219
250000 TO 499999	28	96.02	96.98	81.79	23.70	118.57	27.43	173.91	84.16 to 102.45	405,566	331,715
500000 +	10	89.73	83.97	76.26	18.64	110.12	41.30	107.14	58.88 to 105.98	1,855,240	1,414,748
ALL											
	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	100	86.04	98.70	82.07	57.32	120.26	4.17	435.01	71.04 to 99.49	120,028	98,510
10	17	105.86	119.37	103.90	39.48	114.89	42.23	263.80	68.62 to 153.77	105,520	109,633
15	10	103.62	120.92	97.19	36.98	124.42	59.50	310.11	71.65 to 135.73	75,820	73,689
20	132	93.52	95.19	80.64	25.74	118.05	5.75	285.56	88.83 to 98.41	212,752	171,555
25	11	87.14	86.54	65.66	31.72	131.80	27.43	162.88	57.28 to 127.46	376,525	247,231
30	36	91.92	90.62	91.66	20.67	98.86	42.87	152.40	80.27 to 100.00	163,830	150,168
35	1	65.41	65.41	65.41			65.41	65.41	N/A	675,000	441,502
ALL											
	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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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)	88	88.46	100.15	87.64	55.86	114.27	4.17	435.01	80.00 to 99.98	141,752	124,237
309	4	102.81	115.29	100.73	19.59	114.45	92.76	162.78	N/A	40,118	40,411
311	3	59.50	78.04	59.76	54.78	130.59	38.41	136.20	N/A	25,170	15,041
319	2	209.16	209.16	195.84	36.53	106.80	132.75	285.56	N/A	27,250	53,365
321	1	129.35	129.35	129.35			129.35	129.35	N/A	24,500	31,691
326	1	42.23	42.23	42.23			42.23	42.23	N/A	39,600	16,722
341	1	79.22	79.22	79.22			79.22	79.22	N/A	100,000	79,222
343	2	56.69	56.69	59.08	6.00	95.95	53.29	60.09	N/A	968,500	572,207
344	31	98.03	99.05	91.20	25.58	108.60	45.48	217.43	77.58 to 107.63	178,507	162,798
349	3	97.14	86.08	93.82	15.97	91.75	57.28	103.83	N/A	110,000	103,207
350	5	86.89	86.84	108.82	24.74	89.00	69.96	152.40	N/A	85,200	92,711
351	11	89.24	86.53	73.36	17.06	117.96	40.29	117.76	62.71 to 106.72	162,829	119,447
352	54	93.17	94.22	84.55	18.64	111.43	56.13	263.80	85.41 to 100.00	216,366	182,942
353	19	100.00	99.27	56.95	24.01	174.33	41.30	214.57	72.06 to 107.25	269,057	153,216
384	1	66.60	66.60	66.60			66.60	66.60	N/A	10,000	6,660
386	3	100.00	87.99	69.38	16.53	126.82	57.19	106.79	N/A	273,666	189,876
387	1	97.32	97.32	97.32			97.32	97.32	N/A	100,000	97,323
395	2	156.22	156.22	124.04	51.49	125.94	75.78	236.67	N/A	25,000	31,011
404	1	344.03	344.03	344.03			344.03	344.03	N/A	15,000	51,605
405	1	96.56	96.56	96.56			96.56	96.56	N/A	200,000	193,112
406	14	91.58	104.67	100.63	45.10	104.01	31.09	310.11	55.35 to 132.66	102,799	103,448
407	7	100.00	104.18	82.61	16.24	126.12	69.97	135.73	69.97 to 135.73	115,171	95,141
410	2	100.08	100.08	98.64	12.00	101.46	88.07	112.09	N/A	125,000	123,299
412	1	90.64	90.64	90.64			90.64	90.64	N/A	2,900,000	2,628,659
419	1	84.75	84.75	84.75			84.75	84.75	N/A	400,000	339,014
441	2	111.23	111.23	107.09	12.09	103.87	97.78	124.68	N/A	118,500	126,901
442	1	70.65	70.65	70.65			70.65	70.65	N/A	35,000	24,727
444	1	116.82	116.82	116.82			116.82	116.82	N/A	60,000	70,091
447	1	64.75	64.75	64.75			64.75	64.75	N/A	150,000	97,130
459	3	95.88	113.58	127.95	35.79	88.77	70.95	173.91	N/A	108,500	138,830
470	7	69.77	89.44	97.15	57.06	92.06	31.24	162.88	31.24 to 162.88	73,484	71,390
471	11	70.35	77.49	45.62	35.18	169.87	27.43	140.49	48.08 to 114.49	206,020	93,985
493	1	5.75	5.75	5.75			5.75	5.75	N/A	120,000	6,900
494	1	101.09	101.09	101.09			101.09	101.09	N/A	350,000	353,827
526	1	78.87	78.87	78.87			78.87	78.87	N/A	57,000	44,954
528	13	70.53	80.91	81.21	48.52	99.63	19.64	153.77	42.87 to 126.30	157,085	127,566
554	4	98.02	100.43	96.04	11.13	104.57	88.84	116.84	N/A	105,562	101,385
555	2	119.49	119.49	120.37	3.07	99.27	115.81	123.16	N/A	19,750	23,773

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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ALL	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228
PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02	65	89.91	91.32	73.45	20.21	124.33	41.30	263.80	84.16 to 94.01	258,216	189,661
03	238	93.29	98.40	85.34	40.04	115.31	4.17	435.01	88.08 to 98.41	151,691	129,452
04	4	123.30	149.40	112.91	46.13	132.32	64.75	286.26	N/A	116,550	131,598
ALL	307	92.36	97.57	81.84	36.54	119.22	4.17	435.01	88.36 to 97.32	173,788	142,228

2006 Assessment Survey for Scotts Bluff County

I. General Information

A. Staffing and Funding Information

1. **Deputy(ies) on staff:** One
2. **Appraiser(s) on staff:** One
3. **Other full-time employees:** Eight
(Does not include anyone counted in 1 and 2 above)
4. **Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
5. **Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
6. **Assessor's requested budget for current fiscal year:** \$409,233.88
(This would be the "total budget" for the assessor's office)
 - a. **Does this include employee benefits?** Yes.
7. **Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$19,000 (this is not for the CAMA, administrative and the personal property software—that comes from a separate budget).
8. **Adopted budget, or granted budget if different from above:** Same, \$409,233.88
 - a. **Does this amount include employee benefits?** Yes.
9. **Amount of total budget set aside for appraisal work:** \$144,111.14 (and this amount includes \$1,600 for County vehicle use).
10. **Amount of the total budget set aside for education/workshops:** \$4,500
11. **Appraisal/Reappraisal budget, if not part of the total budget:** None—the amount for appraisal/reappraisal is part of the total budget.
12. **Other miscellaneous funds:** The cost of the Terra Scan software is taken from the general County budget.

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

13. Total budget: \$409,233.88—this amount does not include an estimate of any amount in #12.

a. Was any of last year’s budget not used? No

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** Four staff data collectors
- 2. Valuation done by:** County appraiser and assessor
- 3. Date of last appraisal:** ¹(see endnotes) 2005
- 4. Date of last “update”:** ² 2003-2004
- 5. Pickup work done by:** ³ Four staff data collectors

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	448	0	0	448

- 6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN data for the residential property class is from June 2004.
- 7. What was the last year the depreciation schedule for this property class was developed using market-derived information?** The last market-derived depreciation schedule for residential property (physical depreciation) was developed in 2005. The County appraiser notes that the date of economic depreciation differs according to neighborhood.
- 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?** ⁴Typically, the Market or Sales Comparison Approach is mostly used during individual taxpayer protests, and not generally as an approach for the mass appraisal of residential properties. The Cost approach minus depreciation is used.

9. **Number of market areas/neighborhoods for this property class:** The appraiser notes that there are eighty-one residential neighborhoods used for the valuation process.
10. **How are these defined?** Primarily by location and similar property characteristics.

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Four staff data collectors
2. **Valuation done by:** County appraiser and assessor
3. **Date of last appraisal:** ¹ 1999; a current reappraisal of commercial property is being conducted as of the date of this survey.
4. **Date of last “update”:** ² 2005
5. **Pickup work done by whom:** ³ Four staff data collectors

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	77	0	0	77

6. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN is dated 2005.
7. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The last market-derived depreciation schedule developed for commercial property was dated 2005.
8. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** ⁵ The Income Approach has not been used to establish the market value of properties in the commercial class.
9. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** ⁴ Typically, the Market or Sales Comparison Approach is mostly used during individual taxpayer protests, and not generally as an approach for the mass appraisal of commercial properties. The Cost approach minus depreciation is used.
10. **Number of market areas/neighborhoods for this property class?** The County appraiser notes that commercial property is divided into forty neighborhoods for valuation purposes within the County.
11. **How are these defined?** Primarily by location.

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Four staff data collectors
- 2. **Valuation done by:** County appraiser and assessor
- 3. **Date of last appraisal:** ¹ 2004
- 4. **Date of last “update”:** ² 2005
- 5. **Pickup work done by whom:** ³ Four staff data collectors

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	132	0	0	132

- 6. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** ⁵ Typically, the Income Approach was used only to establish the LCG values for special valuation (using Dr. Johnson’s rent and capitalization rate information).
- 7. **When was the last date that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** ⁴ Typically, the Market or Sales Comparison Approach is mostly used during individual taxpayer protests, and not generally as an approach for the mass appraisal of agricultural land.
- 8. **What is the date of the soil survey currently used?** 1967
- 9. **What date was the last countywide land use study completed?** The last countywide land use study as a whole was completed in 1998. It is currently done as land use change is discovered on an ongoing basis.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** Primarily by discovery.
 - b. **By whom?** The appraiser and the staff data collectors.
 - c. **What proportion is complete / implemented at this time?** There is no planned cyclical program for updating land use, except by discovery of land use change.
- 10. **Number of market areas/neighborhoods for this property class:** Five
- 11. **How are these defined?** By location, topography, and population density.

- 12. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** The County has implemented special valuation.

E. Computer, Automation Information and GIS

1. Administrative software: Terra Scan

2. CAMA software: Terra Scan

3. Cadastral maps or GIS software: ArcView

a. Who maintains the Cadastral Maps? The County surveyor and deputy assessor.

b. Who maintains the GIS software and maps? The County surveyor.

4. Personal Property software: Terra Scan

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Gering, Henry, Lyman, McGrew, Melbeta, Minatare, Mitchell, Morrill, Scottsbluff, Terrytown.

c. When was zoning implemented? 1974

G. Contracted Services

1. Appraisal Services—all real property appraisal is done “in-house” by the County. Pritchard and Abbott is contracted for all oil, gas, mineral and gravel pit valuation.

2. Other Services—Terra Scan

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

None.

II. Assessment Actions

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

1. **Residential**—for assessment year 2006, all residential improvements were revalued with the 2005 Replacement Cost data. Where applicable, new economic depreciation and land tables were implemented

2. **Commercial**—in Gering, the “downtown” neighborhood received a 5% increase to both land and improvements. Apartments throughout Gering likewise received a 5% increase to land and improvements. Morrill commercial property received an 8% increase to both land and improvements. Mitchell neighborhoods “3002,” “3003”, and “3050” all received a 10% increase to land and improvements. In Scottsbluff, commercial property in neighborhood “1001” received an 8% increase (land and improvements); neighborhood “1003” received a 6% increase (land and improvements); neighborhood “1011” received a 5% increase; neighborhood “1007” (consisting of part of highway 26 and the Wal-Mart area) was reappraised with 2005 replacement costs and new land values. Commercial neighborhoods “1020” and “1035” received updated land values (improvement values were unchanged); Minatare and “small towns” commercial property was unchanged for 2006.

3. **Agricultural**—the entire agland table was updated. Ag improvements (houses and outbuildings) received a 3% increase. The appraiser recalculated all special values, as well as recapture values.

Endnotes:

¹Appraisal 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.”

²Appraisal 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.”

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

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

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

County 79 - Scotts Bluff

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 20,258	Value 1,635,955,996	Total Growth 31,264,743 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	1,185	8,851,555	220	2,577,812	256	2,382,451	1,661	13,811,818	
2. Res Improv Land	9,075	92,629,948	1,089	15,603,251	717	7,467,520	10,881	115,700,719	
3. Res Improvements	9,709	596,872,278	1,336	100,026,781	924	69,202,733	11,969	766,101,792	
4. Res Total	10,894	698,353,781	1,556	118,207,844	1,180	79,052,704	13,630	895,614,329	11,310,562
% of Total	79.92	77.97	11.41	13.19	8.65	8.82	67.28	54.74	36.17
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	10,894	698,353,781	1,556	118,207,844	1,180	79,052,704	13,630	895,614,329	11,310,562
% of Total	79.92	77.97	11.41	13.19	8.65	8.82	67.28	54.74	36.17

County 79 - Scotts Bluff

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 20,258	Value 1,635,955,996	Total Growth 31,264,743 (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	454	13,175,998	72	3,329,442	36	1,485,927	562	17,991,367	
10. Comm Improv Land	1,590	57,073,973	96	3,613,402	46	1,546,987	1,732	62,234,362	
11. Comm Improvements	1,617	249,790,579	98	18,544,776	57	8,922,966	1,772	277,258,321	
12. Comm Total	2,071	320,040,550	170	25,487,620	93	11,955,880	2,334	357,484,050	15,590,739
% of Total	88.73	89.52	7.28	7.12	3.98	3.34	11.52	21.85	49.86
13. Ind UnImp Land	14	651,721	5	649,619	0	0	19	1,301,340	
14. Ind Improv Land	35	1,209,452	9	1,810,173	0	0	44	3,019,625	
15. Ind Improvements	35	6,352,397	10	14,815,415	0	0	45	21,167,812	
16. Ind Total	49	8,213,570	15	17,275,207	0	0	64	25,488,777	151,172
% of Total	76.56	32.22	23.43	67.77	0.00	0.00	0.31	1.55	0.48
Comm+Ind Total	2,120	328,254,120	185	42,762,827	93	11,955,880	64	25,488,777	151,172
% of Total	88.40	85.71	7.71	11.16	3.87	3.12	11.83	23.40	50.35
17. Taxable Total	13,014	1,026,607,901	1,741	160,970,671	1,273	91,008,584	16,028	1,278,587,156	27,052,473
% of Total	81.19	80.29	10.86	9.24	7.94	6.18	79.11	78.15	86

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	39	100,270	4,370,822	0	0	0
19. Commercial	43	1,602,930	21,412,634	1	29,118	106,579
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	39	100,270	4,370,822
19. Commercial	1	16,110	32,671	45	1,648,158	21,551,884
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				84	1,748,428	25,922,706

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	2	25,066	53	3,069,271
24. Mineral Interest-Non-Producing	0	0	0	0	6	4,060
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	55	3,094,337	0	0		
24. Mineral Interest-Non-Producing	6	4,060	0	0		
25. Mineral Interest Total	61	3,098,397	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	685	271	435	1,391

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	92,964	259	11,607,860	2,019	83,678,768	2,287	95,379,592
28. Ag-Improved Land	7	106,269	262	15,456,863	1,599	103,429,214	1,868	118,992,346
29. Ag-Improvements	7	683,261	262	23,811,649	1,613	115,403,595	1,882	139,898,505
30. Ag-Total Taxable							4,169	354,270,443

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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	3	3.000	11,300	
32. HomeSite Improv Land	6	6.000	18,500	237	294.740	1,483,110	
33. HomeSite Improvements	6		663,715	243		22,732,230	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	7	13.000	40,000	221	722.240	2,465,724	
37. FarmSite Improv	1		19,546	126		1,079,419	
38. FarmSite Total							
39. Road & Ditches		0.000			580.640		
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	20	29.360	132,180	23	32.360	143,480	
32. HomeSite Improv Land	1,411	1,717.660	8,858,430	1,654	2,018.400	10,360,040	
33. HomeSite Improvements	1,478		104,974,816	1,727		128,370,761	4,212,270
34. HomeSite Total				1,750	2,050.760	138,874,281	
35. FarmSite UnImp Land	10	54.060	141,940	10	54.060	141,940	
36. FarmSite Impr Land	1,319	3,840.130	12,326,532	1,547	4,575.370	14,832,256	
37. FarmSite Improv	1,081		10,428,779	1,208		11,527,744	0
38. FarmSite Total				1,218	4,629.430	26,501,940	
39. Road & Ditches		5,784.140			6,364.780		
40. Other-Non Ag Use		4.000	220		4.000	220	
41. Total Section VI				2,968	13,048.970	165,376,441	4,212,270

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	15	4,390.370	644,288	15	4,390.370	644,288

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3	74.670	8,889	237	20,922.130	9,645,478
44. Recapture Val			116,590			22,736,519
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2,098	285,435.010	96,247,707	2,338	306,431.810	105,902,074
44. Recapture Val			155,808,472			178,661,581

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	350.600	254,186	350.600	254,186
48. 2A	0.000	0	5.000	3,250	721.250	468,815	726.250	472,065
49. 3A1	0.000	0	21.000	11,025	190.060	99,783	211.060	110,808
50. 3A	0.000	0	0.000	0	375.000	178,125	375.000	178,125
51. 4A1	0.000	0	0.000	0	120.400	48,160	120.400	48,160
52. 4A	0.000	0	0.000	0	103.000	37,596	103.000	37,596
53. Total	0.000	0	26.000	14,275	1,860.310	1,086,665	1,886.310	1,100,940
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	1,219.780	201,265	1,219.780	201,265
57. 2D	0.000	0	0.000	0	5,545.700	776,398	5,545.700	776,398
58. 3D1	0.000	0	0.000	0	2,530.700	329,004	2,530.700	329,004
59. 3D	0.000	0	0.000	0	273.500	34,189	273.500	34,189
60. 4D1	0.000	0	0.000	0	1,689.550	194,299	1,689.550	194,299
61. 4D	0.000	0	0.000	0	772.670	77,267	772.670	77,267
62. Total	0.000	0	0.000	0	12,031.900	1,612,422	12,031.900	1,612,422
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	1,504.150	225,624	1,504.150	225,624
66. 2G	0.000	0	0.000	0	11,490.480	1,608,667	11,490.480	1,608,667
67. 3G1	0.000	0	26.000	3,510	2,455.450	309,046	2,481.450	312,556
68. 3G	0.000	0	44.000	5,368	7,238.550	896,489	7,282.550	901,857
69. 4G1	0.000	0	165.160	21,317	19,910.180	2,236,100	20,075.340	2,257,417
70. 4G	0.000	0	190.290	21,817	52,526.120	5,874,221	52,716.410	5,896,038
71. Total	0.000	0	425.450	52,012	95,124.930	11,150,147	95,550.380	11,202,159
72. Waste	0.000	0	135.000	11,880	4,022.760	240,783	4,157.760	252,663
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		252.940		3,100.950		3,353.890	
75. Total	0.000	0	586.450	78,167	113,039.900	14,090,017	113,626.350	14,168,184

