

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Seward County
80

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	614	COD	6.62
Total Sales Price	60471320	PRD	100.60
Total Adj. Sales Price	60451320	COV	14.41
Total Assessed Value	58340298	STD	13.99
Avg. Adj. Sales Price	98454.92	Avg. Abs. Dev.	6.51
Avg. Assessed Value	95016.77	Min	19.63
Median	98.21	Max	230.99
Wgt. Mean	96.51	95% Median C.I.	97.75 to 98.44
Mean	97.08	95% Wgt. Mean C.I.	95.91 to 97.11
		95% Mean C.I.	95.98 to 98.19
% of Value of the Class of all Real Property Value in the County			47.27
% of Records Sold in the Study Period			10.35
% of Value Sold in the Study Period			10.03
Average Assessed Value of the Base			98,046

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	614	98.21	6.62	100.60
2005	571	98.58	6.67	100.75
2004	534	95.23	11.27	102.29
2003	517	95	9.08	100.93
2002	529	95	10.16	101.49
2001	628	94	10.36	101.33

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Commercial Real Property - Current

Number of Sales	39	COD	17.69
Total Sales Price	4061345	PRD	102.52
Total Adj. Sales Price	3971345	COV	31.46
Total Assessed Value	3682823	STD	29.91
Avg. Adj. Sales Price	101829.36	Avg. Abs. Dev.	17.33
Avg. Assessed Value	94431.36	Min	22.67
Median	98.00	Max	223.60
Wgt. Mean	92.73	95% Median C.I.	88.41 to 99.58
Mean	95.07	95% Wgt. Mean C.I.	86.09 to 99.38
		95% Mean C.I.	85.68 to 104.46
% of Value of the Class of all Real Property Value in the County			8.98
% of Records Sold in the Study Period			5.85
% of Value Sold in the Study Period			3.34
Average Assessed Value of the Base			165,506

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	39	98.00	17.69	102.52
2005	48	98.41	15.83	105.72
2004	43	98.03	14.85	105.02
2003	49	98	11.15	105.17
2002	46	98	13.26	121.26
2001	54	99	11.15	122.91

2006 Opinions of the Property Tax Administrator for Seward 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 Seward County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Seward County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

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

2006 Opinions of the Property Tax Administrator for Seward County

Recommendations

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

Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.



Catherine D. Lang
Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Seward County**

Residential Real Property

I. Correlation

Seward: RESIDENTIAL: The actions of the assessment of this property class are apparent, through the pro-active approach with the appraisal and office staff that many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

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	805	628	78.01
2002	710	529	74.51
2003	695	517	74.39
2004	752	534	71.01
2005	830	571	68.8
2006	880	614	69.77

Seward: RESIDENTIAL: The sales qualification and utilization for this property class is the sole responsibility of the county assessor. The above table indicates that a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential 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

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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.

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	90	2.91	92.62	94
2002	88	6.2	93.46	95
2003	93	2.32	95.16	95
2004	92.22	3.57	95.51	95.23
2005	92.58	9.31	101.2	98.58
2006	97.49	2.39	99.82	98.21

Seward: RESIDENTIAL: This comparison between the trended level of value and the final median for this property class indicates that the two percentages are similar and support each other.

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

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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.

Gloudemans, 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)
2.67	2001	2.91
6.2	2002	6.2
5	2003	2
3.41	2004	3.57
9.77	2005	9.31
2.79	2006	2.39

Seward: RESIDENTIAL: The percent change for this class of property is an insignificant amount of change. Having a small difference between these two measurements supports the actions of the assessor's office.

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

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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.

	Median	Wgt. Mean	Mean
R&O Statistics	98.21	96.51	97.08

Seward: RESIDENTIAL: The measures of central tendency shown here reflect that the statistics for the qualified sales for this property type are within the acceptable range. There is little difference between

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the three measures of central tendency which gives reasonable indication this property type is being treated uniformly and proportionately. The median will be the best indication of level of value for this county for this property type.

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	6.62	100.60
Difference	0	0

Seward: RESIDENTIAL: Both the coefficient of dispersion and the price-related differential are well within the acceptable range as qualitative measures, and indicate a general level of good assessment uniformity for this property class as a whole.

VII. Analysis of Change in Statistics Due to Assessor Actions

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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	614	614	0
Median	97.49	98.21	0.72
Wgt. Mean	94.51	96.51	2
Mean	95.25	97.08	1.83
COD	8.24	6.62	-1.62
PRD	100.78	100.60	-0.18
Min Sales Ratio	14.07	19.63	5.56
Max Sales Ratio	230.99	230.99	0

Seward: RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for the 2006 assessment year.

2006 Correlation Section for Seward County

Commerical Real Property

I. Correlation

Seward: COMMERCIAL: The actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve an acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property.

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	86	54	62.79
2002	80	46	57.5
2003	86	49	56.98
2004	74	43	58.11
2005	78	48	61.54
2006	73	39	53.42

Seward: COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

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:

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Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	98	0.28	98.27	99
2002	98	0.66	98.65	98
2003	96	-0.11	95.89	98
2004	98.03	0.05	98.08	98.03
2005	98.41	3.02	101.38	98.41
2006	93.99	2.68	96.51	98.00

Seward: COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two percentages are somewhat similar and support 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

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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)
2.4	2001	0.28
0	2002	0.66
8	2003	0
0	2004	0.05
0	2005	3.02
-16.94	2006	2.68

Seward: COMMERCIAL: The percent change for this class of property represents a significant difference with the percent change. If this was not the only subclass analysis out of line this issue would be given more consideration. And due to a change in the practice of no longer trying to rebuild sales that have been significantly changed since the sale and to coding these sales as non usable has significantly affected this measurement.

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

**2006 Correlation Section
for Seward County**

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.

	Median	Wgt. Mean	Mean
R&O Statistics	98.00	92.73	95.07

Seward: COMMERCIAL: The median will be the best indication of level of value for this county for this property type. As demonstrated by the above table there is a spread between the median and the

**2006 Correlation Section
for Seward County**

weighted mean. The median level of value is within the acceptable range but the low weighted mean is also reflected in a high PRD and indicates that the higher valued properties may (on the average) be under assessed or the lower valued properties may be over assessed. The county analyzes the market for this class of property and will take appraisal action as necessary and within the current appraisal plan.

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	17.69	102.52
Difference	0	0

Seward: COMMERCIAL: Both the coefficient of dispersion and the price-related differential are well within the acceptable range as qualitative measures, and indicate a general level of good assessment uniformity for this property class as a whole.