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	278.400	300,030	9,462.030	9,762,520	9,740.430	10,062,550
48. 2A	0.000	0	390.150	338,446	12,931.680	11,752,038	13,321.830	12,090,484
49. 3A1	0.000	0	681.970	450,195	15,685.930	10,253,328	16,367.900	10,703,523
50. 3A	0.000	0	158.500	95,827	8,225.780	4,965,728	8,384.280	5,061,555
51. 4A1	0.000	0	253.900	137,106	7,663.140	4,138,097	7,917.040	4,275,203
52. 4A	0.000	0	104.860	51,383	3,099.040	1,518,550	3,203.900	1,569,933
53. Total	0.000	0	1,867.780	1,372,987	57,067.600	42,390,261	58,935.380	43,763,248
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	1,923.270	576,981	1,923.270	576,981
57. 2D	0.000	0	42.000	10,920	6,689.720	1,800,620	6,731.720	1,811,540
58. 3D1	0.000	0	34.000	7,650	5,694.610	1,370,567	5,728.610	1,378,217
59. 3D	0.000	0	0.000	0	489.780	114,690	489.780	114,690
60. 4D1	0.000	0	27.250	4,238	4,491.020	721,839	4,518.270	726,077
61. 4D	0.000	0	5.750	863	1,228.280	199,564	1,234.030	200,427
62. Total	0.000	0	109.000	23,671	20,516.680	4,784,261	20,625.680	4,807,932
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	7.000	1,635	1,387.770	319,655	1,394.770	321,290
66. 2G	0.000	0	164.570	35,563	7,494.890	1,439,056	7,659.460	1,474,619
67. 3G1	0.000	0	109.610	16,348	6,373.140	1,084,015	6,482.750	1,100,363
68. 3G	0.000	0	72.920	10,527	6,991.870	1,119,918	7,064.790	1,130,445
69. 4G1	0.000	0	318.510	46,225	11,519.100	1,675,571	11,837.610	1,721,796
70. 4G	0.000	0	580.380	83,362	20,601.140	2,824,811	21,181.520	2,908,173
71. Total	0.000	0	1,252.990	193,660	54,367.910	8,463,026	55,620.900	8,656,686
72. Waste	0.000	0	161.150	13,809	3,962.460	541,299	4,123.610	555,108
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	3,390.920	1,604,127	135,914.650	56,178,847	139,305.570	57,782,974

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	1,661.870	1,641,651	32,689.970	32,385,543	34,351.840	34,027,194
48. 2A	0.000	0	1,057.010	869,765	19,920.180	16,756,354	20,977.190	17,626,119
49. 3A1	0.000	0	416.160	267,135	9,265.650	5,958,841	9,681.810	6,225,976
50. 3A	0.000	0	738.090	439,765	6,176.470	3,676,185	6,914.560	4,115,950
51. 4A1	0.000	0	689.950	372,573	4,669.850	2,521,720	5,359.800	2,894,293
52. 4A	0.000	0	231.790	113,578	3,417.430	1,674,551	3,649.220	1,788,129
53. Total	0.000	0	4,794.870	3,704,467	76,139.550	62,973,194	80,934.420	66,677,661
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	3.000	900	162.500	49,425	165.500	50,325
57. 2D	0.000	0	33.000	17,325	175.860	71,737	208.860	89,062
58. 3D1	0.000	0	13.250	2,981	367.000	101,462	380.250	104,443
59. 3D	0.000	0	0.000	0	66.740	16,953	66.740	16,953
60. 4D1	0.000	0	6.000	2,400	424.740	93,731	430.740	96,131
61. 4D	0.000	0	22.000	11,550	172.320	48,956	194.320	60,506
62. Total	0.000	0	77.250	35,156	1,369.160	382,264	1,446.410	417,420
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	66.340	30,056	608.920	327,635	675.260	357,691
66. 2G	0.000	0	42.860	11,925	1,785.340	1,046,039	1,828.200	1,057,964
67. 3G1	0.000	0	92.840	38,711	845.030	454,753	937.870	493,464
68. 3G	0.000	0	284.530	197,002	1,671.650	642,559	1,956.180	839,561
69. 4G1	0.000	0	519.300	276,896	2,423.050	896,906	2,942.350	1,173,802
70. 4G	0.000	0	984.660	601,342	7,411.070	2,533,868	8,395.730	3,135,210
71. Total	0.000	0	1,990.530	1,155,932	14,745.060	5,901,760	16,735.590	7,057,692
72. Waste	0.000	0	182.600	72,074	2,792.470	1,031,855	2,975.070	1,103,929
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,045.250	4,967,629	95,046.240	70,289,073	102,091.490	75,256,702

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	8.630	9,062	714.040	704,532	3,155.380	3,141,644	3,878.050	3,855,238
48. 2A	8.500	7,558	2,468.200	2,029,668	5,668.750	4,674,802	8,145.450	6,712,028
49. 3A1	5.100	3,315	13.820	8,938	322.090	206,962	341.010	219,215
50. 3A	0.000	0	846.550	502,541	2,719.140	1,614,134	3,565.690	2,116,675
51. 4A1	0.000	0	1,089.850	588,519	2,791.470	1,507,393	3,881.320	2,095,912
52. 4A	0.000	0	530.390	259,893	1,422.290	696,926	1,952.680	956,819
53. Total	22.230	19,935	5,662.850	4,094,091	16,079.120	11,841,861	21,764.200	15,955,887
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	27.730	7,210	27.730	7,210
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	43.530	8,053	43.530	8,053
60. 4D1	0.000	0	0.000	0	85.000	12,750	85.000	12,750
61. 4D	0.000	0	40.940	6,142	8.000	4,200	48.940	10,342
62. Total	0.000	0	40.940	6,142	164.260	32,213	205.200	38,355
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	3.590	4,847	19.520	14,842	212.500	70,518	235.610	90,207
66. 2G	10.000	13,500	381.630	161,769	769.510	374,588	1,161.140	549,857
67. 3G1	0.000	0	41.900	22,672	115.040	44,048	156.940	66,720
68. 3G	21.690	2,646	539.050	260,380	1,022.210	354,079	1,582.950	617,105
69. 4G1	0.000	0	1,281.210	428,612	3,085.330	654,869	4,366.540	1,083,481
70. 4G	26.410	35,654	3,275.420	605,103	12,696.800	2,691,001	15,998.630	3,331,758
71. Total	61.690	56,647	5,538.730	1,493,378	17,901.390	4,189,103	23,501.810	5,739,128
72. Waste	0.000	0	200.500	43,455	873.240	159,363	1,073.740	202,818
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		70.190		70.190	
75. Total	83.920	76,582	11,443.020	5,637,066	35,018.010	16,222,540	46,544.950	21,936,188

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	6.490	12,331	3,427.150	5,382,328	3,118.330	4,280,257	6,551.970	9,674,916
48. 2A	4.000	7,600	1,118.430	1,700,402	1,521.380	2,162,490	2,643.810	3,870,492
49. 3A1	0.000	0	950.720	943,709	694.930	760,498	1,645.650	1,704,207
50. 3A	2.620	4,978	378.540	531,244	283.000	347,620	664.160	883,842
51. 4A1	0.820	1,558	799.010	1,015,572	73.860	57,714	873.690	1,074,844
52. 4A	0.000	0	187.340	234,038	249.330	147,257	436.670	381,295
53. Total	13.930	26,467	6,861.190	9,807,293	5,940.830	7,755,836	12,815.950	17,589,596
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	2.000	1,050	16.610	4,983	18.610	6,033
57. 2D	0.000	0	32.830	11,205	0.000	0	32.830	11,205
58. 3D1	0.000	0	13.000	2,925	9.190	2,068	22.190	4,993
59. 3D	0.000	0	38.000	7,030	0.000	0	38.000	7,030
60. 4D1	0.000	0	3.000	450	0.000	0	3.000	450
61. 4D	0.000	0	11.000	1,650	1.000	150	12.000	1,800
62. Total	0.000	0	99.830	24,310	26.800	7,201	126.630	31,511
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	91.330	136,112	51.430	49,422	142.760	185,534
66. 2G	0.000	0	132.450	95,082	292.570	341,398	425.020	436,480
67. 3G1	0.000	0	23.600	31,486	99.100	46,634	122.700	78,120
68. 3G	0.000	0	136.140	55,828	145.270	68,124	281.410	123,952
69. 4G1	52.140	5,579	371.160	55,245	64.520	53,106	487.820	113,930
70. 4G	19.340	32,105	508.770	501,625	914.920	411,436	1,443.030	945,166
71. Total	71.480	37,684	1,263.450	875,378	1,567.810	970,120	2,902.740	1,883,182
72. Waste	0.000	0	340.600	110,619	290.930	135,046	631.530	245,665
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	85.410	64,151	8,565.070	10,817,600	7,826.370	8,868,203	16,476.850	19,749,954

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	36.160	46,402	19,212.690	18,993,113	157,087.410	126,047,817	176,336.260	145,087,332
77.Dry Land	0.000	0	327.020	89,279	34,108.800	6,818,361	34,435.820	6,907,640
78.Grass	133.170	94,331	10,471.150	3,770,360	183,707.100	30,674,156	194,311.420	34,538,847
79.Waste	0.000	0	1,019.850	251,837	11,941.860	2,108,346	12,961.710	2,360,183
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	252.940	0	3,171.140	0	3,424.080	0
82.Total	169.330	140,733	31,030.710	23,104,589	386,845.170	165,648,680	418,045.210	188,894,002

2006 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	350.600	18.59%	254,186	23.09%	725.002
2A	726.250	38.50%	472,065	42.88%	650.003
3A1	211.060	11.19%	110,808	10.06%	525.007
3A	375.000	19.88%	178,125	16.18%	475.000
4A1	120.400	6.38%	48,160	4.37%	400.000
4A	103.000	5.46%	37,596	3.41%	365.009
Irrigated Total	1,886.310	100.00%	1,100,940	100.00%	583.647
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	1,219.780	10.14%	201,265	12.48%	165.001
2D	5,545.700	46.09%	776,398	48.15%	140.000
3D1	2,530.700	21.03%	329,004	20.40%	130.005
3D	273.500	2.27%	34,189	2.12%	125.005
4D1	1,689.550	14.04%	194,299	12.05%	115.000
4D	772.670	6.42%	77,267	4.79%	100.000
Dry Total	12,031.900	100.00%	1,612,422	100.00%	134.012
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	1,504.150	1.57%	225,624	2.01%	150.001
2G	11,490.480	12.03%	1,608,667	14.36%	139.999
3G1	2,481.450	2.60%	312,556	2.79%	125.957
3G	7,282.550	7.62%	901,857	8.05%	123.838
4G1	20,075.340	21.01%	2,257,417	20.15%	112.447
4G	52,716.410	55.17%	5,896,038	52.63%	111.844
Grass Total	95,550.380	100.00%	11,202,159	100.00%	117.238
<hr/>					
Irrigated Total	1,886.310	1.66%	1,100,940	7.77%	583.647
Dry Total	12,031.900	10.59%	1,612,422	11.38%	134.012
Grass Total	95,550.380	84.09%	11,202,159	79.07%	117.238
Waste	4,157.760	3.66%	252,663	1.78%	60.769
Other	0.000	0.00%	0	0.00%	0.000
Exempt	3,353.890	2.95%			
Market Area Total	113,626.350	100.00%	14,168,184	100.00%	124.691

As Related to the County as a Whole

Irrigated Total	1,886.310	1.07%	1,100,940	0.76%	
Dry Total	12,031.900	34.94%	1,612,422	23.34%	
Grass Total	95,550.380	49.17%	11,202,159	32.43%	
Waste	4,157.760	32.08%	252,663	10.71%	
Other	0.000	0.00%	0	0.00%	
Exempt	3,353.890	97.95%			
Market Area Total	113,626.350	27.18%	14,168,184	7.50%	

2006 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	9,740.430	16.53%	10,062,550	22.99%	1,033.070
2A	13,321.830	22.60%	12,090,484	27.63%	907.569
3A1	16,367.900	27.77%	10,703,523	24.46%	653.933
3A	8,384.280	14.23%	5,061,555	11.57%	603.695
4A1	7,917.040	13.43%	4,275,203	9.77%	540.000
4A	3,203.900	5.44%	1,569,933	3.59%	490.006
Irrigated Total	58,935.380	100.00%	43,763,248	100.00%	742.563
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	1,923.270	9.32%	576,981	12.00%	300.000
2D	6,731.720	32.64%	1,811,540	37.68%	269.105
3D1	5,728.610	27.77%	1,378,217	28.67%	240.584
3D	489.780	2.37%	114,690	2.39%	234.166
4D1	4,518.270	21.91%	726,077	15.10%	160.698
4D	1,234.030	5.98%	200,427	4.17%	162.416
Dry Total	20,625.680	100.00%	4,807,932	100.00%	233.104
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	1,394.770	2.51%	321,290	3.71%	230.353
2G	7,659.460	13.77%	1,474,619	17.03%	192.522
3G1	6,482.750	11.66%	1,100,363	12.71%	169.737
3G	7,064.790	12.70%	1,130,445	13.06%	160.011
4G1	11,837.610	21.28%	1,721,796	19.89%	145.451
4G	21,181.520	38.08%	2,908,173	33.59%	137.297
Grass Total	55,620.900	100.00%	8,656,686	100.00%	155.637
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Irrigated Total	58,935.380	42.31%	43,763,248	75.74%	742.563
Dry Total	20,625.680	14.81%	4,807,932	8.32%	233.104
Grass Total	55,620.900	39.93%	8,656,686	14.98%	155.637
Waste	4,123.610	2.96%	555,108	0.96%	134.617
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	139,305.570	100.00%	57,782,974	100.00%	414.792

As Related to the County as a Whole

Irrigated Total	58,935.380	33.42%	43,763,248	30.16%	
Dry Total	20,625.680	59.90%	4,807,932	69.60%	
Grass Total	55,620.900	28.62%	8,656,686	25.06%	
Waste	4,123.610	31.81%	555,108	23.52%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	139,305.570	33.32%	57,782,974	30.59%	

2006 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	34,351.840	42.44%	34,027,194	51.03%	990.549
2A	20,977.190	25.92%	17,626,119	26.43%	840.251
3A1	9,681.810	11.96%	6,225,976	9.34%	643.059
3A	6,914.560	8.54%	4,115,950	6.17%	595.258
4A1	5,359.800	6.62%	2,894,293	4.34%	540.000
4A	3,649.220	4.51%	1,788,129	2.68%	490.003
Irrigated Total	80,934.420	100.00%	66,677,661	100.00%	823.848
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	165.500	11.44%	50,325	12.06%	304.078
2D	208.860	14.44%	89,062	21.34%	426.419
3D1	380.250	26.29%	104,443	25.02%	274.669
3D	66.740	4.61%	16,953	4.06%	254.015
4D1	430.740	29.78%	96,131	23.03%	223.176
4D	194.320	13.43%	60,506	14.50%	311.372
Dry Total	1,446.410	100.00%	417,420	100.00%	288.590
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	675.260	4.03%	357,691	5.07%	529.708
2G	1,828.200	10.92%	1,057,964	14.99%	578.691
3G1	937.870	5.60%	493,464	6.99%	526.153
3G	1,956.180	11.69%	839,561	11.90%	429.183
4G1	2,942.350	17.58%	1,173,802	16.63%	398.933
4G	8,395.730	50.17%	3,135,210	44.42%	373.429
Grass Total	16,735.590	100.00%	7,057,692	100.00%	421.717
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Irrigated Total	80,934.420	79.28%	66,677,661	88.60%	823.848
Dry Total	1,446.410	1.42%	417,420	0.55%	288.590
Grass Total	16,735.590	16.39%	7,057,692	9.38%	421.717
Waste	2,975.070	2.91%	1,103,929	1.47%	371.059
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	102,091.490	100.00%	75,256,702	100.00%	737.149

As Related to the County as a Whole

Irrigated Total	80,934.420	45.90%	66,677,661	45.96%	
Dry Total	1,446.410	4.20%	417,420	6.04%	
Grass Total	16,735.590	8.61%	7,057,692	20.43%	
Waste	2,975.070	22.95%	1,103,929	46.77%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	102,091.490	24.42%	75,256,702	39.84%	

2006 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	3,878.050	17.82%	3,855,238	24.16%	994.117
2A	8,145.450	37.43%	6,712,028	42.07%	824.021
3A1	341.010	1.57%	219,215	1.37%	642.840
3A	3,565.690	16.38%	2,116,675	13.27%	593.622
4A1	3,881.320	17.83%	2,095,912	13.14%	539.999
4A	1,952.680	8.97%	956,819	6.00%	490.002
Irrigated Total	21,764.200	100.00%	15,955,887	100.00%	733.125

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	27.730	13.51%	7,210	18.80%	260.007
3D1	0.000	0.00%	0	0.00%	0.000
3D	43.530	21.21%	8,053	21.00%	184.998
4D1	85.000	41.42%	12,750	33.24%	150.000
4D	48.940	23.85%	10,342	26.96%	211.319
Dry Total	205.200	100.00%	38,355	100.00%	186.915

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	235.610	1.00%	90,207	1.57%	382.865
2G	1,161.140	4.94%	549,857	9.58%	473.549
3G1	156.940	0.67%	66,720	1.16%	425.130
3G	1,582.950	6.74%	617,105	10.75%	389.844
4G1	4,366.540	18.58%	1,083,481	18.88%	248.132
4G	15,998.630	68.07%	3,331,758	58.05%	208.252
Grass Total	23,501.810	100.00%	5,739,128	100.00%	244.199