**2006 Correlation Section
for Seward County**

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	39	39	0
Median	93.99	98.00	4.01
Wgt. Mean	97.30	92.73	-4.57
Mean	93.77	95.07	1.3
COD	19.69	17.69	-2
PRD	96.36	102.52	6.16
Min Sales Ratio	22.67	22.67	0
Max Sales Ratio	223.60	223.60	0

Seward: COMMERCIAL: The above statistics support the actions of the assessor for this class of property for the 2006 assessment year.

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

80 Seward

	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	550,717,594	580,228,535	29,510,941	5.36	16,369,053	2.39
2. Recreational	1,129,472	1,183,238	53,766	4.76	13,072	3.6
3. Ag-Homesite Land, Ag-Res Dwellings	71,144,460	73,528,614	2,384,154	3.35	*-----	3.35
4. Total Residential (sum lines 1-3)	622,991,526	654,940,387	31,948,861	5.13	16,382,125	2.5
5. Commercial	86,720,447	94,668,528	7,948,081	9.17	5,202,069	3.17
6. Industrial	15,724,128	15,724,128	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	21,438,206	22,501,867	1,063,661	4.96	2,926,114	-8.69
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	123,882,781	132,894,523	9,011,742	7.27	5,202,069	3.08
10. Total Non-Agland Real Property	746,874,307	787,834,910	40,960,603	5.48	24,510,308	2.2
11. Irrigated	213,645,263	224,987,791	11,342,528	5.31		
12. Dryland	186,197,644	189,514,514	3,316,870	1.78		
13. Grassland	26,733,139	27,134,990	401,851	1.5		
14. Wasteland	382,107	380,356	-1,751	-0.46		
15. Other Agland	23,060	22,573	-487	-2.11		
16. Total Agricultural Land	426,981,213	442,040,224	15,059,011	3.53		
17. Total Value of All Real Property (Locally Assessed)	1,173,855,520	1,229,875,134	56,019,614	4.77	24,510,308	2.68

*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:	614	MEDIAN:	98	COV:	14.41	95% Median C.I.:	97.75 to 98.44
TOTAL Sales Price:	60,471,320	WGT. MEAN:	97	STD:	13.99	95% Wgt. Mean C.I.:	95.91 to 97.11
TOTAL Adj.Sales Price:	60,451,320	MEAN:	97	AVG.ABS.DEV:	6.51	95% Mean C.I.:	95.98 to 98.19
TOTAL Assessed Value:	58,340,298						
AVG. Adj. Sales Price:	98,454	COD:	6.62	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	95,016	PRD:	100.60	MIN Sales Ratio:	19.63		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	111	98.59	98.20	98.14	5.02	100.05	61.75	162.51	97.93 to 98.97	97,832	96,015
10/01/03 TO 12/31/03	68	98.61	98.79	97.78	5.38	101.03	77.75	157.24	97.93 to 99.23	84,227	82,359
01/01/04 TO 03/31/04	49	98.09	97.32	97.49	5.37	99.83	69.60	129.40	96.64 to 99.55	78,701	76,726
04/01/04 TO 06/30/04	80	98.40	99.90	96.86	8.35	103.14	55.20	195.90	97.04 to 98.99	109,343	105,909
07/01/04 TO 09/30/04	99	97.81	94.50	95.62	6.26	98.83	48.80	129.38	96.78 to 98.50	102,129	97,657
10/01/04 TO 12/31/04	59	98.31	94.20	95.27	7.50	98.89	21.04	127.20	96.91 to 99.30	104,241	99,306
01/01/05 TO 03/31/05	62	98.25	97.79	98.12	6.24	99.66	19.63	168.67	96.96 to 99.28	109,959	107,893
04/01/05 TO 06/30/05	86	96.03	95.98	93.29	8.42	102.88	62.98	230.99	94.37 to 97.01	95,140	88,759
<u>Study Years</u>											
07/01/03 TO 06/30/04	308	98.53	98.63	97.60	6.02	101.05	55.20	195.90	98.10 to 98.78	94,774	92,501
07/01/04 TO 06/30/05	306	97.52	95.53	95.49	7.20	100.04	19.63	230.99	96.91 to 98.23	102,159	97,548
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	287	98.10	96.43	96.17	6.96	100.27	21.04	195.90	97.62 to 98.55	100,574	96,722
<u>ALL</u>											
	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44	98,454	95,016

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	25	99.11	107.06	98.89	16.23	108.26	51.38	195.90	95.99 to 102.00	55,736	55,120
BEE	13	99.04	108.23	95.78	18.35	113.00	61.48	230.99	94.50 to 113.61	52,211	50,007
CORDOVA	7	89.33	99.27	96.79	23.85	102.57	71.02	157.24	71.02 to 157.24	46,850	45,344
GARLAND	15	93.38	93.04	91.09	12.21	102.13	65.90	114.24	83.90 to 109.10	61,533	56,052
GOEHNER	10	95.33	95.39	96.36	10.73	99.00	69.60	131.11	77.75 to 105.86	73,317	70,646
GROVER	1	21.04	21.04	21.04			21.04	21.04	N/A	20,000	4,208
MILFORD	55	93.38	93.27	89.85	9.28	103.81	72.29	127.20	88.70 to 96.72	79,203	71,167
PLEASANT DALE	10	94.62	93.39	93.63	7.13	99.74	76.97	107.19	84.87 to 101.17	113,229	106,012
RURAL	77	98.25	95.62	94.83	9.83	100.83	46.27	175.60	96.40 to 99.30	136,175	129,138
RURAL SUB	28	96.76	95.06	94.95	6.57	100.12	75.20	122.23	94.41 to 99.62	107,761	102,314
SEWARD	336	98.40	97.79	98.23	3.29	99.56	61.75	132.74	98.20 to 98.62	102,248	100,433
STAPLEHURST	6	91.43	93.28	91.62	6.52	101.81	81.81	105.77	81.81 to 105.77	58,025	53,163
TAMORA	4	90.19	74.53	80.65	24.71	92.41	19.63	98.10	N/A	46,000	37,098
UTICA	27	99.09	98.34	98.05	1.68	100.29	91.16	102.27	97.77 to 99.81	92,446	90,643
<u>ALL</u>											
	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44	98,454	95,016

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	95,016	PRD:	100.60	MIN Sales Ratio:	19.63		

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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	503	98.24	97.75	97.08	5.86	100.69	51.38	230.99	97.88 to 98.52	92,874	90,161
2	34	96.94	92.28	93.48	14.44	98.72	21.04	162.51	94.48 to 99.68	104,538	97,724
3	77	98.10	94.86	94.95	8.19	99.91	19.63	175.60	95.92 to 99.14	132,220	125,537
<u>ALL</u>	<u>614</u>	<u>98.21</u>	<u>97.08</u>	<u>96.51</u>	<u>6.62</u>	<u>100.60</u>	<u>19.63</u>	<u>230.99</u>	<u>97.75 to 98.44</u>	<u>98,454</u>	<u>95,016</u>

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	492	98.40	97.98	97.08	5.03	100.93	21.04	230.99	97.95 to 98.62	114,336	110,994
2	122	95.22	93.47	88.87	13.14	105.18	19.63	175.60	92.77 to 98.23	34,409	30,580
<u>ALL</u>	<u>614</u>	<u>98.21</u>	<u>97.08</u>	<u>96.51</u>	<u>6.62</u>	<u>100.60</u>	<u>19.63</u>	<u>230.99</u>	<u>97.75 to 98.44</u>	<u>98,454</u>	<u>95,016</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	608	98.21	96.69	96.48	6.25	100.22	19.63	184.24	97.75 to 98.44	99,263	95,771
06											
07	6	103.99	136.54	112.33	41.96	121.56	90.80	230.99	90.80 to 230.99	16,500	18,533
<u>ALL</u>	<u>614</u>	<u>98.21</u>	<u>97.08</u>	<u>96.51</u>	<u>6.62</u>	<u>100.60</u>	<u>19.63</u>	<u>230.99</u>	<u>97.75 to 98.44</u>	<u>98,454</u>	<u>95,016</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	3	96.88	140.79	102.69	46.96	137.10	94.50	230.99	N/A	52,000	53,399
30-0001	3	85.69	82.18	85.70	6.93	95.89	71.50	89.33	N/A	69,500	59,561
55-0148	2	76.42	76.42	76.52	4.95	99.87	72.63	80.20	N/A	92,450	70,740
55-0161	7	98.37	98.14	98.13	7.55	100.02	80.40	122.23	80.40 to 122.23	169,206	166,035
76-0002	2	96.47	96.47	99.63	7.03	96.83	89.68	103.26	N/A	135,750	135,249
76-0018											
76-0044											
76-0068	4	110.06	112.10	116.14	25.39	96.52	71.02	157.24	N/A	29,862	34,682
80-0005	85	94.12	93.21	91.96	10.17	101.36	21.04	127.20	91.63 to 97.20	91,661	84,289
80-0009	442	98.24	96.88	97.10	4.75	99.78	19.63	162.51	97.81 to 98.50	102,542	99,565
80-0567	66	99.35	101.76	98.17	9.78	103.66	46.27	195.90	98.59 to 99.93	78,964	77,516
NonValid School											
<u>ALL</u>	<u>614</u>	<u>98.21</u>	<u>97.08</u>	<u>96.51</u>	<u>6.62</u>	<u>100.60</u>	<u>19.63</u>	<u>230.99</u>	<u>97.75 to 98.44</u>	<u>98,454</u>	<u>95,016</u>

PA&T 2006 R&O Statistics

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TOTAL Adj.Sales Price:	60,451,320	MEAN:	97	AVG.ABS.DEV:	6.51	95% Mean C.I.:	95.98 to 98.19
TOTAL Assessed Value:	58,340,298						
AVG. Adj. Sales Price:	98,454	COD:	6.62	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	95,016	PRD:	100.60	MIN Sales Ratio:	19.63		

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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	131	95.24	92.71	89.41	13.45	103.70	19.63	175.60	92.77 to 98.23	37,331	33,376
Prior TO 1860											
1860 TO 1899	36	97.29	98.29	97.03	5.91	101.30	71.50	131.11	95.77 to 99.44	69,965	67,885
1900 TO 1919	95	97.04	97.00	95.15	6.90	101.94	61.48	184.24	96.14 to 98.42	81,514	77,562
1920 TO 1939	40	97.73	96.68	96.37	3.64	100.32	79.02	110.08	96.91 to 99.41	96,642	93,137
1940 TO 1949	16	98.26	99.66	96.14	6.75	103.66	74.85	132.74	95.21 to 99.64	77,156	74,180
1950 TO 1959	29	99.38	101.92	99.06	7.19	102.89	84.26	157.24	95.95 to 100.25	88,468	87,634
1960 TO 1969	46	98.96	103.25	98.18	7.58	105.16	76.97	230.99	97.93 to 99.73	105,636	103,717
1970 TO 1979	92	98.02	96.77	96.80	3.82	99.97	78.04	113.61	96.72 to 98.68	122,083	118,175
1980 TO 1989	28	99.11	98.51	98.75	2.16	99.75	85.69	107.17	98.22 to 99.74	133,500	131,834
1990 TO 1994	20	98.53	97.76	97.72	1.91	100.05	90.26	102.87	96.98 to 99.20	157,300	153,710
1995 TO 1999	22	98.37	96.73	96.58	2.87	100.16	81.93	100.89	96.19 to 99.47	176,614	170,567
2000 TO Present	59	98.65	98.28	97.85	1.82	100.44	86.83	107.19	98.24 to 99.45	182,577	178,654
ALL	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44	98,454	95,016

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	119.84	119.84	124.77	40.74	96.05	71.02	168.67	N/A	2,725	3,400
5000 TO 9999	6	128.56	146.92	146.72	30.09	100.14	95.52	230.99	95.52 to 230.99	6,700	9,830
Total \$											
1 TO 9999	8	128.56	140.15	144.10	32.06	97.26	71.02	230.99	71.02 to 230.99	5,706	8,222
10000 TO 29999	85	98.64	98.53	97.57	13.65	100.99	19.63	184.24	97.44 to 100.39	22,207	21,667
30000 TO 59999	89	96.25	96.21	95.97	8.40	100.25	46.27	132.74	94.57 to 98.25	41,108	39,452
60000 TO 99999	156	97.89	95.15	95.25	5.38	99.90	48.80	122.23	97.04 to 98.54	81,425	77,555
100000 TO 149999	155	97.77	96.03	96.04	3.71	99.99	62.98	106.32	97.07 to 98.47	122,826	117,962
150000 TO 249999	109	98.71	97.98	98.02	2.54	99.96	74.85	111.06	98.30 to 99.14	177,737	174,224
250000 TO 499999	12	95.89	95.12	94.73	3.43	100.41	86.83	99.62	91.03 to 98.90	312,123	295,668
ALL	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44	98,454	95,016