Irrigated Total	21,764.200	46.76%	15,955,887	72.74%	733.125
Dry Total	205.200	0.44%	38,355	0.17%	186.915
Grass Total	23,501.810	50.49%	5,739,128	26.16%	244.199
Waste	1,073.740	2.31%	202,818	0.92%	188.889
Other	0.000	0.00%	0	0.00%	0.000
Exempt	70.190	0.15%			
Market Area Total	46,544.950	100.00%	21,936,188	100.00%	471.290

As Related to the County as a Whole

Irrigated Total	21,764.200	12.34%	15,955,887	11.00%	
Dry Total	205.200	0.60%	38,355	0.56%	
Grass Total	23,501.810	12.09%	5,739,128	16.62%	
Waste	1,073.740	8.28%	202,818	8.59%	
Other	0.000	0.00%	0	0.00%	
Exempt	70.190	2.05%			
Market Area Total	46,544.950	11.13%	21,936,188	11.61%	

2006 Agricultural Land Detail

County 79 - Scotts Bluff

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	6,551.970	51.12%	9,674,916	55.00%	1,476.642
2A	2,643.810	20.63%	3,870,492	22.00%	1,463.982
3A1	1,645.650	12.84%	1,704,207	9.69%	1,035.582
3A	664.160	5.18%	883,842	5.02%	1,330.766
4A1	873.690	6.82%	1,074,844	6.11%	1,230.234
4A	436.670	3.41%	381,295	2.17%	873.187
Irrigated Total	12,815.950	100.00%	17,589,596	100.00%	1,372.476

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	18.610	14.70%	6,033	19.15%	324.180
2D	32.830	25.93%	11,205	35.56%	341.303
3D1	22.190	17.52%	4,993	15.85%	225.011
3D	38.000	30.01%	7,030	22.31%	185.000
4D1	3.000	2.37%	450	1.43%	150.000
4D	12.000	9.48%	1,800	5.71%	150.000
Dry Total	126.630	100.00%	31,511	100.00%	248.843

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	142.760	4.92%	185,534	9.85%	1,299.621
2G	425.020	14.64%	436,480	23.18%	1,026.963
3G1	122.700	4.23%	78,120	4.15%	636.674
3G	281.410	9.69%	123,952	6.58%	440.467
4G1	487.820	16.81%	113,930	6.05%	233.549
4G	1,443.030	49.71%	945,166	50.19%	654.987
Grass Total	2,902.740	100.00%	1,883,182	100.00%	648.760

Irrigated Total	12,815.950	77.78%	17,589,596	89.06%	1,372.476
Dry Total	126.630	0.77%	31,511	0.16%	248.843
Grass Total	2,902.740	17.62%	1,883,182	9.54%	648.760
Waste	631.530	3.83%	245,665	1.24%	388.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	16,476.850	100.00%	19,749,954	100.00%	1,198.648

As Related to the County as a Whole

Irrigated Total	12,815.950	7.27%	17,589,596	12.12%	
Dry Total	126.630	0.37%	31,511	0.46%	
Grass Total	2,902.740	1.49%	1,883,182	5.45%	
Waste	631.530	4.87%	245,665	10.41%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	16,476.850	3.94%	19,749,954	10.46%	

2006 Agricultural Land Detail

County 79 - Scotts Bluff

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	36.160	46,402	19,212.690	18,993,113	157,087.410	126,047,817
Dry	0.000	0	327.020	89,279	34,108.800	6,818,361
Grass	133.170	94,331	10,471.150	3,770,360	183,707.100	30,674,156
Waste	0.000	0	1,019.850	251,837	11,941.860	2,108,346
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	252.940	0	3,171.140	0
Total	169.330	140,733	31,030.710	23,104,589	386,845.170	165,648,680

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	176,336.260	145,087,332	176,336.260	42.18%	145,087,332	76.81%	822.787
Dry	34,435.820	6,907,640	34,435.820	8.24%	6,907,640	3.66%	200.594
Grass	194,311.420	34,538,847	194,311.420	46.48%	34,538,847	18.28%	177.749
Waste	12,961.710	2,360,183	12,961.710	3.10%	2,360,183	1.25%	182.088
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	3,424.080	0	3,424.080	0.82%	0	0.00%	0.000
Total	418,045.210	188,894,002	418,045.210	100.00%	188,894,002	100.00%	451.850

* Department of Property Assessment & Taxation Calculates

2005

Property Tax Administrator
Attn: Cathy Lang
1033 O Street
Lincoln, Ne 68509-3686

Scotts Bluff County Board of Commissioners
1825 10th St
Gering, Ne 69341

SCOTTS BLUFF COUNTY THREE YEAR PLAN FOR 2005

In 2005 we had 21689 parcels.

Residential	13,434
Commercial (and industrial)	2,359
Agriculture	4,248
Other	1,648
Mineral	6
Oil & Gas	40
Number of greenbelt filed—	2,208 @ 11,243,350
Recapture	-149,000,136

I have a deputy, four data collectors, 1 certified residential appraiser and four clerks. We use Terra Scan computer program with Marshall Swift Pricing. Scotts Bluff County is on the GIS System. The County Surveyor keeps the name changes, plats and splits on the GIS System. The County Assessors Office supplies these changes to the County Surveyor.

I have three clerks who help customers who come into the office and on the telephone. One clerk is the Personal Property Manager; one is Mobile Home Manager. The third clerk checks all the 521's, gets the permissive exemption ready to mail and any homestead exemption that needs to be mailed. She also makes house calls on those not able go come into the office. All three clerks take personal property, homestead exemptions and permissive exemptions. They also assist in helping taxpayers in the month of June.

One of my clerks enters appraisal information, scans the photos and put them on the cards. She enters all building permits, sets up appointment for the Data Collectors. She also helps creating excel spread sheets for the sales study. She also help the County Surveyor keep the GIS system current.

My appraiser reviews all sales statistically. He creates residential, commercial industrial and agricultural costing tables. Such information comes from the sales study. He also sets the ag land market and special value from the sales. He—determines the neighborhoods for the four classes of real estate.

We had 1432 useable residential, 258 commercial sales, 151 ag sales.

	Medium	COD	PRD
Residential	96%	17.76	105.19
Commercial	96%	31.80	118.68
Agriculture	77%	36.66	104.47

My Deputy does all the 521's. She changes the card, puts on sales study roster. She verifies the outliers and the necessary study work for PAT.

I do all the plats and splits with help from County Surveyor when needed.

When we receive the sales rosters my deputy, and appraiser and myself do them. During the month of June we talk to all people wanting to protest or explanation for their change of value. My County Board wants this office to recheck all properties questioned. We work with the County Board of Equalization during the month of July.

My data collectors have taken IAAO classes on different aspects of appraisal. They are responsible to pick up all building permits, partial assessments and the areas we are appraising for the current year. They go out upon request of the tax payer to review their property. They measure the outside, check then inside (if allowed) and take pictures. They draw the perimeter of the house, give it the quality, condition, exterior finish. Roofing type, heating, cooling, plumbing, basement, basement finish, garage and misc. table items, age of house-actual and effective age. The depreciation is from the Marshall Swift Table. My appraiser checks to see if any economic depreciation needs to be applied as per the sales study.

There are two abstracts of value, school district value, certification of value (CTL) sent to the PAT each year. I do all these reports, but am training my deputy to do them.

In January we send out copies of the current year personal property schedules to the taxpayer (this is done as a courtesy). Notice of valuation changes are mailed out by May 31st each year. The levies are combined in this office myself, so taxes can be assessed. We receive homestead exemption listings from the Dept, of Revenue each October and we need to get this information in the computer. There are various notices that need to be published in the paper.

In 2004 for 2005 we either rolled over an appraisal, or % up and down as the sales study indicated For all residential properties. We put Henry, Lyman, McGrew and Melbeta in as small towns. We redid all the special values and ag land values as per sales study. All ag res and farm buildings were repriced using 2004 costing. Most commercial were % either up or down according to the sales in each neighborhood. We have started reappraising all commercial properties. Hope to have them done for 2006.

Because of all the confusion on the res ag and ag sites, the cities of Gering & Scottsbluff rezoned many of the lands in question. This caused a lot changes and adding neighborhood 5 for 2005.

We mailed out 20,041 value change notices for 2005—22% went down, 16% stayed the same and 61% increased. At the present time we are talking to tax payers and rechecking to see if we have any errors.

Our depreciation tables are listed on our Terra Scan Program. We have set questions that we ask on our 521 sales. The six digit school code is in the computer. It appears on our property card stored in the computer.

For 2005 tax year we had completely reappraised the county. We started on the Scottsbluff commercials.

In 2005 for 2006 I am hoping to complete all commercial properties. We also need to recheck feed lots, golf courses. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales studies on all classes of real estate to determine if a % change is necessary.

In 2006 for 2007 we will do all the residential except for Gering & Scottsbluff. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales study on all classes of real estate to determine if a % change is necessary.

In 2007 for 2008 we will start reappraising Gering and Scottsbluff. We will check all sales, do building permits, partial assessments and mobile homes. We will do sales study on all classes of real estate to determine if any % change is necessary.

At the present time the valuation of Scottsbluff County is not set. There were 571 protests filed for 2005 with a value lost of \$26,077,310.

I feel with this plan, Scotts Bluff County should be in good shape with our valuation and statistical number.

Eunice E Schoeneman
Scotts Bluff County Assessor

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Scotts Bluff County

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

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Scotts Bluff County is 78% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Scotts Bluff County is not in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Scotts Bluff County is 81% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Scotts Bluff County is not in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for ScottsBluff County

Recommendations

It is my recommendation that the Tax Equalization and Review Commission make adjustment.

Residential
IOLL +11.55%

Commercial

Agricultural
Recapture Value -6.17%

Dated this 10th day of April, 2006.



Catherine D. Lang

Catherine D. Lang
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION For
Scotts Bluff County**

I Agricultural Land Correlation

“Non applicable”
Refer to Sections II and Sections III

SPECIAL VALUE SECTION CORRELATION for Scotts Bluff County

II. Special Value Correlation

Measurement of Special Valuation Scotts Bluff County 2006

In the 2006 tax year, the Department prepared preliminary reports to indicate the measurement of the level of value prior to any assessment action by the counties. In 2006, the department also provided a measurement for Scotts Bluff County for the first time. This required rewriting the portion of the process that prepares the rents and expanding the analysis process to include the western part of the state. Very early in the effort to include Scotts Bluff County in the measurement process, it was apparent that the rate analysis prepared the previous three years in the eastern counties had no direct relevance to the analysis needed in the panhandle.

During the process of generating rents it became apparent that there was either a need to create adjustments in the rents in Scotts Bluff County, or consideration made when selecting the rates. This is partly due to the uniqueness of Scotts Bluff County soils and farming operations and partly due to the post 1995 conversion that is based on the dryland capability classes. Scotts Bluff has no class 1 soils in their system, beginning instead with class 2. All of the other counties have at least some class 1 soil in their classification structures. Dawes and Deuel are the only counties of the 11 in the panhandle that have the highest, (1A1, 1D1, and 1G1), strata of classified acres. This has the effect of compressing the soils that are otherwise class 1 and class 2 soils into one rent and value grouping. Scotts Bluff County is over 40% irrigated, centering on the Platte River Valley which has an abundance of high quality soils. Large areas of the irrigated land in Scotts Bluff County were leveled and developed for gravity irrigation practices years ago. The point is that this classification issue causes the rent estimates to be under stated for Scotts Bluff County when compared to the other counties in the panhandle region. When the rates are developed for equivalent land in the other counties against somewhat higher rents, the rates tend to be higher. This is of minor consequence for dryland and grassland because rents per acre are relatively low and the farming practices are very similar to Scotts Bluff County. When the rate selection process was correlated, this effect was a consideration in justifying the rates of 7.75% for dryland and 4.00% for grassland.

The Irrigation rate selection was more complex due to a shortage of comparable counties. Scotts Bluff County is the heaviest irrigated county among the panhandle counties. It is arguable that the highest quality of irrigated soils in Scotts Bluff County are superior in value but classified at a lower level than the surrounding 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, geographic location 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 panhandle 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 initially selected a correlated rate for the conversion of rent estimates in Scotts Bluff County of 11.50%. For 2006, the initial 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%. Following a meeting with the county, and further consideration of the effect caused by the classification in the county, the Department revised the irrigated rate to 10.00%. This is in line with the rate indicated by Sioux County area 2 which has less than 1 acre of class 1 irrigated, and is the most comparable geographically to Scotts Bluff County.

Initially, the Department prepared a countywide agricultural land measurement of 96.07%. This was made up of major use measurements as follows; Irrigated @ 96.06%, Dry @ 56.77% and Grass @ 108.29%. After the revising the irrigated rate, the countywide agricultural land measurement was 85.95%. This was made up of major use measurements as follows; Irrigated @ 83.53%, Dry @ 56.77% and Grass @ 108.29%.

A second issue, which dealt with the level of participation in the Special Value process, was raised and discussed. Since the Department relies on the values reported in the abstract, there was a significant effect on the preliminary measurements in Scotts Bluff County. The abstract contained a mixture of Special Value and Recapture Values, and was used in the measurement process to represent Special Value. The Department has always realized that there would be a mixture of values in the abstract, due to an amount of non participation in Special Valuation, and that that would result in projecting the measurements slightly higher than with 100% participation. The meeting with the county revealed that in Scotts Bluff County, this was not a minor factor and had to be dealt with. The county reported that approximately 58% of the eligible parcels were actually receiving Special Value. To mitigate this factor, the Department has created a hypothetical abstract for the classified agland LCG acres and multiplied the Special Value schedule of values prepared by the county by the classified agricultural LCG acres that were reported in the 2005 abstract. When the "hypothetical abstract" was compared to the Department's modified estimates of the constrained agricultural value, the preliminary measurement of the county was 79.68%. This was made up of major use measurements as follows; Irrigated @ 82.32%, Dry @ 56.77% and Grass @ 72.25%. These changes in measurement are believed to have occurred entirely due to the mix of Special and Recapture Values reported in the abstract. The dryland measurement remained unchanged because the county's valuation process produced a schedule of Recapture (market) Values that were lower in every case than the schedule of Special Values. There were instances of this among the irrigated and grassland values as well. It was the county's practice to value any special value parcel at the lower of the two values, so essentially the recapture schedule was all that was used for the valuation of dryland acres, and in some cases for irrigated and grassland. This calculation would replace the calculations made to measure the preliminary level of Special Valuation using the 2005 Abstract of Assessment.

This led to the third major issue that was discussed. The basic philosophy of the Special Valuation process is that the Recapture (or 80% of market value), is greater than Special Value which is 80% of the constrained value for agricultural use only. Without discussing the details of the county's 2005 methodology for estimating the Special Value and Recapture schedules, it was apparent that there were some fundamental flaws that had to be resolved. For 2006, the county has modified their methodology to address those flaws. The county has presented schedules of Special Value and Recapture Value that are either equal in value, where the county measures no outside influence, or the Recapture Value schedule exceeds the Special Value schedule where the county deems outside influences to exist. These schedules included a significant increase in the dryland values and minor alterations to the irrigated and grassland values. Without discussing or evaluating the details of the county's 2006 methodology for estimating the Special Value and Recapture schedules, the fundamental flaws present in the 2005 methodology have been addressed.

Using the altered methodology whereby the "hypothetical" Special Value was calculated, the 2006 Special Valuation process measures as follows: The entire county is 78.22%, and is made up of major use measurements as follows; Irrigated @ 79.74%, Dry @ 69.08% and Grass @ 73.24%. This calculation would replace the final calculations typically made to measure the final level of Special Valuation using the 2006 Abstract of Assessment.

COUNTY REPORT OF THE 2006 SPECIAL VALUATION PROCESS

SCOTTS BLUFF

2005 ABSTRACT DATA			2006 ABSTRACT DATA		Rates Used
MAJOR AGLAND USE	2005 % of ALL CLASSIFIED AGLAND	2005 ABSTRACT ACRES	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	41.23%	176,545	42.18%	176,336	IRRIGATED RATE
Dryland	8.05%	34,463	8.24%	34,436	10.00%
Grassland	45.39%	194,336	46.48%	194,311	DRYLAND RATE
* Waste	3.03%	12,982	3.10%	12,962	7.75%
* Other	0.00%	0	0.00%	0	GRASS RATE
All Agland	97.70%	418,326	100.00%	418,045	4.00%
Non-Agland	2.30%	9,832			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2005 ABSTRACT

2005 Estimated Rent	2005 Assessed Value Calculated	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
16,863,474	138,814,681	IRRIGATED	168,634,738	95.52	82.32%
735,030	5,384,278	DRYLAND	9,484,264	21.33	56.77%
1,227,902	22,179,498	GRASSLAND	30,697,546	6.32	72.25%
18,826,406	166,378,456	All MAJOR USES	208,816,548	46.45	79.68%

ESTIMATED LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

2006 Estimated Rent	2006 Assessed Value Calculated	USE	Estimated Value	Average Rent per Acre	2006 Indicated Level of Value
16,843,574	134,306,018	IRRIGATED	168,435,742	95.52	79.74%
734,442	6,546,520	DRYLAND	9,476,669	21.33	69.08%
1,227,748	22,478,663	GRASSLAND	30,693,693	6.32	73.24%
18,805,764	163,331,201	All MAJOR USES	208,606,104	46.45	78.30%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2005	@ \$	786.29	2005	@ \$	156.23	2005	@ \$	114.13
2006	@ \$	761.65	2006	@ \$	190.11	2006	@ \$	115.68
PERCENT CHANGE	=	-3.13%	PERCENT CHANGE	=	21.68%	PERCENT CHANGE	=	1.36%

NOTES: This analysis is based on the recalculation of the Acres in the County against the schedule of SPECIAL VALUES for each LCG acre. The abstract reports the actual assessed values, which contain RECAPTURE VALUES on any parcel that has not applied for SPECIAL VALUE. This document portrays the preliminary data using 2005 calculated value estimates and a final using 2006 calculated value estimates.

SPECIAL VALUE SECTION CORRELATION for Scotts Bluff County

III. Recapture Value Correlation

There were 177 qualified agricultural unimproved sales that occurred during the three-year period of the sales study. The County claims that all of the agricultural land is influenced, and the measurement of recapture value will be based on the 105 sales that indicate a recapture value. Examination of the statistical profile reveals an overall median of 81% (rounded), a mean of 101% (rounded) and an aggregate of 84% (rounded). None of these is within acceptable range, and the hypothetical removal of extreme outliers would fail to bring any of the measures of central tendency within compliance. Both qualitative statistics are quite outside of compliance, and again, the removal of extreme outliers would fail to bring these into compliance. Therefore, it is believed that the county has not met the required level of value, nor the standards for uniform and proportionate assessment for recapture value.