PA&T 2006 R&O Statistics

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TOTAL Adj.Sales Price:	60,451,320	MEAN:	97	AVG.ABS.DEV:	6.51	95% Mean C.I.:	95.98 to 98.19
TOTAL Assessed Value:	58,340,298						
AVG. Adj. Sales Price:	98,454	COD:	6.62	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	95,016	PRD:	100.60	MIN Sales Ratio:	19.63		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	71.02	62.53	39.07	34.96	160.05	21.04	95.52	N/A	9,150	3,574
5000 TO 9999	8	114.60	108.04	74.47	41.35	145.08	19.63	195.90	19.63 to 195.90	10,025	7,465
Total \$											
1 TO 9999	11	95.52	95.63	65.44	46.73	146.12	19.63	195.90	21.04 to 168.67	9,786	6,404
10000 TO 29999	92	98.25	98.05	94.26	12.16	104.02	46.27	230.99	95.77 to 99.23	23,871	22,499
30000 TO 59999	92	96.78	97.67	94.48	10.70	103.38	48.80	162.51	95.21 to 98.37	45,584	43,067
60000 TO 99999	162	97.63	95.40	94.91	4.70	100.51	62.98	119.38	97.02 to 98.52	85,619	81,261
100000 TO 149999	150	98.10	97.19	96.91	2.99	100.29	72.29	122.23	97.46 to 98.65	127,692	123,743
150000 TO 249999	95	98.87	98.54	98.48	2.05	100.06	81.93	111.06	98.37 to 99.26	181,073	178,318
250000 TO 499999	12	97.15	96.46	95.82	3.91	100.67	86.83	107.17	94.16 to 99.21	310,623	297,625
ALL											
	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44	98,454	95,016

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	142	96.64	93.23	91.34	12.51	102.06	19.63	175.60	93.96 to 98.25	44,067	40,251
10	2	97.50	97.50	99.13	2.03	98.36	95.52	99.48	N/A	28,000	27,755
20	8	99.24	103.94	101.51	7.35	102.39	93.56	129.40	93.56 to 129.40	60,193	61,104
25	15	98.97	101.96	100.65	5.70	101.30	93.36	129.38	96.74 to 100.86	68,692	69,138
30	295	98.18	98.23	96.68	5.50	101.61	61.48	230.99	97.75 to 98.59	96,136	92,944
35	113	98.62	97.84	97.79	3.35	100.05	72.29	119.38	98.03 to 99.11	150,646	147,322
40	35	97.84	97.08	96.48	3.68	100.62	79.30	113.61	95.94 to 99.28	171,190	165,160
45	1	93.38	93.38	93.38			93.38	93.38	N/A	148,500	138,664
50	2	95.10	95.10	94.97	0.99	100.14	94.16	96.04	N/A	388,750	369,182
55	1	98.25	98.25	98.25			98.25	98.25	N/A	325,000	319,314
ALL											
	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44	98,454	95,016

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	614	MEDIAN:	98	COV:	14.41	95% Median C.I.:	97.75 to 98.44
TOTAL Sales Price:	60,471,320	WGT. MEAN:	97	STD:	13.99	95% Wgt. Mean C.I.:	95.91 to 97.11
TOTAL Adj.Sales Price:	60,451,320	MEAN:	97	AVG.ABS.DEV:	6.51	95% Mean C.I.:	95.98 to 98.19
TOTAL Assessed Value:	58,340,298						
AVG. Adj. Sales Price:	98,454	COD:	6.62	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	95,016	PRD:	100.60	MIN Sales Ratio:	19.63		

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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)	135	96.25	92.90	90.32	13.02	102.85	19.63	175.60	93.20 to 98.23		40,165	36,279
100	14	99.01	114.98	101.56	19.55	113.22	90.80	230.99	94.36 to 113.61		40,892	41,528
101	291	98.54	98.13	97.33	4.67	100.83	61.48	184.24	98.09 to 98.93		116,987	113,864
102	46	98.28	96.14	96.07	4.38	100.07	65.90	111.09	95.70 to 99.26		146,445	140,688
103	13	98.74	98.21	98.14	2.45	100.07	91.16	102.87	95.78 to 101.04		130,846	128,407
104	74	97.28	97.52	96.47	4.37	101.09	81.76	131.11	96.31 to 98.20		92,472	89,207
106	3	98.99	98.85	99.43	5.67	99.42	90.36	107.19	N/A		169,500	168,529
111	17	97.71	96.73	96.55	2.55	100.19	82.36	101.58	96.52 to 99.30		112,470	108,591
301	11	98.32	97.68	97.82	1.60	99.86	92.30	100.57	95.56 to 99.50		119,742	117,128
304	7	98.47	98.28	98.16	1.54	100.12	95.94	100.66	95.94 to 100.66		133,842	131,386
305	3	99.47	93.92	92.64	6.17	101.38	81.93	100.35	N/A		152,709	141,463
<u>ALL</u>												
	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44		98,454	95,016

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	139	96.61	93.09	90.78	12.72	102.55	19.63	175.60	93.44 to 98.23		41,632	37,791
10	1	102.00	102.00	102.00			102.00	102.00	N/A		9,700	9,894
20	9	99.48	99.35	99.07	3.14	100.28	94.36	109.10	94.82 to 101.54		46,605	46,172
25	17	98.65	106.88	99.23	12.41	107.70	85.73	230.99	93.68 to 105.77		61,458	60,987
30	233	98.65	97.71	97.45	2.94	100.27	71.50	122.69	98.37 to 98.95		136,410	132,929
35	81	98.92	101.17	97.77	7.30	103.49	61.48	195.90	97.91 to 99.38		91,197	89,159
40	71	97.46	97.22	96.59	5.76	100.66	74.85	132.74	95.75 to 98.78		109,134	105,412
45	21	96.25	97.04	96.89	3.66	100.15	89.31	111.09	93.51 to 99.25		101,819	98,655
50	27	94.80	93.31	93.57	4.66	99.73	65.90	99.91	92.30 to 97.34		97,652	91,371
55	8	95.40	91.49	89.91	5.93	101.76	72.29	98.40	72.29 to 98.40		101,695	91,429
60	7	97.90	100.56	98.98	10.03	101.60	85.30	131.11	85.30 to 131.11		97,571	96,575
<u>ALL</u>												
	614	98.21	97.08	96.51	6.62	100.60	19.63	230.99	97.75 to 98.44		98,454	95,016

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	39	MEDIAN:	98	COV:	31.46	95% Median C.I.:	88.41 to 99.58
TOTAL Sales Price:	4,061,345	WGT. MEAN:	93	STD:	29.91	95% Wgt. Mean C.I.:	86.09 to 99.38
TOTAL Adj.Sales Price:	3,971,345	MEAN:	95	AVG.ABS.DEV:	17.33	95% Mean C.I.:	85.68 to 104.46
TOTAL Assessed Value:	3,682,823						
AVG. Adj. Sales Price:	101,829	COD:	17.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	94,431	PRD:	102.52	MIN Sales Ratio:	22.67		

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

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	4	98.00	91.06	78.06	7.71	116.66	69.07	99.18	N/A	149,875	116,994
10/01/02 TO 12/31/02	3	135.81	125.59	126.90	8.60	98.97	102.95	138.00	N/A	49,000	62,180
01/01/03 TO 03/31/03	2	86.12	86.12	92.59	32.56	93.01	58.08	114.16	N/A	97,500	90,275
04/01/03 TO 06/30/03	1	69.50	69.50	69.50			69.50	69.50	N/A	32,530	22,608
07/01/03 TO 09/30/03	3	98.79	98.13	99.17	10.15	98.95	82.76	112.84	N/A	26,666	26,446
10/01/03 TO 12/31/03	6	98.62	91.43	92.88	10.63	98.43	67.46	106.91	67.46 to 106.91	66,125	61,418
01/01/04 TO 03/31/04	3	99.57	97.20	99.18	2.70	98.00	91.99	100.05	N/A	129,666	128,606
04/01/04 TO 06/30/04	7	99.74	103.93	92.99	32.22	111.75	22.67	223.60	22.67 to 223.60	107,723	100,176
07/01/04 TO 09/30/04	4	89.78	80.07	88.98	13.92	89.98	46.72	93.99	N/A	59,250	52,723
10/01/04 TO 12/31/04	1	88.00	88.00	88.00			88.00	88.00	N/A	6,000	5,280
01/01/05 TO 03/31/05	3	98.12	101.07	99.82	7.45	101.26	91.58	113.51	N/A	288,166	287,643
04/01/05 TO 06/30/05	2	75.76	75.76	78.20	6.67	96.89	70.71	80.82	N/A	135,000	105,569
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	98.62	98.27	88.05	20.02	111.61	58.08	138.00	69.07 to 135.81	97,403	85,767
07/01/03 TO 06/30/04	19	99.25	98.00	94.76	17.35	103.42	22.67	223.60	88.05 to 100.05	85,253	80,784
07/01/04 TO 06/30/05	10	89.78	86.30	93.67	12.66	92.14	46.72	113.51	70.71 to 98.12	137,750	129,024
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	98.39	90.39	92.44	15.11	97.79	58.08	114.16	69.50 to 106.91	58,690	54,250
01/01/04 TO 12/31/04	15	91.99	95.16	94.02	22.03	101.20	22.67	223.60	88.05 to 99.86	92,404	86,882
<u>ALL</u>	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	2	102.21	102.21	97.18	10.40	105.18	91.58	112.84	N/A	47,500	46,158
CORDOVA	2	146.55	146.55	74.09	52.58	197.79	69.50	223.60	N/A	16,765	12,422
GARLAND	2	92.36	92.36	59.76	49.42	154.56	46.72	138.00	N/A	7,000	4,183
GOEHNER	3	77.37	76.95	74.87	5.19	102.78	70.71	82.76	N/A	47,750	35,749
PLEASANT DALE	1	80.82	80.82	80.82			80.82	80.82	N/A	200,000	161,642
RURAL	3	113.51	116.04	120.40	10.87	96.37	98.79	135.81	N/A	88,333	106,356
SEWARD	17	99.18	97.30	98.25	5.70	99.03	67.46	114.16	91.99 to 102.88	134,000	131,654
STAPLEHURST	2	40.37	40.37	55.45	43.85	72.80	22.67	58.08	N/A	40,500	22,458
UTICA	7	88.41	90.15	79.66	8.46	113.17	69.07	99.86	69.07 to 99.86	123,080	98,042
<u>ALL</u>	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

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:	39	MEDIAN:	98	COV:	31.46	95% Median C.I.:	88.41 to 99.58
TOTAL Sales Price:	4,061,345	WGT. MEAN:	93	STD:	29.91	95% Wgt. Mean C.I.:	86.09 to 99.38
TOTAL Adj.Sales Price:	3,971,345	MEAN:	95	AVG.ABS.DEV:	17.33	95% Mean C.I.:	85.68 to 104.46
TOTAL Assessed Value:	3,682,823						
AVG. Adj. Sales Price:	101,829	COD:	17.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	94,431	PRD:	102.52	MIN Sales Ratio:	22.67		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	36	95.96	93.32	90.76	17.99	102.83	22.67	223.60	88.05 to 99.57	102,954	93,437
2	2	124.66	124.66	123.69	8.94	100.78	113.51	135.81	N/A	115,000	142,247
3	1	98.79	98.79	98.79			98.79	98.79	N/A	35,000	34,575
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

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	33	98.00	95.95	92.72	16.82	103.49	46.72	223.60	88.41 to 99.58	116,389	107,917
2	5	93.99	88.29	92.16	26.84	95.79	22.67	138.00	N/A	22,800	21,013
3	1	99.86	99.86	99.86			99.86	99.86	N/A	16,500	16,477
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502											
30-0001	1	223.60	223.60	223.60			223.60	223.60	N/A	1,000	2,236
55-0148											
55-0161											
76-0002											
76-0018											
76-0044											
76-0068	1	69.50	69.50	69.50			69.50	69.50	N/A	32,530	22,608
80-0005	2	89.80	89.80	83.50	10.00	107.55	80.82	98.79	N/A	117,500	98,108
80-0009	26	98.06	92.29	97.70	16.50	94.46	22.67	138.00	90.69 to 100.05	105,625	103,197
80-0567	9	91.58	92.83	81.40	9.32	114.04	69.07	112.84	88.00 to 99.86	106,285	86,513
NonValid School											
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

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:	39	MEDIAN:	98	COV:	31.46	95% Median C.I.:	88.41 to 99.58
TOTAL Sales Price:	4,061,345	WGT. MEAN:	93	STD:	29.91	95% Wgt. Mean C.I.:	86.09 to 99.38
TOTAL Adj.Sales Price:	3,971,345	MEAN:	95	AVG.ABS.DEV:	17.33	95% Mean C.I.:	85.68 to 104.46
TOTAL Assessed Value:	3,682,823						
AVG. Adj. Sales Price:	101,829	COD:	17.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	94,431	PRD:	102.52	MIN Sales Ratio:	22.67		

(!: AVTot=0)