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5287

Type: Qualified

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

NUMBER of Sales:	105	MEDIAN:	81	COV:	69.43	95% Median C.I.:	70.86 to 90.08	(!: Derived)
(AgLand) TOTAL Sales Price:	11,340,996	WGT. MEAN:	84	STD:	70.00	95% Wgt. Mean C.I.:	76.51 to 91.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,340,996	MEAN:	101	AVG.ABS.DEV:	39.93	95% Mean C.I.:	87.44 to 114.22	
(AgLand) TOTAL Assessed Value:	9,546,894							
AVG. Adj. Sales Price:	108,009	COD:	49.04	MAX Sales Ratio:	565.65			
AVG. Assessed Value:	90,922	PRD:	119.78	MIN Sales Ratio:	12.55			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	6	96.05	170.20	105.69	103.23	161.03	57.39	565.65	57.39 to 565.65	115,333	121,896
10/01/02 TO 12/31/02	3	109.26	103.83	97.02	6.74	107.03	90.08	112.16	N/A	75,266	73,020
01/01/03 TO 03/31/03	7	72.79	79.38	75.19	18.10	105.58	62.66	105.99	62.66 to 105.99	167,142	125,670
04/01/03 TO 06/30/03	7	71.78	83.24	79.59	35.03	104.59	36.77	178.31	36.77 to 178.31	119,571	95,165
07/01/03 TO 09/30/03	7	102.70	120.72	121.55	41.54	99.32	38.97	205.31	38.97 to 205.31	62,200	75,606
10/01/03 TO 12/31/03	8	84.10	101.72	86.35	34.77	117.80	59.65	188.24	59.65 to 188.24	72,062	62,225
01/01/04 TO 03/31/04	11	70.86	96.98	89.24	46.40	108.67	56.80	176.87	58.59 to 150.00	94,090	83,968
04/01/04 TO 06/30/04	10	66.85	83.67	68.17	55.18	122.73	37.93	176.44	42.50 to 154.33	161,168	109,872
07/01/04 TO 09/30/04	6	103.89	152.58	85.92	101.19	177.59	12.55	353.83	12.55 to 353.83	70,975	60,979
10/01/04 TO 12/31/04	12	70.04	80.37	83.54	39.75	96.21	23.56	195.10	54.67 to 102.22	108,833	90,914
01/01/05 TO 03/31/05	16	75.92	93.19	82.39	41.52	113.11	41.59	169.77	59.95 to 133.71	126,463	104,194
04/01/05 TO 06/30/05	12	80.78	98.57	87.52	40.06	112.63	49.75	230.58	68.15 to 120.24	83,529	73,101
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	83.72	107.44	85.35	49.98	125.88	36.77	565.65	66.77 to 102.60	127,165	108,534
07/01/03 TO 06/30/04	36	86.14	98.95	83.35	42.79	118.72	37.93	205.31	68.87 to 105.12	101,627	84,706
07/01/04 TO 06/30/05	46	73.72	99.00	84.10	55.06	117.71	12.55	353.83	68.48 to 102.22	103,426	86,982
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	29	83.72	96.45	85.23	36.17	113.17	36.77	205.31	71.78 to 96.64	104,100	88,720
01/01/04 TO 12/31/04	39	70.11	97.01	79.46	62.04	122.08	12.55	353.83	64.70 to 102.22	112,270	89,210
<u>ALL</u>											
	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5287

Type: Qualified

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

NUMBER of Sales:	105	MEDIAN:	81	COV:	69.43	95% Median C.I.:	70.86 to 90.08	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	11,340,996	MEAN:	101	AVG.ABS.DEV:	39.93	95% Mean C.I.:	87.44 to 114.22	
(AgLand) TOTAL Assessed Value:	9,546,894							
AVG. Adj. Sales Price:	108,009	COD:	49.04	MAX Sales Ratio:	565.65			
AVG. Assessed Value:	90,922	PRD:	119.78	MIN Sales Ratio:	12.55			

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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	
1653	1	198.21	198.21	198.21			198.21	198.21	N/A	1,400	2,775	
1655	2	69.26	69.26	67.84	25.10	102.10	51.87	86.64	N/A	194,100	131,668	
1657	10	64.91	87.83	71.01	61.62	123.69	23.56	188.24	37.93 to 156.95	64,690	45,934	
1659	8	85.93	106.15	102.80	46.33	103.25	64.70	230.58	64.70 to 230.58	87,175	89,617	
1661	5	90.08	185.04	94.78	113.48	195.23	72.51	565.65	N/A	156,000	147,860	
1663	5	86.36	87.32	89.30	17.01	97.78	57.39	109.26	N/A	73,000	65,191	
1665	3	69.28	63.91	58.12	9.26	109.96	51.60	70.84	N/A	382,488	222,294	
1667	4	121.53	115.96	121.30	40.91	95.60	42.50	178.31	N/A	60,812	73,763	
1669	4	83.61	98.43	108.50	30.10	90.72	72.18	154.33	N/A	65,250	70,794	
1671	7	68.87	78.90	80.09	19.21	98.52	59.88	139.79	59.88 to 139.79	147,001	117,730	
1673	3	63.90	64.15	63.96	5.94	100.31	58.59	69.97	N/A	85,000	54,363	
1675	10	60.43	70.68	85.35	59.64	82.81	12.55	195.10	34.89 to 91.47	64,600	55,136	
1677	8	92.97	108.86	90.48	38.51	120.32	68.16	176.87	68.16 to 176.87	138,812	125,593	
1679	1	138.51	138.51	138.51			138.51	138.51	N/A	35,000	48,480	
1937	1	95.37	95.37	95.37			95.37	95.37	N/A	67,500	64,378	
1939	8	63.69	87.66	64.84	47.69	135.20	49.75	176.44	49.75 to 176.44	173,750	112,659	
1941	10	92.91	139.29	101.54	66.67	137.17	60.52	353.83	74.92 to 280.78	80,498	81,740	
1943	6	73.84	95.75	100.59	46.13	95.18	54.67	205.31	54.67 to 205.31	92,666	93,217	
1945	1	68.93	68.93	68.93			68.93	68.93	N/A	77,000	53,075	
1947	1	133.71	133.71	133.71			133.71	133.71	N/A	35,000	46,800	
1949	3	105.99	102.69	96.04	10.04	106.92	85.08	117.00	N/A	99,194	95,270	
1959	1	140.53	140.53	140.53			140.53	140.53	N/A	141,500	198,850	
1961	3	81.82	78.52	75.40	28.75	104.14	41.59	112.16	N/A	121,766	91,813	
ALL												
	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	4	75.57	100.31	63.27	59.86	158.55	51.87	198.21	N/A	106,225	67,205	
2	44	80.00	91.29	88.54	40.45	103.12	23.56	195.10	68.55 to 103.85	81,854	72,469	
3	36	84.32	106.10	92.34	50.32	114.90	12.55	353.83	68.87 to 105.12	96,048	88,691	
4	19	72.51	109.16	70.93	65.17	153.91	51.60	565.65	59.95 to 102.60	195,619	138,744	
5	2	137.64	137.64	185.97	49.16	74.01	69.97	205.31	N/A	70,000	130,181	
ALL												
	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922	

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5287

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	11,340,996	MEAN:	101	AVG.ABS.DEV:	39.93	95% Mean C.I.:	87.44 to 114.22	
(AgLand) TOTAL Assessed Value:	9,546,894							
AVG. Adj. Sales Price:	108,009	COD:	49.04	MAX Sales Ratio:	565.65			
AVG. Assessed Value:	90,922	PRD:	119.78	MIN Sales Ratio:	12.55			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922
ALL	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	1	230.58	230.58	230.58			230.58	230.58	N/A	25,000	57,645
62-0021	7	81.82	86.22	69.43	33.75	124.18	41.59	150.00	41.59 to 150.00	199,685	138,650
79-0002	2	120.58	120.58	91.80	46.33	131.35	64.71	176.44	N/A	41,250	37,867
79-0005	10	79.21	93.71	82.03	40.00	114.24	49.75	166.48	51.87 to 138.51	146,970	120,560
79-0011	16	83.68	93.69	78.52	34.41	119.31	42.50	178.31	69.28 to 109.26	126,075	98,999
79-0013	3	117.00	111.93	97.62	13.86	114.66	85.08	133.71	N/A	79,194	77,308
79-0016	12	92.91	132.00	99.72	63.62	132.37	56.80	353.83	74.92 to 169.77	89,082	88,835
79-0020	4	68.12	67.89	71.13	6.27	95.45	59.88	75.45	N/A	172,502	122,699
79-0031	14	91.48	126.86	98.37	57.94	128.96	58.59	565.65	68.15 to 129.62	126,135	124,085
79-0032	7	66.77	77.80	62.34	41.83	124.79	12.55	198.21	12.55 to 198.21	57,700	35,972
79-0060	8	75.18	91.33	95.50	37.02	95.63	54.67	205.31	54.67 to 205.31	91,000	86,901
79-0064	7	84.92	105.37	98.88	46.05	106.56	34.89	195.10	34.89 to 195.10	85,571	84,616
79-0065	14	59.68	78.25	68.75	58.06	113.82	23.56	188.24	37.93 to 120.00	61,100	42,006
NonValid School											
ALL	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	2	86.34	86.34	85.70	18.96	100.74	69.97	102.70	N/A	19,250	16,497
0.01 TO 10.00	4	59.56	103.11	48.33	113.41	213.36	12.55	280.78	N/A	14,518	7,016
10.01 TO 30.00	12	65.49	75.63	61.53	46.40	122.91	34.89	198.21	37.93 to 103.85	27,908	17,172
30.01 TO 50.00	11	72.18	140.64	93.47	124.21	150.46	23.56	565.65	38.97 to 230.58	31,945	29,860
50.01 TO 100.00	26	71.69	92.61	76.05	42.63	121.77	41.59	353.83	68.15 to 91.47	85,854	65,295
100.01 TO 180.00	25	90.08	108.53	93.19	36.64	116.46	62.66	205.31	81.42 to 133.11	124,444	115,966
180.01 TO 330.00	18	93.07	102.70	87.50	31.19	117.37	51.60	195.10	74.92 to 129.62	199,288	174,368
330.01 TO 650.00	6	87.12	87.65	78.08	22.82	112.25	58.27	140.53	58.27 to 140.53	236,264	184,482
650.01 +	1	51.87	51.87	51.87			51.87	51.87	N/A	210,000	108,937
ALL	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5287

Type: Qualified

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

NUMBER of Sales:	105	MEDIAN:	81	COV:	69.43	95% Median C.I.:	70.86 to 90.08	(! : Derived)
(AgLand) TOTAL Sales Price:	11,340,996	WGT. MEAN:	84	STD:	70.00	95% Wgt. Mean C.I.:	76.51 to 91.85	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,340,996	MEAN:	101	AVG.ABS.DEV:	39.93	95% Mean C.I.:	87.44 to 114.22	
(AgLand) TOTAL Assessed Value:	9,546,894							
AVG. Adj. Sales Price:	108,009	COD:	49.04	MAX Sales Ratio:	565.65			
AVG. Assessed Value:	90,922	PRD:	119.78	MIN Sales Ratio:	12.55			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	71.72	76.79	28.68	93.40	42.50	102.70	N/A	16,166	12,414
DRY	4	95.96	100.14	91.55	26.28	109.38	74.92	133.71	N/A	56,250	51,496
DRY-N/A	2	76.59	76.59	78.31	5.76	97.81	72.18	81.00	N/A	27,000	21,142
GRASS	24	105.93	143.29	97.50	73.94	146.96	36.77	565.65	64.71 to 176.87	55,927	54,530
GRASS-N/A	13	59.95	65.39	65.75	29.65	99.46	23.56	107.47	50.01 to 89.49	248,773	163,569
IRRGTD	20	66.38	70.19	74.85	25.43	93.78	12.55	205.31	60.52 to 70.11	99,306	74,330
IRRGTD-N/A	39	91.25	105.78	97.50	32.22	108.49	41.59	195.10	84.92 to 112.16	114,129	111,272
ALL	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	71.72	76.79	28.68	93.40	42.50	102.70	N/A	16,166	12,414
DRY	6	77.96	92.29	88.99	23.45	103.71	72.18	133.71	72.18 to 133.71	46,500	41,378
GRASS	26	97.74	138.38	91.51	75.80	151.21	36.77	565.65	66.77 to 156.95	76,639	70,133
GRASS-N/A	11	59.65	62.85	62.38	29.25	100.75	23.56	107.47	37.93 to 96.64	234,880	146,516
IRRGTD	39	71.78	84.39	84.08	32.49	100.37	12.55	205.31	68.16 to 86.36	117,250	98,580
IRRGTD-N/A	20	98.73	111.89	106.29	36.58	105.28	41.59	195.10	86.64 to 150.00	93,220	99,079
ALL	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	69.97	71.72	76.79	28.68	93.40	42.50	102.70	N/A	16,166	12,414
DRY	6	77.96	92.29	88.99	23.45	103.71	72.18	133.71	72.18 to 133.71	46,500	41,378
GRASS	36	76.76	116.46	74.31	81.19	156.73	23.56	565.65	59.65 to 109.26	122,814	91,259
GRASS-N/A	1	96.64	96.64	96.64			96.64	96.64	N/A	155,000	149,798
IRRGTD	56	82.77	91.60	89.61	33.86	102.22	12.55	205.31	70.84 to 90.08	111,467	99,890
IRRGTD-N/A	3	154.33	133.08	119.17	23.32	111.67	68.48	176.44	N/A	65,000	77,463
ALL	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 5287

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

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(AgLand) TOTAL Assessed Value:	9,546,894							
AVG. Adj. Sales Price:	108,009	COD:	49.04	MAX Sales Ratio:	565.65			
AVG. Assessed Value:	90,922	PRD:	119.78	MIN Sales Ratio:	12.55			

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SALE PRICE *											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	2	239.50	239.50	254.21	17.24	94.21	198.21	280.78	N/A	2,175	5,529	
5000 TO 9999	2	90.26	90.26	86.72	32.95	104.09	60.52	120.00	N/A	6,812	5,907	
Total \$ _____												
1 TO 9999	4	159.11	164.88	127.25	46.90	129.57	60.52	280.78	N/A	4,493	5,718	
10000 TO 29999	17	102.70	143.12	129.92	84.72	110.16	12.55	565.65	58.59 to 188.24	19,288	25,059	
30000 TO 59999	19	81.00	97.02	100.09	55.66	96.93	23.56	178.31	54.67 to 150.00	45,260	45,300	
60000 TO 99999	24	80.64	92.48	92.79	30.47	99.67	50.01	195.10	68.93 to 95.37	81,104	75,253	
100000 TO 149999	16	78.86	94.46	96.18	41.57	98.21	41.59	205.31	65.40 to 129.62	120,000	115,420	
150000 TO 249999	17	81.82	79.66	79.43	16.41	100.29	51.87	103.38	63.90 to 96.64	181,452	144,136	
250000 TO 499999	6	72.36	75.77	75.84	12.35	99.90	62.66	89.49	62.66 to 89.49	300,394	227,833	
500000 +	2	55.77	55.77	55.53	7.49	100.44	51.60	59.95	N/A	690,800	383,588	
ALL												
	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922	

ASSESSED VALUE *											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	4	51.51	78.45	32.43	98.86	241.86	12.55	198.21	N/A	11,631	3,772	
5000 TO 9999	3	120.00	145.85	78.88	67.78	184.89	36.77	280.78	N/A	9,650	7,612	
Total \$ _____												
1 TO 9999	7	60.52	107.33	50.25	119.71	213.59	12.55	280.78	12.55 to 280.78	10,782	5,418	
10000 TO 29999	17	64.70	70.49	60.82	36.56	115.89	23.56	176.87	38.97 to 102.70	30,611	18,618	
30000 TO 59999	21	74.92	119.04	82.88	73.04	143.63	41.59	565.65	68.48 to 133.71	58,190	48,226	
60000 TO 99999	24	91.36	110.50	92.23	42.51	119.81	49.75	353.83	68.87 to 133.11	84,665	78,084	
100000 TO 149999	18	84.40	90.70	83.38	26.33	108.78	51.87	166.48	70.11 to 105.99	151,060	125,953	
150000 TO 249999	14	102.41	112.62	100.34	31.80	112.24	62.66	205.31	69.28 to 140.53	191,926	192,569	
250000 TO 499999	4	67.70	69.12	64.39	19.72	107.35	51.60	89.49	N/A	521,275	335,635	
ALL												
	105	81.42	100.83	84.18	49.04	119.78	12.55	565.65	70.86 to 90.08	108,009	90,922	

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

Market Area I is located in the most remote part of the county. This area is composed of mostly rough arid land with minimal access to water. The only available irrigation is from irrigation wells that are monitored by the Natural Resource District. This area is sparsely populated and is served by dirt and gravel roads with minimal asphalt roads. There are no urban centers in this market area. Buyers represented the following categories: Owns Adjoining Land OAL 33%, Own Other Land OOL 33%, Out of State Buyer OSB 33%, add mobile home or new house 0%, first agland purchase 0% development 0%, agland investor 0%, and recreation 0%. See attached chart.

Market Area II is located both north and south of the river adjacent to Market Area I for the most part. This area is composed mostly of upland with access to water from the North Platte River and isolated irrigation wells. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. Most of this area is within 20 to 30 minutes of Scottsbluff, Nebraska and 10 to 15 minutes of other small towns in the county with K-12 schools and business centers. The majority of individual sections can be accessed from gravel roads, asphalt roads or in some cases state highways. Buyers represented the following categories: Owns Adjoining Land OAL 33%, Own Other Land OOL 11%, Out of State Buyer OSB 14%, add mobile home or new house 14%, first agland purchase 20%, development 7%, agland investor 1%, and recreation 0%. See attached chart.