(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	93.99	88.29	92.16	26.84	95.79	22.67	138.00	N/A	22,800	21,013
Prior TO 1860	1	99.86	99.86	99.86			99.86	99.86	N/A	16,500	16,477
1860 TO 1899	1	102.88	102.88	102.88			102.88	102.88	N/A	60,000	61,725
1900 TO 1919	16	91.79	93.48	83.40	24.24	112.08	46.72	223.60	69.50 to 99.25	42,798	35,695
1920 TO 1939	2	91.16	91.16	92.71	9.22	98.34	82.76	99.57	N/A	24,500	22,713
1940 TO 1949											
1950 TO 1959	1	90.69	90.69	90.69			90.69	90.69	N/A	125,000	113,361
1960 TO 1969	4	110.21	113.95	114.20	9.72	99.79	99.58	135.81	N/A	106,750	121,907
1970 TO 1979	3	99.74	104.01	100.38	5.36	103.61	98.12	114.16	N/A	336,500	337,783
1980 TO 1989	1	97.94	97.94	97.94			97.94	97.94	N/A	125,000	122,420
1990 TO 1994	4	84.43	82.27	79.39	8.68	103.63	69.07	91.15	N/A	260,141	206,524
1995 TO 1999	1	100.05	100.05	100.05			100.05	100.05	N/A	320,000	320,149
2000 TO Present											
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	180.80	180.80	166.53	23.67	108.57	138.00	223.60	N/A	1,500	2,498
5000 TO 9999	3	88.00	69.58	74.21	28.56	93.75	22.67	98.06	N/A	7,166	5,318
Total \$											
1 TO 9999	5	98.06	114.07	85.52	51.18	133.38	22.67	223.60	N/A	4,900	4,190
10000 TO 29999	5	99.57	88.35	93.39	16.72	94.61	46.72	112.84	N/A	20,500	19,144
30000 TO 59999	8	98.39	92.13	92.17	8.04	99.95	69.50	102.95	69.50 to 102.95	41,535	38,283
60000 TO 99999	8	90.00	85.00	85.44	15.38	99.49	58.08	106.91	58.08 to 106.91	70,000	59,805
100000 TO 149999	7	99.58	106.12	105.98	12.01	100.13	90.69	135.81	90.69 to 135.81	114,571	121,426
150000 TO 249999	2	90.28	90.28	90.73	10.48	99.50	80.82	99.74	N/A	210,000	190,533
250000 TO 499999	3	88.05	85.72	84.24	11.73	101.76	69.07	100.05	N/A	353,521	297,818
500000 +	1	98.12	98.12	98.12			98.12	98.12	N/A	669,500	656,931
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	39	MEDIAN:	98	COV:	31.46	95% Median C.I.:	88.41 to 99.58
TOTAL Sales Price:	4,061,345	WGT. MEAN:	93	STD:	29.91	95% Wgt. Mean C.I.:	86.09 to 99.38
TOTAL Adj.Sales Price:	3,971,345	MEAN:	95	AVG.ABS.DEV:	17.33	95% Mean C.I.:	85.68 to 104.46
TOTAL Assessed Value:	3,682,823						
AVG. Adj. Sales Price:	101,829	COD:	17.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	94,431	PRD:	102.52	MIN Sales Ratio:	22.67		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	138.00	128.09	70.62	48.53	181.37	22.67	223.60	N/A	3,000	2,118
5000 TO 9999	3	88.00	77.59	73.46	19.45	105.62	46.72	98.06	N/A	9,166	6,734
Total \$											
1 TO 9999	6	93.03	102.84	72.76	54.15	141.34	22.67	223.60	22.67 to 223.60	6,083	4,426
10000 TO 29999	5	99.57	92.91	91.62	12.14	101.40	69.50	112.84	N/A	24,606	22,544
30000 TO 59999	11	91.99	86.56	83.13	13.45	104.13	58.08	102.95	67.46 to 99.25	51,795	43,055
60000 TO 99999	4	92.78	94.90	94.26	3.81	100.68	91.15	102.88	N/A	73,750	69,517
100000 TO 149999	7	106.91	108.37	107.96	10.06	100.39	90.69	135.81	90.69 to 135.81	113,857	122,914
150000 TO 249999	2	90.28	90.28	90.73	10.48	99.50	80.82	99.74	N/A	210,000	190,533
250000 TO 499999	3	88.05	85.72	84.24	11.73	101.76	69.07	100.05	N/A	353,521	297,818
500000 +	1	98.12	98.12	98.12			98.12	98.12	N/A	669,500	656,931
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	96.39	110.84	93.31	44.22	118.79	22.67	223.60	22.67 to 223.60	19,166	17,883
10	3	97.94	93.88	89.81	7.51	104.52	80.82	102.88	N/A	128,333	115,262
15	4	106.38	101.07	106.44	12.00	94.96	77.37	114.16	N/A	83,687	89,077
20	26	94.99	90.65	91.61	13.95	98.95	46.72	135.81	88.05 to 99.58	120,638	110,516
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	39	MEDIAN:	98	COV:	31.46	95% Median C.I.:	88.41 to 99.58
TOTAL Sales Price:	4,061,345	WGT. MEAN:	93	STD:	29.91	95% Wgt. Mean C.I.:	86.09 to 99.38
TOTAL Adj.Sales Price:	3,971,345	MEAN:	95	AVG.ABS.DEV:	17.33	95% Mean C.I.:	85.68 to 104.46
TOTAL Assessed Value:	3,682,823						
AVG. Adj. Sales Price:	101,829	COD:	17.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	94,431	PRD:	102.52	MIN Sales Ratio:	22.67		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	93.99	88.29	92.16	26.84	95.79	22.67	138.00	N/A	22,800	21,013
325	1	91.15	91.15	91.15			91.15	91.15	N/A	100,000	91,148
340	2	100.63	100.63	95.60	12.14	105.26	88.41	112.84	N/A	42,500	40,629
344	3	99.86	97.81	95.07	4.07	102.88	90.69	102.88	N/A	67,166	63,854
350	1	80.82	80.82	80.82			80.82	80.82	N/A	200,000	161,642
352	3	99.74	104.01	100.38	5.36	103.61	98.12	114.16	N/A	336,500	337,783
353	7	98.00	91.71	89.86	8.68	102.05	67.46	102.95	67.46 to 102.95	39,357	35,368
406	3	98.06	122.79	76.26	60.13	161.02	46.72	223.60	N/A	7,500	5,719
419	4	100.78	101.61	88.38	22.87	114.97	69.07	135.81	N/A	242,641	214,450
435	1	100.05	100.05	100.05			100.05	100.05	N/A	320,000	320,149
442	5	77.37	79.38	77.91	16.02	101.89	58.08	99.18	N/A	63,650	49,589
447	1	69.50	69.50	69.50			69.50	69.50	N/A	32,530	22,608
528	2	103.25	103.25	103.11	3.55	100.13	99.58	106.91	N/A	98,500	101,568
554	1	97.94	97.94	97.94			97.94	97.94	N/A	125,000	122,420
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	106.14	106.14	100.56	7.56	105.55	98.12	114.16	N/A	394,750	396,962
03	37	97.94	94.47	90.79	18.20	104.05	22.67	223.60	88.41 to 99.57	85,995	78,078
04											
ALL	39	98.00	95.07	92.73	17.69	102.52	22.67	223.60	88.41 to 99.58	101,829	94,431

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	614	MEDIAN:	97	COV:	16.47	95% Median C.I.:	97.04 to 97.99
TOTAL Sales Price:	60,471,320	WGT. MEAN:	95	STD:	15.69	95% Wgt. Mean C.I.:	93.62 to 95.40
TOTAL Adj.Sales Price:	60,451,320	MEAN:	95	AVG.ABS.DEV:	8.04	95% Mean C.I.:	94.01 to 96.49
TOTAL Assessed Value:	57,132,953						
AVG. Adj. Sales Price:	98,454	COD:	8.24	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	93,050	PRD:	100.78	MIN Sales Ratio:	14.07		

(!: 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>											
07/01/03 TO 09/30/03	111	98.47	96.28	96.49	6.65	99.78	60.28	162.51	97.28 to 98.71	97,832	94,400
10/01/03 TO 12/31/03	68	98.52	97.62	96.71	6.01	100.95	48.05	157.24	97.39 to 99.09	84,227	81,452
01/01/04 TO 03/31/04	49	97.71	95.91	96.35	6.56	99.55	58.00	129.40	94.91 to 99.14	78,701	75,831
04/01/04 TO 06/30/04	80	98.02	98.65	95.56	9.41	103.24	46.11	195.90	96.72 to 98.95	109,343	104,486
07/01/04 TO 09/30/04	99	97.60	93.38	93.81	7.88	99.54	48.80	129.38	96.25 to 98.37	102,129	95,808
10/01/04 TO 12/31/04	59	97.62	92.58	94.13	8.94	98.35	19.10	127.20	95.62 to 98.99	104,241	98,121
01/01/05 TO 03/31/05	62	97.55	93.59	93.34	9.78	100.27	14.07	168.67	95.21 to 98.97	109,959	102,632
04/01/05 TO 06/30/05	86	94.37	93.65	90.49	9.91	103.50	55.32	230.99	93.05 to 96.05	95,140	86,089
<u>Study Years</u>											
07/01/03 TO 06/30/04	308	98.29	97.14	96.24	7.22	100.93	46.11	195.90	97.65 to 98.58	94,774	91,207
07/01/04 TO 06/30/05	306	96.73	93.35	92.90	9.17	100.48	14.07	230.99	95.95 to 97.29	102,159	94,905
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	287	97.75	95.12	94.75	8.30	100.39	19.10	195.90	97.02 to 98.31	100,574	95,292
<u>ALL</u>											
	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	25	99.11	107.06	98.89	16.23	108.26	51.38	195.90	95.99 to 102.00	55,736	55,120
BEE	13	99.04	108.23	95.78	18.35	113.00	61.48	230.99	94.50 to 113.61	52,211	50,007
CORDOVA	7	89.33	99.27	96.79	23.85	102.57	71.02	157.24	71.02 to 157.24	46,850	45,344
GARLAND	15	83.03	82.32	82.84	23.26	99.38	51.00	127.78	60.17 to 100.72	61,533	50,972
GOEHNER	10	81.42	80.98	84.18	20.10	96.21	48.05	121.40	58.00 to 98.66	73,317	61,715
GROVER	1	19.10	19.10	19.10			19.10	19.10	N/A	20,000	3,820
MILFORD	55	93.38	93.27	89.85	9.28	103.81	72.29	127.20	88.70 to 96.72	79,203	71,167
PLEASANT DALE	10	86.02	84.90	85.11	7.13	99.74	69.97	97.45	77.15 to 91.97	113,229	96,374
RURAL	77	93.23	88.10	87.16	16.23	101.07	38.65	175.60	87.77 to 95.92	136,175	118,691
RURAL SUB	28	94.93	93.51	93.10	7.59	100.44	75.20	122.23	91.03 to 98.37	107,761	100,323
SEWARD	336	98.34	97.47	97.98	3.56	99.48	61.75	132.74	97.93 to 98.55	102,248	100,185
STAPLEHURST	6	91.43	93.28	91.62	6.52	101.81	81.81	105.77	81.81 to 105.77	58,025	53,163
TAMORA	4	90.19	73.14	79.83	26.25	91.61	14.07	98.10	N/A	46,000	36,723
UTICA	27	99.09	98.34	98.05	1.68	100.29	91.16	102.27	97.77 to 99.81	92,446	90,643
<u>ALL</u>											
	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

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:	614	MEDIAN:	97	COV:	16.47	95% Median C.I.:	97.04 to 97.99
TOTAL Sales Price:	60,471,320	WGT. MEAN:	95	STD:	15.69	95% Wgt. Mean C.I.:	93.62 to 95.40
TOTAL Adj.Sales Price:	60,451,320	MEAN:	95	AVG.ABS.DEV:	8.04	95% Mean C.I.:	94.01 to 96.49
TOTAL Assessed Value:	57,132,953						
AVG. Adj. Sales Price:	98,454	COD:	8.24	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	93,050	PRD:	100.78	MIN Sales Ratio:	14.07		

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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	503	97.96	96.77	96.34	6.71	100.45	48.05	230.99	97.46 to 98.40	92,874	89,478
2	34	94.52	87.88	87.33	17.91	100.63	19.10	162.51	81.47 to 97.25	104,538	91,293
3	77	93.33	88.53	88.61	13.46	99.91	14.07	175.60	88.09 to 95.92	132,220	117,156
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