Market Area III is located both north and south of the river adjacent to Market Area II for the most part. This area is composed mostly of bottom land with access to water from the North Platte River and irrigation wells. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. Most of this area is within 10 to 25 minutes of Scottsbluff, Nebraska and 5 to 15 minutes of other small towns in the county with K-12 schools and business centers. The majority of individual sections can be accessed from gravel roads, asphalt roads or in some case state highways. Buyers represented the following categories: Owns Adjoining Land OAL 39%, Own Other Land OOL 11%, Out of State Buyer OSB 8%, add mobile home or new house 13%, first agland purchase 16%, development 0%, agland investor 13%, and recreation 0%. See attached chart.

Market Area IV is located both north and south of the river along the North Platte River. This area is composed mostly of accretion and bottom land with access to water from the North Platte River and irrigation wells. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. This area is also drawing interest for hunting along the river. Most of this area is within 10 to 25 minutes of Scottsbluff, Nebraska and 5 to 15 minutes of other small towns in the county with K-12 schools this area does not include land adjacent to Scottsbluff or Gering. . The majority of individual sections can be accessed from gravel roads, asphalt roads or in some case state highways. Buyers represented the following categories: Owns Adjoining Land OAL 17%, Own Other Land OOL 13%, Out of State Buyer OSB 9%, add mobile home or new house 4%, first agland purchase 35%, development 0%, agland investor 0%, and recreation 22%. See attached chart.

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

Market Area V consists of sections that are affected by Scottsbluff and Gering zoning. This area is located both north and south of the North Platte River. This area is composed mostly of accretion and bottom land with access to water from the North Platte River and irrigation wells. This area is transition from rural to urban. This area is becoming more populated with an influx of people from urban areas and out of state buyers looking for building sites for new homes and older existing homes that can be renovated. This area is also being developed by commercial interest as Scottsbluff and Gering expand outward. Buyers represented the following categories: Adjoining Land OAL 17%, Own Other Land OOL 17%, Out of State Buyer OSB 8%, add mobile home or new house 8%, first agland purchase 8%, development 25%, agland investor 8%, and recreation 8%. See attached chart.

Overall buyers of unimproved agriculture land during the period from July 1, 2002 through June 30, 2005 consist of the following: Buyers represented the following categories: Owns Adjoining Land OAL 32%, Own Other Land OOL 12%, Out of State Buyer OSB 12%, add mobile home or new house 12%, first agland purchase 19% development 4%, agland investor 6%, and recreation 3%. See attached chart.

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

AREA	USE	TOTAL	OAL	OOL	OSB	HOUSE	NO	DEV	INV	REC
1	DRY	0								
	GRASS	4	2	1	1					
	IRR	2		1	1					
	TOTAL	6	2	2	2	0	0	0	0	0
2	DRY	6	3	2	1					
	GRASS	25	4	2	5	9	2	3		
	IRR	45	18	4	5	2	13	2	1	
	TOTAL	76	25	8	11	11	15	5	1	0
3	DRY	3	1			1	1			
	GRASS	12	3			6	3			
	IRR	47	20	7	5	1	6		8	
	TOTAL	62	24	7	5	8	10	0	8	0
4	DRY	0								
	GRASS	16	2		2	1	6			5
	IRR	7	2	3			2			
	TOTAL	23	4	3	2	1	8	0	0	5
5	DRY	0								
	GRASS	3		1	1	1				
	IRR	9	2	1			1	3	1	1
	TOTAL	12	2	2	1	1	1	3	1	1
TOTAL	DRY	9	4	2	1	1	1	0	0	0
	GRASS	60	11	4	9	17	11	3	0	5
	IRR	110	42	16	11	3	22	5	10	1
	TOTAL	179	57	22	21	21	34	8	10	6
1	DRY	NA	NA	NA	NA	NA	NA	NA	NA	NA
	GRASS	67%	50%	25%	25%	0%	0%	0%	0%	0%
	IRR	33%	0%	50%	50%	0%	0%	0%	0%	0%
	TOTAL	100%	33%	33%	33%	0%	0%	0%	0%	0%
2	DRY	8%	50%	33%	17%	0%	0%	0%	0%	0%
	GRASS	33%	16%	8%	20%	36%	8%	12%	0%	0%
	IRR	59%	40%	9%	11%	4%	29%	4%	2%	0%
	TOTAL	100%	33%	11%	14%	14%	20%	7%	1%	0%
3	DRY	5%	33%	0%	0%	33%	33%	0%	0%	0%
	GRASS	19%	25%	0%	0%	50%	25%	0%	0%	0%
	IRR	76%	43%	15%	11%	2%	13%	0%	17%	0%
	TOTAL	100%	39%	11%	8%	13%	16%	0%	13%	0%
4	DRY	NA	NA	NA	NA	NA	NA	NA	NA	NA
	GRASS	70%	13%	0%	13%	6%	38%	0%	0%	31%
	IRR	30%	29%	43%	0%	0%	29%	0%	0%	0%
	TOTAL	100%	17%	13%	9%	4%	35%	0%	0%	22%
5	DRY	NA	NA	NA	NA	NA	NA	NA	NA	NA
	GRASS	25%	0%	33%	33%	33%	0%	0%	0%	0%
	IRR	75%	22%	11%	0%	0%	11%	33%	11%	11%
	TOTAL	100%	17%	17%	8%	8%	8%	25%	8%	8%
TOTAL	DRY	5%	44%	22%	11%	11%	11%	0%	0%	0%
	GRASS	34%	18%	7%	15%	28%	18%	5%	0%	8%
	IRR	61%	38%	15%	10%	3%	20%	5%	9%	1%
	TOTAL	100%	32%	12%	12%	12%	19%	4%	6%	3%

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

All land included in the 2006 agriculture land sales study was zoned agriculture at the time of sale. The highest and best use of land in this study would be for agricultural purposes until such time as it would be rezoned for other purposes. In some case agriculture is an interim use until such time as it is developed into a building site or rezoned for other uses.

Forty-four percent of the buyers owned adjoining or other agland in Scotts Bluff County. These buyers could be considered as traditional agricultural land buyers. However of these two groups of buyers there are some who were just expanding their holdings in Scotts Bluff County and are not owner operators but have previously bought land for non traditional agricultural reasons. Nineteen percent of buyers who bought agricultural land in Scotts Bluff County but do not own any other land can not be categorized as traditional or nontraditional buyers without conducting extensive interviews to determine their intent when purchasing agricultural land in Scotts Bluff County. The parcel size that this group of buyers purchased was larger than what is most frequently purchased for building sites but too small to be an economical agricultural unit. The remaining buyers would not be considered traditional agricultural land buyers.

There is a large percent of nontraditional agricultural land buyers competing for land in Scotts Bluff County. The presence of the nontraditional buyer forces traditional buyers to pay more for agland, to protect their interest in agriculture. The entire county is affected by this influx of nontraditional buyers into the market place. This influx is seen for the most part in the grass class but also to some extent in the dry and irrigated classes. The extreme northeastern and southwestern corners of the county are the least affected. The areas adjacent to the North Platte river including flyway areas and the areas in the immediate vicinity of Scottsbluff/Gering showing the greatest impact for nontraditional buyers. Also any area within twenty minutes of the hospital suitable for building houses is seeing demand from buyers wanting to create a country estate rather than by a \$30,000 to \$40,000 lot in town. It would not be logical to use values from the northeastern and southwestern corners of the county as the areas would not command as high a price as the balance of the county even in a market consisting of mostly traditional agricultural land buyers. For this reason it did not seem appropriate to use these lower values as the Special or Greenbelt Value for influenced agricultural land.

Scotts Bluff County started taking Greenbelt applications in 2001 as a result of a property owner demanding the right to file for special value. The entire county is zoned therefore all areas are eligible for special value. At that time the only land filed on was along the river and the county used grass values in other market areas to set the special value for the initial greenbelt filing. The next year the county determined special value in a wider area than just land in area four. The county sent out letters to all people determined to be affected by non-traditional agland buyers advising them of the benefits of filing for special value. Also a notice of special value availability was published in the local newspaper. Since then change of value notices sent out have advised all owners of agricultural property of the need to file greenbelt application by June 30 of each year. The last two years, change of value notices have been mailed to all property owners in Scotts Bluff County. Greenbelt applications have been filed mostly by owners owning large tracts of grass land to date. It is expected that as non-traditional agland buyers continue to increase in number and types of land purchased pushing agland values above what the typical

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

agland buyer would pay for agland greenbelt filings will continue to increase. Scotts Bluff County will again advertise the greenbelt availability by means of change of value notice sent to all agland owners and advertising in the local news paper. The chart below represents greenbelt filings to date.

MARKET AREA	ACRES WITHOUT GREENBELT APPLICATION				
	DRY	GRASS	IRR	WASTE	TOTAL
AREA I	50%	20%	70%	12%	24%
AREA II	20%	15%	39%	27%	26%
AREA III	26%	31%	39%	31%	38%
AREA IV	4%	11%	24%	10%	17%
AREA V	9%	37%	53%	21%	48%

PERCENT OF PARCELS WITH OR WITHOUT GREENBELT APPLICATION.									
HAVE YET TO FILE GREENBELT APPLICATION.									
ACRES	< 10.01	10.01 TO 30.00	30.01 TO 50.00	50.01 TO 100.00	100.01 TO 180.00	180.01 TO 330.00	330.01 TO 650.00	650 >	TOTALS
AREA 1	80%	23%	8%	30%	34%	36%	14%	0%	22%
AREA 2	91%	62%	36%	36%	30%	13%	8%		41%
AREA 3	83%	55%	48%	42%	34%	35%	0%		47%
AREA 4	80%	54%	34%	26%	12%	8%	20%		37%
AREA 5	95%	78%	56%	50%	38%	33%	0%		71%
ALL	87%	60%	31%	38%	30%	22%	12%	0%	42%
HAVE GREENBELT APPLICATION ON FILE.									
ACRES	< 10.01	10.01 TO 30.00	30.01 TO 50.00	50.01 TO 100.00	100.01 TO 180.00	180.01 TO 330.00	330.01 TO 650.00	650 >	TOTALS
AREA 1	20%	77%	92%	70%	66%	64%	86%	100%	78%
AREA 2	9%	38%	64%	64%	70%	87%	92%		59%
AREA 3	17%	45%	52%	58%	66%	65%	100%		53%
AREA 4	20%	46%	66%	74%	88%	92%	80%		63%
AREA 5	5%	22%	44%	50%	62%	67%	100%		29%
ALL	13%	40%	69%	62%	70%	78%	88%	100%	58%

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

The entire county is zoned making all areas of Scotts Bluff County eligible for special value. In some cases the special/greenbelt value are the same as the market/recapture value. Special/greenbelt values were determined from analysis of several resources including the following: “Nebraska Farm Real Estate Market Developments 2004-2005” by Bruce B. Johnson and Aaron Raymond, Board of Educational Lands and Funds BELF document entitled “Board of Educational Lands and Funds Schedule of Annual Rentals Per Acre According to Classification”, RPT #148 pages 251 and 252, Interviews by telephone with Jerry Fitzgerald farm manager with U S Bank, Dave Bartlett farm appraiser with First State Bank, and Dale Nerud Realtor with Century 21 Home Team Realty.

Jerry Fitzgerald reported class 2 gravity flow land renting for \$100 per acre for corn ground. Class 3 and 4 gravity irrigated land is renting for \$65 to \$75 per acre.

Dave Bartlett with First State Bank reported the better gravity flow land renting for \$100 per acre and the lower marginal class gravity flow renting for \$50 per acre

Dale Nerud reported a range of \$90 to \$100 per acre for good irrigated ground, \$60 per acre for class 3 irrigated grounds, and \$50 per acre for class 4 irrigated grounds.

All three reported that the class 4 irrigated grounds was become extremely hard to find tenants for that would pay cash rent. Bankers are increasingly reluctant to finance farmers paying cash rents for marginal class 3 and 4 farms.

Johnson and Raymond reported 2005 cash rents for the Northwest as follows: Dryland Cropland average \$24 per acre with a low of \$17 and high of \$28 per acre; Gravity Irrigated Cropland average \$94 per acre with a low of \$75 and high of \$118 per acre; Pasture average \$8 per acre with a low of \$11 and high of \$7 per acre. Page 15 table 9

Johnson and Raymond reported 2005 Gross Rent to Value Ratios for the Northwest as follows: Dryland Cropland 6.5%; Gravity Irrigated Cropland 8.4%; Pasture 4.2% page 17 tables 11.

BELF reported the following rents for 2006: See following tables.

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

FEB. 28. 2006 4:14PM NE EDUCATIONAL LANDS & FUNDS

NO. 870 P. 1/1

9/14/05 Board of Educational Lands and Funds
6:49:57 SCHEDULE OF ANNUAL RENTALS PER ACRE ACCORDING TO CLASSIFICATION

EL1023A RPT #148
PAGE 251

COUNTY: SCOTTS BLUFF - 79

EFFECTIVE: 1/01/06

PIVOT IRRIGATED CROPGROUND
LESSEE-OWNED WELL

CLASSIFICATION	RENT	CLASSIFICATION	RENT
A 1.00	\$30.50	M 1.00	\$79.00
A 1.50	\$27.50	M 1.50	\$74.00
A 2.00	\$24.50	M 2.00	\$69.00
A 2.50	\$21.50	M 2.50	\$64.00
A 3.00	\$18.50	M 3.00	\$59.00
A 3.50	\$15.50	M 3.50	\$54.00
A 4.00	\$12.50	M 4.00	\$49.00

* GRAVITY IRRIGATED CROPGROUND *
LESSEE-OWNED WELL

CLASSIFICATION	RENT	CLASSIFICATION	RENT
W 1.00	\$73.00	I 1.00	\$85.00
W 1.50	\$68.00	I 1.50	\$80.00
W 2.00	\$63.00	I 2.00	\$75.00
W 2.50	\$58.00	I 2.50	\$70.00
W 3.00	\$53.00	I 3.00	\$65.00
W 3.50	\$48.00	I 3.50	\$60.00
W 4.00	\$43.00	I 4.00	\$55.00

CANAL IRRIGATED CROPGROUND

CLASSIFICATION	RENT
I 1.00	\$85.00
I 1.50	\$80.00
I 2.00	\$75.00
I 2.50	\$70.00
I 3.00	\$65.00
I 3.50	\$60.00
I 4.00	\$55.00

ATTN: Randy Pearce, Assessor office
Fax: 308/436-6699
Generally Class 1-1.50 is Class I soils
2-2.50 is Class II soils, etc.

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

9/14/05 Board of Educational Lands and Funds
6:49:57 SCHEDULE OF ANNUAL RENTALS PER ACRE ACCORDING TO CLASSIFICATION

EL1023A RPT #148
PAGE 252

COUNTY: SCOTTS BLUFF - 79
EFFECTIVE: 1/01/06

Typical this one
use this one

R-GRASSLAND			S-GRASSLAND			G-GRASSLAND		
CLASSIFICATION	RENT		CLASSIFICATION	RENT		CLASSIFICATION	RENT	
R	.00	\$.50	S	.00	\$.50	G	.00	\$.50
R	1.00	\$10.90	S	1.00	\$10.00	G	1.00	\$12.10
R	1.50	\$22.90	S	1.50	\$21.10	G	1.50	\$25.30
R	2.00	\$18.90	S	2.00	\$17.40	G	2.00	\$20.90
R	2.50	\$16.90	S	2.50	\$15.55	G	2.50	\$18.70
R	3.00	\$11.90	S	3.00	\$10.95	G	3.00	\$13.20
R	3.50	\$8.90	S	3.50	\$8.15	G	3.50	\$9.90
R	4.00	\$6.50	S	4.00	\$5.95	G	4.00	\$7.25
R	4.50	\$6.50	S	4.50	\$5.95	G	4.50	\$7.25
R	5.00	\$5.90	S	5.00	\$5.40	G	5.00	\$6.60
R	5.50	\$5.50	S	5.50	\$5.00	G	5.50	\$6.15
R	6.00	\$4.90	S	6.00	\$4.45	G	6.00	\$5.50
R	6.50	\$3.70	S	6.50	\$3.35	G	6.50	\$4.20
R	7.00	\$2.70	S	7.00	\$2.40	G	7.00	\$3.10
R	7.50	\$.50	S	7.50	\$.50	G	7.50	\$.50
R	8.00	\$.00	S	8.00	\$.00	G	8.00	\$.00

ATTN: Randy Pierce
FAX: 308/436-6699

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

Gross rates of return for each land use was determined by using the above mentioned rents and applying them to sales from Sioux, Morrill, and Banner County. See the following table.

COUNTY NAME	BK	PG	SALE DATE	SALE AMOUNT	MKT	PER ACRE	USE	TOTAL ACRES	TOTAL INCOME	RATE RETURN	0.0614
Banner	27	477	12/7/04	\$360,000	1	\$369	DRY	954.98	\$18,261	0.0517	0.0614
Morrill	0070	0008	12/20/04	\$50,000	2	\$318	DRY	157	\$3,002	0.0600	
Morrill	0070	0007	12/20/04	\$50,000	2	\$318	DRY	157	\$3,139	0.0628	
Banner	27	478	12/7/04	\$46,000	1	\$326	DRY	140.89	\$2,909	0.0632	
Morrill	0069	0382	4/6/04	\$62,000	1	\$2,067	GRASS	30	\$17	0.0003	0.0486
Sioux	A-21	515	3/10/05	\$20,000	2	\$519	GRASS	38.54	\$270	0.0135	
Sioux	A-21	518	3/22/05	\$40,000	2	\$506	GRASS	79.08	\$554	0.0138	
Sioux	A-21	377	3/22/04	\$180,000	2	\$951	GRASS	187.31	\$4,594	0.0255	
Morrill	0068	0512	3/14/03	\$60,000	2	\$205	GRASS	292	\$2,063	0.0344	
Sioux	A-21	570	6/8/05	\$26,000	2	\$160	GRASS	162.8	\$1,063	0.0409	
Sioux	A-21	415	5/28/04	\$102,400	2	\$160	GRASS	640	\$4,597	0.0449	
Sioux	A-21	284	9/13/03	\$47,000	2	\$154	GRASS	305	\$2,283	0.0486	
Sioux	A-21	516	3/11/05	\$225,000	2	\$247	GRASS	912.39	\$11,438	0.0508	
Morrill	0069	0587	7/25/04	\$8,000	2	\$200	GRASS	40	\$440	0.0550	
Morrill	0069	0589	7/25/04	\$16,000	2	\$200	GRASS	80	\$880	0.0550	
Morrill	0069	0591	6/28/04	\$16,000	2	\$200	GRASS	80	\$880	0.0550	
Morrill	0069	0016	8/8/02	\$1,000	1	\$91	GRASS	11	\$77	0.0770	
Morrill	0070	0009	12/20/04	\$127,500	2	\$193	GRASS	627	\$11,072	0.0876	
Morrill	0069	0411	5/14/04	\$90,000	2	\$188	GRASS	480	\$9,088	0.1010	
Sioux	A-21	279	6/1/03	\$60,000	2	\$1,683	IRR	35.65	\$1,961	0.0327	0.0750
Morrill	0069	0348	4/2/04	\$8,500	1	\$600	IRR	4.68	\$304	0.0385	
Sioux	A-21	191	4/11/03	\$186,652	2	\$1,027	IRR	181.82	\$8,334	0.0446	
Sioux	A-21	149	2/5/03	\$196,250	2	\$1,336	IRR	146.89	\$10,691	0.0545	
Sioux	A-21	411	5/13/04	\$110,000	2	\$1,429	IRR	75.66	\$6,230	0.0569	
Sioux	A-21	521	3/30/05	\$110,000	2	\$1,448	IRR	74.81	\$7,409	0.0678	
Sioux	A-21	102	11/18/02	\$200,000	2	\$1,324	IRR	151.11	\$14,502	0.0725	
Morrill	0068	0346	12/6/02	\$60,000	2	\$861	IRR	65	\$4,128	0.0733	
Sioux	A-21	366	2/27/04	\$115,000	2	\$753	IRR	152.7	\$8,547	0.0743	
Sioux	A-21	326	1/15/04	\$56,500	2	\$740	IRR	76.38	\$4,236	0.0750	
Morrill	0068	0510	3/7/03	\$24,800	1	\$1,126	IRR	22.03	\$1,891	0.0763	
Morrill	0069	0311	3/10/04	\$81,000	1	\$1,110	IRR	73	\$7,300	0.0901	
Morrill	0070	0167	3/9/05	\$28,500	1	\$1,060	IRR	26.89	\$2,619	0.0919	
Morrill	0069	0221	12/12/03	\$56,652	2	\$678	IRR	83.55	\$5,728	0.1011	
Banner	28	50	5/25/05	\$310,000	1	\$652	IRR	475.28	\$32,442	0.1047	
Morrill	0069	0638	10/29/04	\$65,000	2	\$829	IRR	77	\$7,080	0.1106	

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

Morrill	0069	0430	5/27/04	\$99,400	1	\$713	IRR	139.5	\$11,440	0.1151
Morrill	0068	0375	12/31/02	\$45,000	2	\$570	IRR	79	\$6,150	0.1367
Morrill	0069	0532	4/15/04	\$4,000	2	\$500	IRR	8	\$800	0.2000

Rents used to determine gross income from the above sales is show in the following conversion table.

Conversion table converting cash rent to per acre value.

LAND TYPE	RATE OF RETURN	LVG CODE	RENTAL RATES	SPECIAL VALUE	100% VALUE	74% VALUE	80% VALUE
IRRIGATED	0.075	2A1	\$100.00	\$985	\$1,333	\$987	\$1,067
	0.075	2A	\$80.00	\$790	\$1,067	\$789	\$853
	0.075	3A1	\$65.00	\$640	\$867	\$641	\$693
	0.075	3A	\$60.00	\$590	\$800	\$592	\$640
	0.075	4A1	\$55.00	\$540	\$733	\$543	\$587
	0.075	4A	\$50.00	\$490	\$667	\$493	\$533
DRYLAND	0.0614	2D1	\$24.50	\$300	\$399	\$295	\$319
	0.0614	2D	\$21.50	\$260	\$350	\$259	\$280
	0.0614	3D1	\$18.50	\$225	\$301	\$223	\$241
	0.0614	3D	\$15.50	\$185	\$252	\$187	\$202
	0.0614	4D1	\$13.00	\$150	\$212	\$157	\$169
	0.0614	4D	\$12.00	\$150	\$195	\$145	\$156
GRASSLAND	0.0486	2G1	\$11.00	\$167	\$226	\$167	\$181
	0.0486	2G	\$11.00	\$167	\$226	\$167	\$181
	0.0486	3G1	\$8.00	\$122	\$165	\$122	\$132
	0.0486	3G	\$8.00	\$122	\$165	\$122	\$132
	0.0486	4G1	\$7.00	\$107	\$144	\$107	\$115
	0.0486	4G	\$7.00	\$107	\$144	\$107	\$115
WASTE	0.0486	WASTE	\$3.50	\$55	\$72	\$53	\$58

Special values were determined using a range of seventy-four to eighty percent of market value as indicated by the income approach to using the previously mentioned rents and sales. Special value was also determined by the relationship to the market value.

Typically the special value is less then the market. Also consideration was give to the states preliminary model suggesting that special values may be higher then allowed by statute requiring agland values to be between seventy-four and eighty percent of market. PAT preliminary models indicated that special values were as follows: Irrigated 96.06%, Dryland 56.77%, and Grassland 108.29%. The overall rate for special value indicated at 96.07%

Market/Recapture value in Scotts Bluff County was determined by analysis of all arms length sales of unimproved land in Scotts Bluff County occurring during the time period of July 1, 2002 through June 30, 2005.

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

SCOTTS BLUFF COUNTY MARKET/RECAPTURE VALUES

SCOTTS BLUFF COUNTY AGLAND VALUES FOR 2006						SCOTTS BLUFF COUNTY AGLAND VALUE CHANGES				
AREA	1	2	3	4	5	1	2	3	4	5
2A1	\$725	\$1,100	\$1,000	\$1,050	\$1,900	-\$75	\$50	\$0	\$50	\$850
2A	\$650	\$1,100	\$900	\$900	\$1,900	-\$50	\$50	\$0	\$0	\$850
3A1	\$525	\$675	\$650	\$650	\$1,900	-\$10	\$25	\$0	\$0	\$850
3A	\$475	\$625	\$600	\$600	\$1,900	-\$15	\$25	\$0	\$0	\$850
4A1	\$400	\$540	\$540	\$540	\$1,900	\$0	\$65	\$65	\$65	\$850
4A	\$365	\$490	\$490	\$490	\$1,900	-\$5	\$115	\$115	\$115	\$850
2D1	\$165	\$300	\$525	\$525	\$525	\$0	\$95	\$320	\$320	\$320
2D	\$140	\$300	\$525	\$525	\$525	\$0	\$100	\$325	\$325	\$325
3D1	\$130	\$300	\$525	\$525	\$525	\$0	\$140	\$365	\$365	\$365
3D	\$125	\$300	\$525	\$525	\$525	\$0	\$150	\$375	\$375	\$375
4D1	\$115	\$225	\$525	\$525	\$525	\$0	\$90	\$390	\$390	\$390
4D	\$100	\$225	\$525	\$525	\$525	\$0	\$105	\$405	\$405	\$405
2G1	\$150	\$400	\$1,100	\$1,350	\$1,660	\$10	\$0	\$450	\$175	\$570
2G	\$140	\$360	\$1,100	\$1,350	\$1,660	\$15	-\$40	\$450	\$175	\$570
3G1	\$135	\$360	\$1,100	\$1,350	\$1,660	\$20	-\$40	\$450	\$175	\$570
3G	\$135	\$360	\$1,100	\$1,350	\$1,660	\$25	-\$40	\$450	\$175	\$570
4G1	\$135	\$360	\$1,100	\$1,350	\$1,660	\$25	-\$40	\$450	\$175	\$570
4G	\$135	\$340	\$1,100	\$1,350	\$1,660	\$25	-\$60	\$450	\$175	\$570
W	\$110	\$340	\$1,100	\$1,350	\$1,660	\$0	-\$60	\$450	\$175	\$570
800	\$1,500	\$5,800	\$5,500	\$2,400	\$6,500	\$0	\$0	\$1,000	\$0	\$0
801	\$775	\$3,800	\$4,550	\$2,300	\$6,000	\$0	\$0	\$1,050	\$0	\$0
802	\$560	\$2,400	\$4,200	\$2,200	\$5,500	\$0	\$0	\$950	\$0	\$0
803	\$500	\$1,500	\$4,000	\$2,100	\$4,700	\$0	\$0	\$2,000	\$0	\$0
804	\$900	\$1,700	\$3,700	\$2,180	\$4,260	\$900	\$1,700	\$3,700	\$2,180	\$4,260
700	\$900	\$1,500	\$2,000	\$1,500	\$4,700	\$0	\$0	\$0	\$0	\$0

Site class code number 804 is new for 2006. This code is for site acres that are used for confinement feeding of livestock. As required by statute this land is valued at eighty percent of market value with five-hundred dollars added for the fence, water and electrical lines, and feed bunk improvements.

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

SCOTTS BLUFF COUNTY SPECIAL VALUES FOR 2006

SCOTTS BLUFF COUNTY SPECIAL VALUES FOR						SPECIAL VALUE CHANGES				
AREA	1	2	3	4	5	1	2	3	4	5
2A1	\$725	\$985	\$985	\$985	\$985	-\$75	\$9	\$9	\$9	\$9
2A	\$650	\$790	\$790	\$790	\$790	-\$50	-\$186	-\$110	-\$110	-\$186
3A1	\$525	\$640	\$640	\$640	\$640	-\$10	-\$10	-\$10	-\$10	-\$134
3A	\$475	\$590	\$590	\$590	\$590	-\$15	-\$10	-\$10	-\$10	-\$184
4A1	\$400	\$540	\$540	\$540	\$540	\$0	\$65	\$65	\$65	-\$40
4A	\$365	\$490	\$490	\$490	\$490	-\$5	\$115	\$115	\$115	-\$90
2D1	\$165	\$300	\$300	\$300	\$300	\$0	\$95	\$95	\$95	\$95
2D	\$140	\$260	\$260	\$260	\$260	\$0	\$60	\$60	\$60	\$60
3D1	\$130	\$225	\$225	\$225	\$225	\$0	\$65	\$65	\$65	\$65
3D	\$125	\$185	\$185	\$185	\$185	\$0	\$35	\$35	\$35	\$35
4D1	\$115	\$150	\$150	\$150	\$150	\$0	\$15	\$15	\$15	\$15
4D	\$100	\$150	\$150	\$150	\$150	\$0	\$30	\$30	\$30	\$30
2G1	\$150	\$167	\$167	\$167	\$167	\$10	-\$7	-\$7	-\$7	-\$7
2G	\$140	\$167	\$167	\$167	\$167	\$15	-\$7	-\$7	-\$7	-\$7
3G1	\$122	\$122	\$122	\$122	\$122	\$7	-\$17	-\$17	-\$17	-\$17
3G	\$122	\$122	\$122	\$122	\$122	\$12	-\$17	-\$17	-\$17	-\$17
4G1	\$107	\$107	\$107	\$107	\$107	\$3	\$3	\$3	\$3	\$3
4G	\$107	\$107	\$107	\$107	\$107	\$3	\$3	\$3	\$3	\$3
W	\$55	\$55	\$55	\$55	\$55	\$0	\$0	\$0	\$0	\$0
800	\$1,500	\$5,800	\$5,500	\$2,400	\$6,500	\$0	\$0	\$1,000	\$0	\$0
801	\$775	\$3,800	\$4,550	\$2,300	\$6,000	\$0	\$0	\$1,050	\$0	\$0
802	\$560	\$2,400	\$4,200	\$2,200	\$5,500	\$0	\$0	\$950	\$0	\$0
803	\$500	\$1,500	\$4,000	\$2,100	\$4,700	\$0	\$0	\$2,000	\$0	\$0
804	\$900	\$1,700	\$3,700	\$2,180	\$4,260	\$900	\$1,700	\$3,700	\$2,180	\$4,260
700	\$900	\$1,500	\$2,000	\$1,500	\$4,700	\$0	\$0	\$0	\$0	\$0

SCOTTS BLUFF COUNTY SPECIAL VALUATION PROCESS FOR 2006

The following table shows the influences of non-traditional agland buyers in the market place. The third column shows the ratios for all unimproved agland sales with both traditional and no-traditional agland buyers. The fourth column shows sales ratios for sales bought by buyers who owned other agland or adjoining agland in Scotts Bluff County. The last column shows ratios of unimproved agland bought by buyers other than those owning and farming other agland in Scotts Bluff County.

SCOTTS BLUFF COUNTY	GROSS RATE OF RETURN	UNIMPROVED AGLAND ALL BUYERS	UNIMPROVED AGLAND OWNER/OPERATOR	UNIMPROVED AGLAND NON-TRADITIONAL BUYERS
NBHD				
AREA 1	0.0758	79.37%	92.88%	70.81%
DRY	NA	NA	NA	NA
GRASS	0.0459	75.57%	92.88%	58.27%
IRR	0.1009	79.37%	NA	79.37%
AREA 2	0.0526	75.05%	82.64%	68.42%
DRY	0.0459	75.05%	74.92%	133.71%
GRASS	0.0251	77.39%	108.36%	61.51%
IRR	0.0648	74.55%	84.41%	68.72%
AREA 3	0.0624	78.25%	82.02%	66.77%
DRY	0.0251	72.39%	141.40%	66.43%
GRASS	0.0057	76.79%	280.78%	66.77%
IRR	0.0689	79.18%	80.12%	65.74%
AREA 4	0.0153	75.45%	76.45%	68.69%
DRY	NA	NA	NA	NA
GRASS	0.0096	76.85%	151.64%	75.14%
IRR	0.0593	75.45%	76.45%	45.10%
AREA 5	0.0192	76.21%	84.41%	51.45%
DRY	NA	NA	NA	NA
GRASS	0.0064	76.41%	121.67%	34.60%
IRR	0.0320	76.00%	180.18%	51.45%
DRY	0.0436	74.92%	75.05%	72.39%
GRASS	0.0144	76.90%	120.00%	68.11%
IRR	0.0653	76.22%	81.42%	68.48%
OVERALL	0.0529	76.00%	83.09%	68.48%
NEIGHBORING COUNTY SALES				
OVERALL	0.0614			
DRY	0.0614			
GRASS	0.0486			
IRR	0.0750			

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

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.
 - $(ratio\ 1 + ratio\ 2)/2$ equals the Median ratio.

Weighted Mean

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

Mean

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

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:

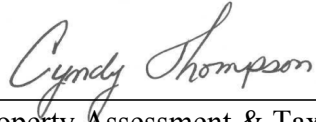
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

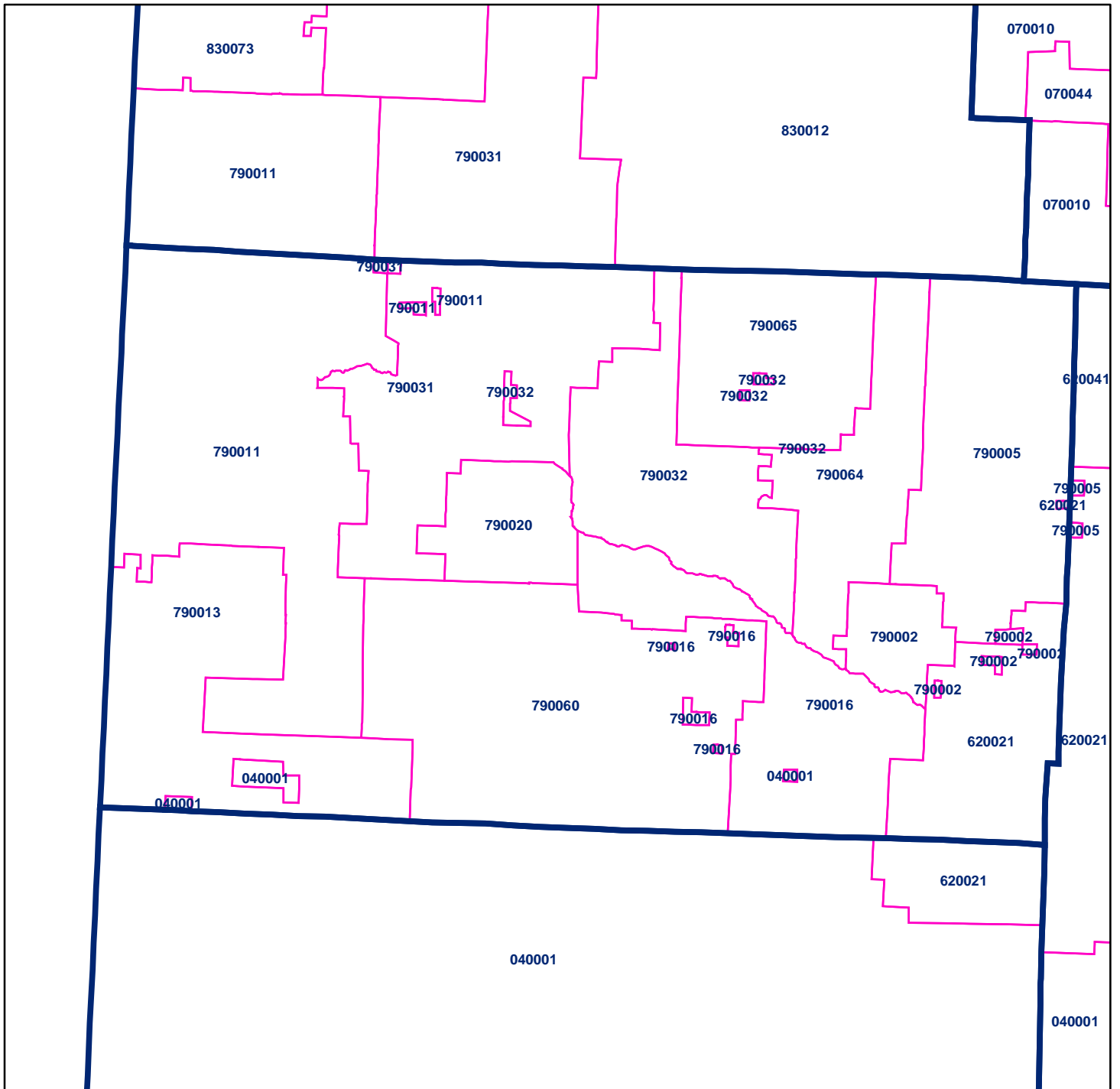
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Scotts Bluff County County Assessor, by certified mail, return receipt requested, 7083 1160 0001 1212 9165.

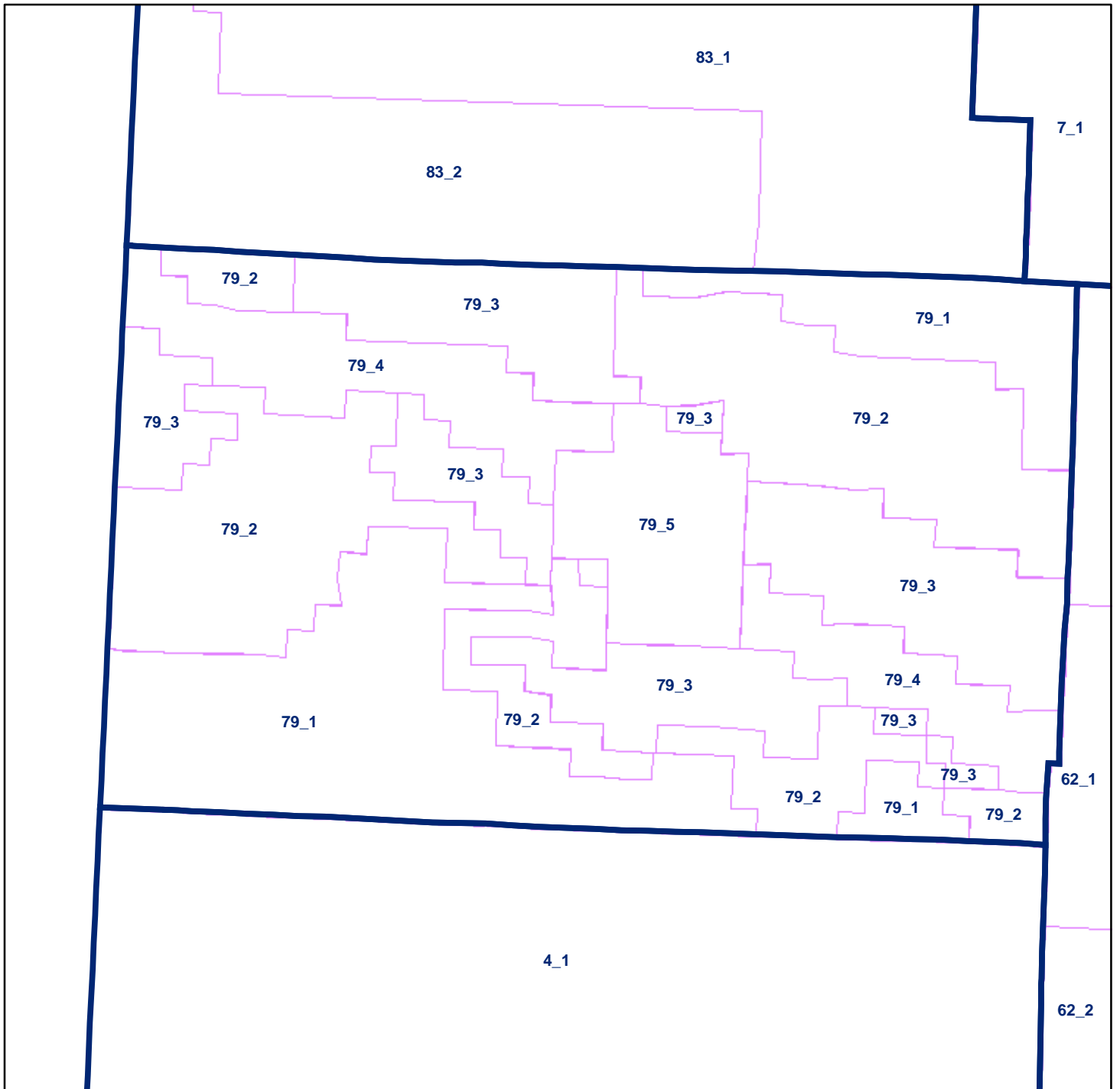
Dated this 10th day of April, 2006.



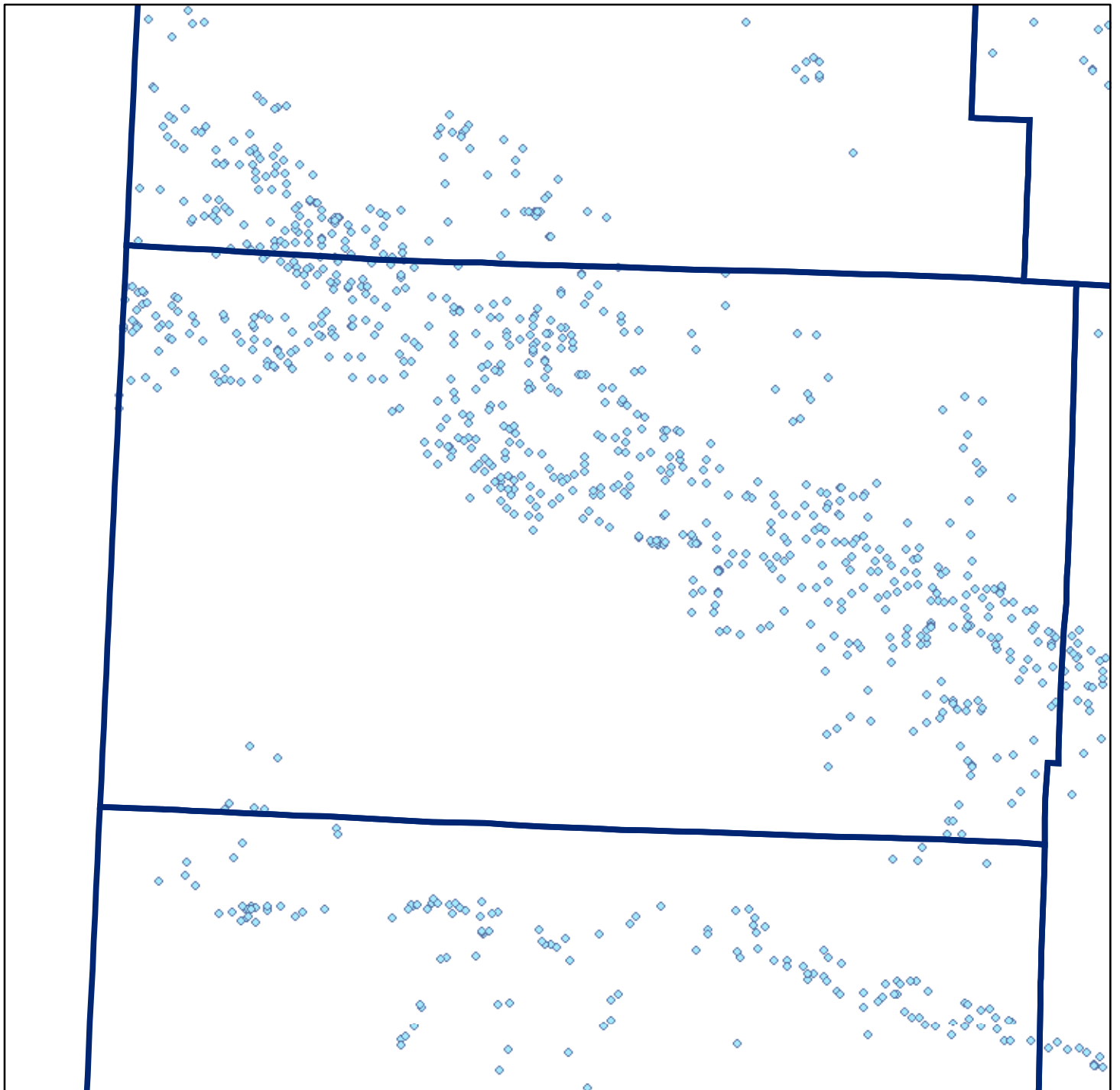
Property Assessment & Taxation



 School Districts



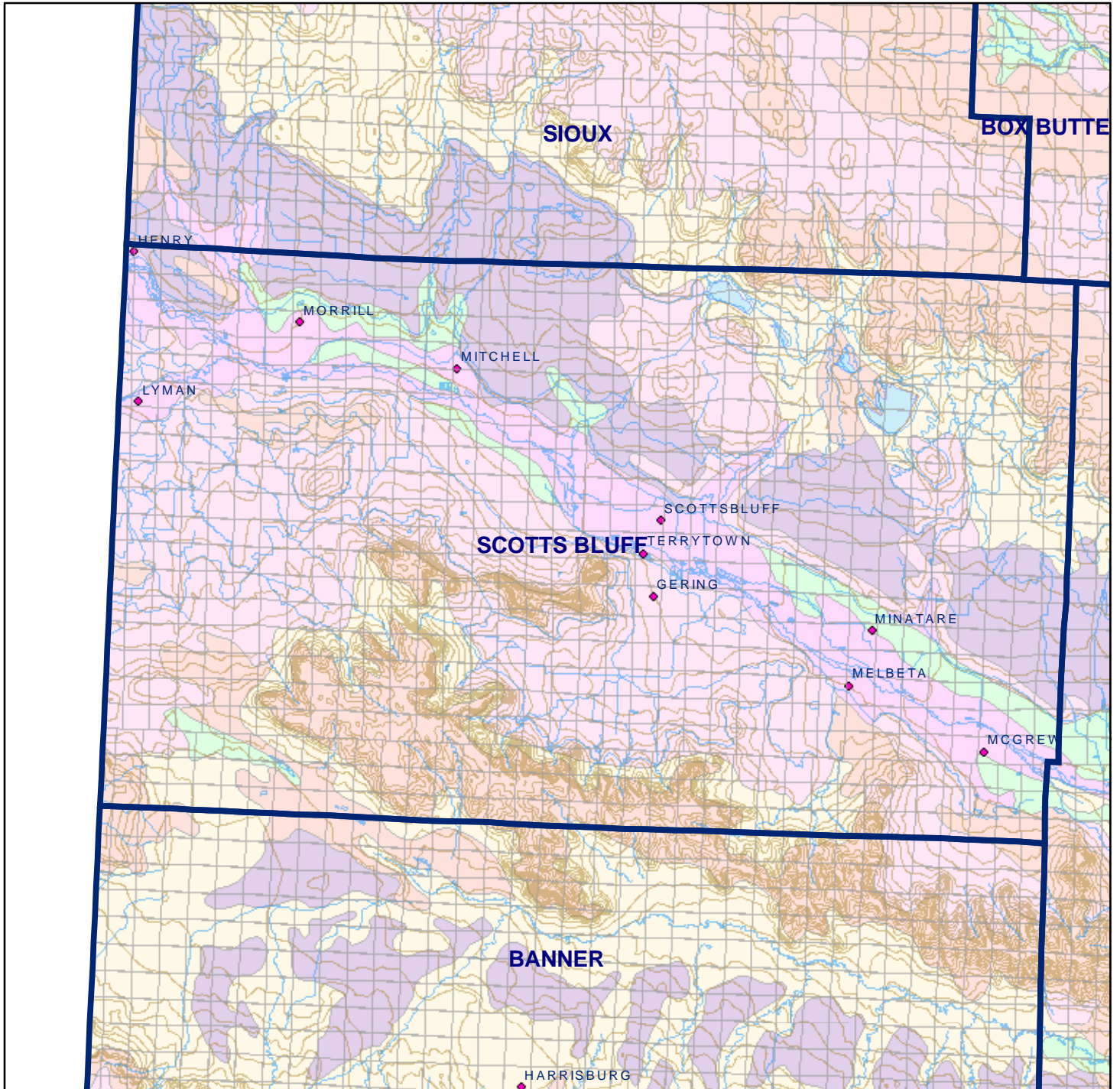
Market Areas



○ Registered Wells > 500 GPM



 Geo Codes



Legend

Sections

Towns

Rivers and Streams

Topography

Soil Classes

0 - Lakes and Ponds

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

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

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

4 - Well drained silty soils formed in loess on uplands

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

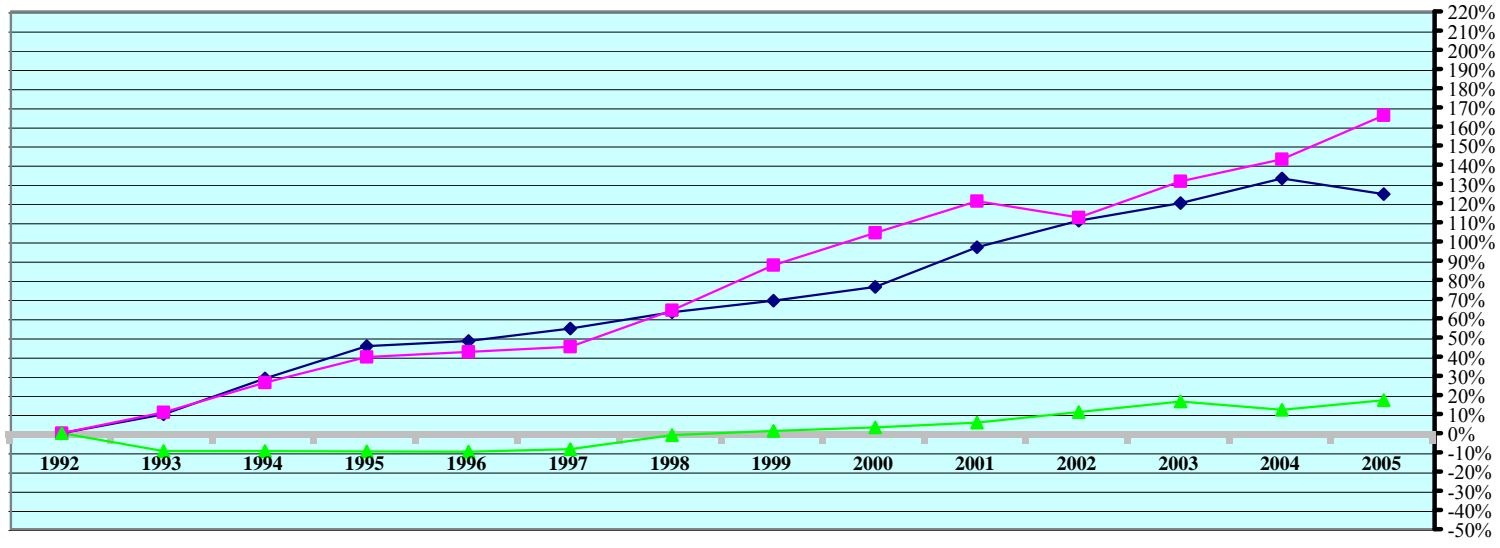
6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

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

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

Scottsbluff County 

REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	373,145,340	--	--	--	130,233,571	--	--	--	152,662,632	--	--	--
1993	410,262,361	37,117,021	9.95%	9.95%	144,481,991	14,248,420	10.94%	10.94%	138,500,625	-14,162,007	-9.28%	-9.28%
1994	479,819,736	69,557,375	16.95%	28.59%	164,740,139	20,258,148	14.02%	26.50%	138,406,951	-93,674	-0.07%	-9.34%
1995	542,624,258	62,804,522	13.09%	45.42%	182,053,012	17,312,873	10.51%	39.79%	138,317,998	-88,953	-0.06%	-9.40%
1996	552,664,736	10,040,478	1.85%	48.11%	185,454,040	3,401,028	1.87%	42.40%	137,980,100	-337,898	-0.24%	-9.62%
1997	576,980,805	24,316,069	4.40%	54.63%	188,932,858	3,478,818	1.88%	45.07%	140,130,325	2,150,225	1.56%	-8.21%
1998	609,037,847	32,057,042	5.56%	63.22%	213,730,715	24,797,857	13.13%	64.11%	151,303,683	11,173,358	7.97%	-0.89%
1999	631,339,943	22,302,096	3.66%	69.19%	244,338,269	30,607,554	14.32%	87.62%	154,557,078	3,253,395	2.15%	1.24%
2000	658,079,473	26,739,530	4.24%	76.36%	266,460,531	22,122,262	9.05%	104.60%	157,343,700	2,786,622	1.80%	3.07%
2001	735,079,498	77,000,025	11.70%	97.00%	287,787,368	21,326,837	8.00%	120.98%	161,274,460	3,930,760	2.50%	5.64%
2002	786,604,592	51,525,094	7.01%	110.80%	276,845,759	-10,941,609	-3.80%	112.58%	169,597,192	8,322,732	5.16%	11.09%
2003	821,307,638	34,703,046	4.41%	120.10%	301,279,738	24,433,979	8.83%	131.34%	177,876,928	8,279,736	4.88%	16.52%
2004	869,097,304	47,789,666	5.82%	132.91%	316,321,508	15,041,770	4.99%	142.89%	171,480,283	-6,396,645	-3.60%	12.33%
2005	838,408,426	-30,688,878	-3.53%	124.69%	346,024,181	29,702,673	9.39%	165.70%	178,900,077	7,419,794	4.33%	17.19%

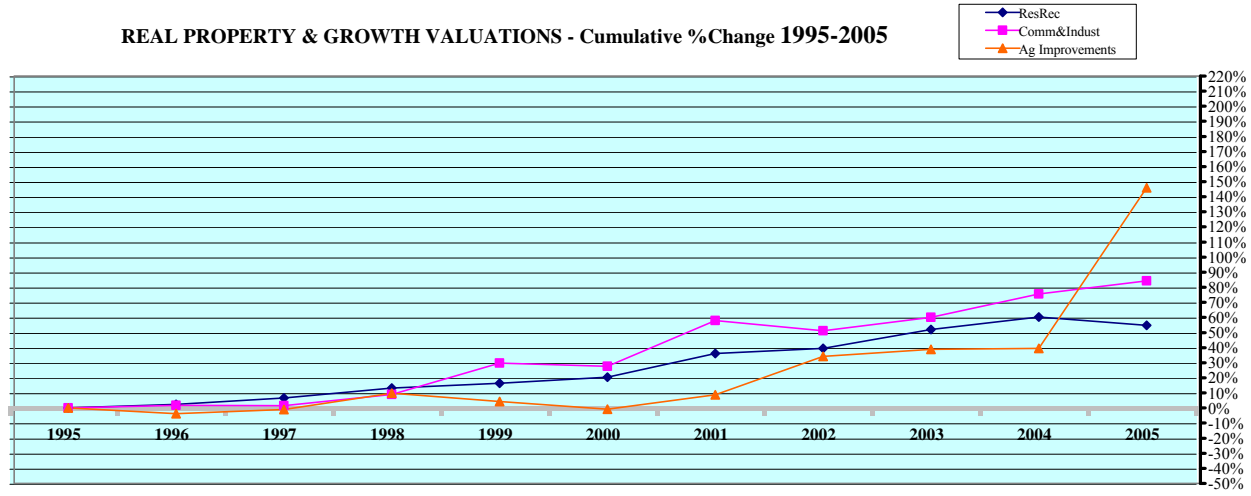
1992-2005 Rate Ann. %chg: Resid & Rec. **6.43%** Comm & Indust **7.81%** Agland **1.23%**

Cnty# **79**
County **SCOTTS BLUFF**

FL area **1**

(1) Resid. & Recreat. excludes agdwll & 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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	373,145,340	not avail.	--	--	--	--	130,233,571	not avail.	--	--	--	--
1993	410,262,361	not avail.	--	--	--	--	144,481,991	not avail.	--	--	--	--
1994	479,819,736	not avail.	--	--	--	--	164,740,139	not avail.	--	--	--	--
1995	542,624,258	10,250,967	1.89%	532,373,291	--	--	182,053,012	3,845,075	2.11%	178,207,937	--	--
1996	552,664,736	7,600,171	1.38%	545,064,565	0.45%	2.38%	185,454,040	4,126,037	2.22%	181,328,003	-0.40%	1.75%
1997	576,980,805	8,913,116	1.54%	568,067,689	2.79%	6.70%	188,932,858	8,092,508	4.28%	180,840,350	-2.49%	1.48%
1998	609,037,847	6,758,657	1.11%	602,279,190	4.38%	13.13%	213,730,715	19,456,174	9.10%	194,274,541	2.83%	9.02%
1999	631,339,943	11,449,728	1.81%	619,890,215	1.78%	16.44%	244,338,269	12,989,473	5.32%	231,348,796	8.24%	29.82%
2000	658,079,473	17,123,175	2.60%	640,956,298	1.52%	20.40%	266,460,531	38,835,521	14.57%	227,625,010	-6.84%	27.73%
2001	735,079,498	10,088,018	1.37%	724,991,480	10.17%	36.18%	287,787,368	6,327,432	2.20%	281,459,936	5.63%	57.94%
2002	786,604,592	44,136,477	5.61%	742,468,115	1.01%	39.46%	276,845,759	7,467,264	2.70%	269,378,495	-6.40%	51.16%
2003	821,307,638	12,320,651	1.50%	808,986,987	2.85%	51.96%	301,279,738	16,107,322	5.35%	285,172,416	3.01%	60.02%
2004	869,097,304	15,507,702	1.78%	853,589,602	3.93%	60.34%	316,321,508	3,301,358	1.04%	313,020,150	3.90%	75.65%
2005	838,408,426	14,571,580	1.74%	823,836,846	-5.21%	54.75%	346,024,181	17,561,408	5.08%	328,462,773	3.84%	84.31%

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

Resid & Rec. **4.46%**

Comm & Indust **6.31%**

Tax Year	Ag Imprvmts & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmts Total Value					
1992	not avail	not avail	50,538,233					
1993	not avail	not avail	50,509,887					
1994	not avail	not avail	55,806,685					
1995	48,228,479	19,891,284	68,119,763	1,101,433	1.62%	67,018,330	--	--
1996	50,267,825	15,836,428	66,104,253	1,650,442	2.50%	64,453,811	-5.38%	-3.83%
1997	50,099,497	17,134,785	67,234,282	892,906	1.33%	66,341,376	0.36%	-1.01%
1998	56,603,271	17,403,723	74,006,994	397,334	0.54%	73,609,660	9.48%	9.84%
1999	54,703,880	16,422,577	71,126,457	1,247,287	1.75%	69,879,170	-5.58%	4.27%
2000	50,171,192	16,297,844	66,469,036	0	0.00%	66,469,036	-6.55%	-0.82%
2001	56,528,310	17,211,399	73,739,709	818,079	1.11%	72,921,630	9.71%	8.81%
2002	72,168,640	17,828,827	89,997,467	127,034	0.14%	89,870,433	21.88%	34.10%
2003	80,617,211	14,266,608	94,883,819	1,770,932	1.87%	93,112,887	3.46%	38.94%
2004	81,639,122	13,698,374	95,337,496	1,853,221	1.94%	93,484,275	-1.48%	39.49%
2005	142,742,867	26,392,772	169,135,639	4,231,531	2.50%	164,904,108	72.97%	146.06%

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

Ag Imprvmts **9.42%**

(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.

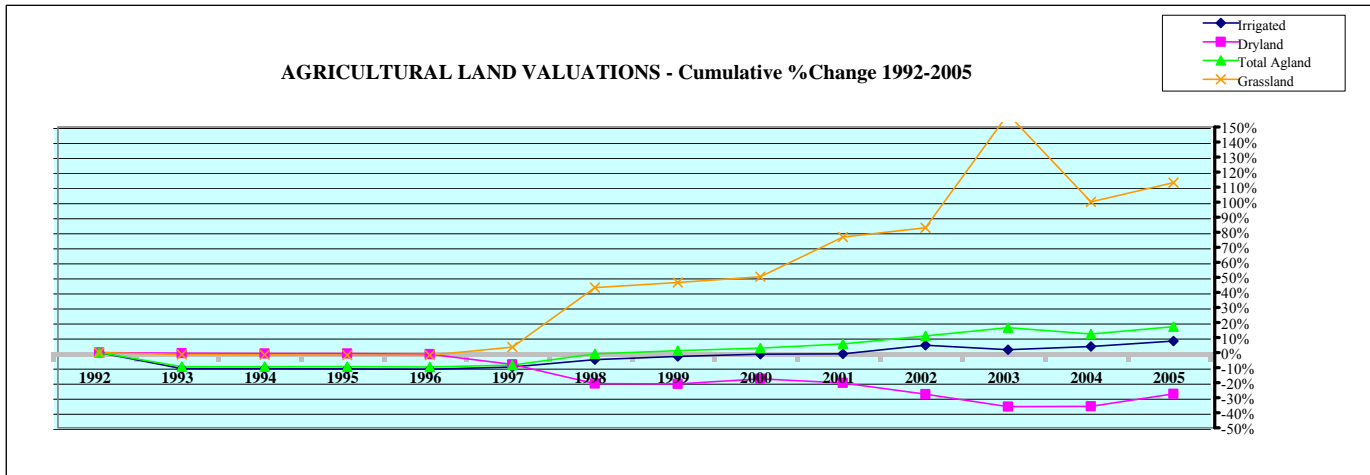
State of Nebraska
Dept. of Property Assessment & Taxation
Prepared as of 03/01/2006

Cnty# **79**
County **SCOTTS BLUFF**

FL area **1**

CHART 2

EXHIBIT **79B** Page 2



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	130,594,404	--	--	--	7,422,018	--	--	--	14,593,723	--	--	--
1993	116,645,793	-13,948,611	-10.68%	-10.68%	7,396,168	-25,850	-0.35%	-0.35%	14,404,937	-188,786	-1.29%	-1.29%
1994	116,611,950	-33,843	-0.03%	-10.71%	7,377,853	-18,315	-0.25%	-0.60%	14,363,634	-41,303	-0.29%	-1.58%
1995	116,531,150	-80,800	-0.07%	-10.77%	7,375,737	-2,116	-0.03%	-0.62%	14,357,641	-5,993	-0.04%	-1.62%
1996	116,225,381	-305,769	-0.26%	-11.00%	7,346,280	-29,457	-0.40%	-1.02%	14,354,694	-2,947	-0.02%	-1.64%
1997	118,136,426	1,911,045	1.64%	-9.54%	6,831,620	-514,660	-7.01%	-7.95%	15,108,449	753,755	5.25%	3.53%
1998	124,375,475	6,239,049	5.28%	-4.76%	5,894,570	-937,050	-13.72%	-20.58%	20,908,100	5,799,651	38.39%	43.27%
1999	127,159,953	2,784,478	2.24%	-2.63%	5,881,341	-13,229	-0.22%	-20.76%	21,382,208	474,108	2.27%	46.52%
2000	129,121,867	1,961,914	1.54%	-1.13%	6,127,762	246,421	4.19%	-17.44%	21,961,608	579,400	2.71%	50.49%
2001	129,389,544	267,677	0.21%	-0.92%	5,925,920	-201,842	-3.29%	-20.16%	25,800,635	3,839,027	17.48%	76.79%
2002	136,911,813	7,522,269	5.81%	4.84%	5,369,358	-556,562	-9.39%	-27.66%	26,700,779	900,144	3.49%	82.96%
2003	133,020,483	-3,891,330	-2.84%	1.86%	4,750,229	-619,129	-11.53%	-36.00%	37,723,089	11,022,310	41.28%	158.49%
2004	135,904,504	2,884,021	2.17%	4.07%	4,768,649	18,420	0.39%	-35.75%	29,220,746	-8,502,343	-22.54%	100.23%
2005	140,519,825	4,615,321	3.40%	7.60%	5,383,794	615,145	12.90%	-27.46%	31,073,864	1,853,118	6.34%	112.93%

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

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	--	--	--	--	52,487	--	--	--	152,662,632	--	--	--
1993	--	--	--	--	53,727	1,240	2.36%	2.36%	138,500,625	-14,162,007	-9.28%	-9.28%
1994	--	--	--	--	53,514	--	0.00%	1.96%	138,406,951	-93,674	-0.07%	-9.34%
1995	--	--	--	--	53,470	-44	-0.08%	1.87%	138,317,998	-88,953	-0.06%	-9.40%
1996	--	--	--	--	53,745	275	0.51%	2.40%	137,980,100	-337,898	-0.24%	-9.62%
1997	--	--	--	--	53,830	85	0.16%	2.56%	140,130,325	2,150,225	1.56%	-8.21%
1998	--	--	--	--	125,538	71,708	133.21%	139.18%	151,303,683	11,173,358	7.97%	-0.89%
1999	--	--	--	--	133,576	8,038	6.40%	154.49%	154,557,078	3,253,395	2.15%	1.24%
2000	--	--	--	--	132,463	-1,113	-0.83%	152.37%	157,343,700	2,786,622	1.80%	3.07%
2001	--	--	--	--	158,361	25,898	19.55%	201.71%	161,274,460	3,930,760	2.50%	5.64%
2002	--	--	--	--	615,242	456,881	288.51%	1072.18%	169,597,192	8,322,732	5.16%	11.09%
2003	2,382,927	n/a	n/a	n/a	200	n/a	n/a	n/a	177,876,928	8,279,736	4.88%	16.52%
2004	1,585,003	-797,924	-33.49%	-33.49%	1,381	1,181	590.50%	590.50%	171,480,283	-6,396,645	-3.60%	12.33%
2005	1,922,374	337,371	21.29%	-19.33%	220	-1,161	-84.07%	10.00%	178,900,077	7,419,794	4.33%	17.19%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 79B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	131,106,215	176,376	743	--	--	7,405,725	34,407	215	--	--	14,626,525	195,527	75	--	--
1993	117,005,726	176,424	663	-10.77%	-10.77%	7,441,704	34,422	216	0.47%	0.47%	14,441,347	194,518	74	-1.33%	-1.33%
1994	117,179,557	176,989	662	-0.15%	-10.90%	7,405,578	34,259	216	0.00%	0.47%	14,384,034	193,749	74	0.00%	-1.33%
1995	117,019,931	176,696	662	0.00%	-10.90%	7,387,282	34,133	216	0.00%	0.47%	14,390,029	193,804	74	0.00%	-1.33%
1996	116,808,956	176,405	662	0.00%	-10.90%	7,382,926	34,112	216	0.00%	0.47%	14,396,193	193,808	74	0.00%	-1.33%
1997	118,121,325	176,118	671	1.36%	-9.69%	6,845,635	34,131	201	-6.94%	-6.51%	15,106,504	193,801	78	5.41%	4.00%
1998	124,026,590	176,637	702	4.62%	-5.52%	5,846,775	33,075	177	-11.94%	-17.67%	21,743,055	193,620	112	43.59%	49.33%
1999	127,765,270	175,463	728	3.70%	-2.02%	5,877,178	33,254	177	0.00%	-17.67%	21,433,717	187,904	114	1.79%	52.00%
2000	129,588,846	173,063	749	2.88%	0.81%	6,147,451	33,181	185	4.52%	-13.95%	22,430,403	185,889	121	6.14%	61.33%
2001	131,182,595	170,388	770	2.80%	3.63%	5,887,911	33,912	174	-5.95%	-19.07%	28,966,824	192,120	151	24.79%	101.33%
2002	137,616,038	172,013	800	3.90%	7.67%	5,344,679	34,061	157	-9.77%	-26.98%	33,592,881	190,332	176	16.56%	134.67%
2003	133,287,144	174,010	766	-4.25%	3.10%	4,745,563	34,360	138	-12.10%	-35.81%	59,394,050	191,926	309	75.57%	312.00%
2004	135,949,011	173,516	783	2.28%	5.45%	4,771,643	34,511	138	0.19%	-35.69%	29,821,546	191,546	156	-49.62%	107.58%
2005	140,859,134	176,545	798	1.83%	7.38%	5,384,315	34,463	156	12.99%	-27.33%	33,241,118	194,336	171	9.87%	128.07%

1992-2005 Rate Ann.%chg AvgVal/Acre: **0.55%**

-2.43%

6.55%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	52,501	10,495	5	--	--	0	0		--	--	153,190,966	416,805	368	--	--
1993	53,276	10,650	5	0.00%		0	0				138,942,053	416,013	334	-9.24%	-9.24%
1994	53,527	10,700	5	0.00%		0	0				139,022,696	415,696	334	0.00%	-9.24%
1995	53,470	10,688	5	0.00%		0	0				138,850,712	415,321	334	0.00%	-9.24%
1996	53,760	10,746	5	0.00%		0	0				138,641,835	415,072	334	0.00%	-9.24%
1997						53,667	10,728	5	--		140,127,131	414,778	338	1.20%	-8.15%
1998						110,955	10,844	10	100.00%		151,727,375	414,176	366	8.28%	-0.54%
1999						130,775	12,819	10	0.00%		155,206,940	409,439	379	3.55%	2.99%
2000						132,477	12,820	10	0.00%		158,299,177	404,954	391	3.17%	6.25%
2001						176,319	12,711	14	40.00%		166,213,649	409,130	406	3.84%	10.33%
2002						692,155	12,837	54	285.71%		177,245,753	409,242	433	6.65%	17.66%
2003	4,019,174	12,954	310	n/a	n/a	1,000	1	1,000	n/a	n/a	201,446,931	413,200	488	12.70%	32.61%
2004	1,619,628	12,905	125	-59.52%	n/a	0	0				172,161,828	412,478	417	-14.47%	13.42%
2005	2,039,603	12,982	157	25.18%	n/a	0	0				181,524,170	418,326	434	3.96%	17.92%

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

1.28%

79
SCOTTS BLUFF

FL area **1**

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell & Homesite	AgImprvmts Farmsite	Minerals	Total Value
36,951	SCOTTS BLUFF	92,390,681	34,727,372	74,955,605	838,408,426	321,023,461	25,000,720	0	178,900,077	142,742,867	26,392,772	2,154,828	1,736,696,809
<i>cnty sectorvalue % of total value:</i>		5.32%	2.00%	4.32%	48.28%	18.48%	1.44%		10.30%	8.22%	1.52%	0.12%	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
7,751	GERING	7,695,467	3,862,121	2,179,412	234,135,660	37,790,737	4,570,967	0	0	0	0	0	290,234,364
162	HENRY	4,350	84,186	356,275	1,765,005	191,693	0	0	43,337	435,171	27,000	0	2,907,017
421	LYMAN	1,145,689	336,160	430,177	3,499,156	701,834	350,047	0	0	0	0	0	6,463,063
103	MCGREW	16,358	91,911	475,668	964,867	84,675	0	0	0	0	0	0	1,633,479
138	MELBETA	29,373	78,792	487,677	2,238,544	239,448	0	0	6,894	0	0	0	3,080,728
810	MINATARE	406,960	669,776	375,965	9,906,267	750,637	77,711	0	756	0	0	0	12,188,072
1,831	MITCHELL	519,981	770,135	840,058	36,567,016	4,236,131	174,945	0	0	0	0	0	43,108,266
957	MORRILL	1,191,190	811,158	424,253	21,548,468	5,382,314	849,598	0	0	0	0	0	30,206,981
14,830	SCOTTSBLUFF	38,079,322	8,147,903	1,790,692	355,962,321	237,229,946	2,017,683	0	43,763	708,786	22,065	0	644,002,481
993	TERRYTOWN	992,063	2,909	91	530,523	4,942,634	0	0	0	0	0	24,628	6,492,848
Total of All City Values:		50,080,753	14,855,051	7,360,268	667,117,827	291,550,049	8,040,951	0	94,750	1,143,957	49,065	24,628	1,040,317,299
<i>% total citysect of cnty sector</i>		54.21%	42.78%	9.82%	79.57%	90.82%	32.16%		0.05%	0.80%	0.19%	1.14%	59.90%

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
20.98%	GERING	8.33%	11.12%	2.91%	27.93%	11.77%	18.28%						16.71%
0.44%	HENRY	0.00%	0.24%	0.48%	0.21%	0.06%			0.02%	0.30%	0.10%		0.17%
1.14%	LYMAN	1.24%	0.97%	0.57%	0.42%	0.22%	1.40%						0.37%
0.28%	MCGREW	0.02%	0.26%	0.63%	0.12%	0.03%							0.09%
0.37%	MELBETA	0.03%	0.23%	0.65%	0.27%	0.07%			0.00%				0.18%
2.19%	MINATARE	0.44%	1.93%	0.50%	1.18%	0.23%	0.31%		0.00%				0.70%
4.96%	MITCHELL	0.56%	2.22%	1.12%	4.36%	1.32%	0.70%						2.48%
2.59%	MORRILL	1.29%	2.34%	0.57%	2.57%	1.68%	3.40%						1.74%
40.13%	SCOTTSBLUFF	41.22%	23.46%	2.39%	42.46%	73.90%	8.07%		0.02%	0.50%	0.08%		37.08%
	TERRYTOWN	1.07%	0.01%	0.00%	0.06%	1.54%						1.14%	0.37%

Cnty# **79**
County **SCOTTS BLUFF**

FL area **1**