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	492	97.93	96.23	95.06	6.54	101.22	19.10	230.99	97.45 to 98.38	114,336	108,692
2	122	93.13	91.29	87.10	14.88	104.82	14.07	175.60	91.23 to 95.77	34,409	29,969
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	608	97.49	94.84	94.48	7.88	100.38	14.07	184.24	97.04 to 97.99	99,263	93,785
06											
07	6	103.99	136.54	112.33	41.96	121.56	90.80	230.99	90.80 to 230.99	16,500	18,533
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	3	96.88	140.79	102.69	46.96	137.10	94.50	230.99	N/A	52,000	53,399
30-0001	3	85.69	82.18	85.70	6.93	95.89	71.50	89.33	N/A	69,500	59,561
55-0148	2	73.57	73.57	73.59	1.27	99.97	72.63	74.50	N/A	92,450	68,034
55-0161	7	98.37	98.00	97.88	7.40	100.12	80.40	122.23	80.40 to 122.23	169,206	165,618
76-0002	2	96.47	96.47	99.63	7.03	96.83	89.68	103.26	N/A	135,750	135,249
76-0018											
76-0044											
76-0068	4	110.06	112.10	116.14	25.39	96.52	71.02	157.24	N/A	29,862	34,682
80-0005	85	92.77	91.55	89.70	11.13	102.07	19.10	127.20	88.70 to 95.62	91,661	82,218
80-0009	442	97.75	95.13	95.43	6.33	99.69	14.07	162.51	97.24 to 98.23	102,542	97,854
80-0567	66	98.69	98.59	93.05	12.67	105.96	38.65	195.90	97.07 to 99.57	78,964	73,472
NonValid School											
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

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:	614	MEDIAN:	97	COV:	16.47	95% Median C.I.:	97.04 to 97.99
TOTAL Sales Price:	60,471,320	WGT. MEAN:	95	STD:	15.69	95% Wgt. Mean C.I.:	93.62 to 95.40
TOTAL Adj.Sales Price:	60,451,320	MEAN:	95	AVG.ABS.DEV:	8.04	95% Mean C.I.:	94.01 to 96.49
TOTAL Assessed Value:	57,132,953						
AVG. Adj. Sales Price:	98,454	COD:	8.24	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	93,050	PRD:	100.78	MIN Sales Ratio:	14.07		

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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	131	92.77	90.40	87.74	15.30	103.02	14.07	175.60	91.23 to 95.24	37,331	32,755
Prior TO 1860											
1860 TO 1899	36	96.56	92.94	88.91	9.66	104.53	60.28	121.40	94.13 to 98.31	69,965	62,206
1900 TO 1919	95	96.40	95.08	92.59	9.03	102.68	54.57	184.24	95.01 to 98.20	81,514	75,475
1920 TO 1939	40	97.24	93.00	90.47	6.47	102.79	55.32	102.00	95.04 to 98.99	96,642	87,431
1940 TO 1949	16	98.26	99.66	96.14	6.75	103.66	74.85	132.74	95.21 to 99.64	77,156	74,180
1950 TO 1959	29	99.38	101.07	97.54	8.04	103.62	74.16	157.24	95.67 to 100.25	88,468	86,293
1960 TO 1969	46	98.66	101.51	95.62	9.25	106.16	69.97	230.99	97.38 to 99.47	105,636	101,005
1970 TO 1979	92	97.23	95.71	95.61	4.60	100.10	74.65	113.61	95.97 to 98.40	122,083	116,724
1980 TO 1989	28	99.02	98.03	98.30	2.57	99.73	85.69	107.17	97.59 to 99.62	133,500	131,235
1990 TO 1994	20	98.53	96.58	95.22	3.11	101.43	72.36	102.87	96.98 to 99.20	157,300	149,774
1995 TO 1999	22	98.37	96.34	96.20	3.27	100.14	81.93	100.89	96.19 to 99.47	176,614	169,911
2000 TO Present	59	98.38	97.38	97.04	2.21	100.36	64.43	101.13	97.81 to 99.01	182,577	177,164
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	119.84	119.84	124.77	40.74	96.05	71.02	168.67	N/A	2,725	3,400
5000 TO 9999	6	128.56	146.92	146.72	30.09	100.14	95.52	230.99	95.52 to 230.99	6,700	9,830
Total \$											
1 TO 9999	8	128.56	140.15	144.10	32.06	97.26	71.02	230.99	71.02 to 230.99	5,706	8,222
10000 TO 29999	85	97.62	95.94	95.19	16.69	100.78	14.07	184.24	92.37 to 100.29	22,207	21,139
30000 TO 59999	89	95.98	95.22	94.92	8.85	100.31	38.65	132.74	94.56 to 98.09	41,108	39,020
60000 TO 99999	156	97.29	93.83	94.01	6.29	99.81	48.80	122.23	96.52 to 98.39	81,425	76,548
100000 TO 149999	155	97.19	94.21	94.22	5.25	99.99	54.57	106.32	96.64 to 97.91	122,826	115,728
150000 TO 249999	109	98.52	95.23	95.35	5.04	99.88	55.32	111.06	98.03 to 98.99	177,737	169,466
250000 TO 499999	12	94.39	92.54	92.01	5.35	100.58	72.36	99.21	88.54 to 98.62	312,123	287,182
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

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:	614	MEDIAN:	97	COV:	16.47	95% Median C.I.:	97.04 to 97.99
TOTAL Sales Price:	60,471,320	WGT. MEAN:	95	STD:	15.69	95% Wgt. Mean C.I.:	93.62 to 95.40
TOTAL Adj.Sales Price:	60,451,320	MEAN:	95	AVG.ABS.DEV:	8.04	95% Mean C.I.:	94.01 to 96.49
TOTAL Assessed Value:	57,132,953						
AVG. Adj. Sales Price:	98,454	COD:	8.24	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	93,050	PRD:	100.78	MIN Sales Ratio:	14.07		

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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	4	45.06	49.93	25.96	73.99	192.32	14.07	95.52	N/A	13,612	3,534
5000 TO 9999	8	114.60	112.25	93.01	37.67	120.70	51.38	195.90	51.38 to 195.90	8,337	7,754
Total \$											
1 TO 9999	12	83.27	91.48	62.87	54.11	145.50	14.07	195.90	51.38 to 129.92	10,095	6,347
10000 TO 29999	92	94.38	95.49	91.36	15.28	104.52	38.65	230.99	91.48 to 99.01	24,159	22,072
30000 TO 59999	97	95.95	96.09	92.49	11.26	103.89	48.80	162.51	94.41 to 97.38	47,125	43,586
60000 TO 99999	168	97.20	93.12	91.78	6.57	101.46	54.57	119.38	96.34 to 97.93	89,290	81,952
100000 TO 149999	146	97.65	95.55	94.87	4.36	100.72	60.11	122.23	96.90 to 98.22	130,033	123,361
150000 TO 249999	88	98.79	98.06	97.74	2.33	100.32	72.36	111.06	98.37 to 99.21	183,585	179,436
250000 TO 499999	11	95.75	95.84	95.11	4.38	100.77	86.83	107.17	88.54 to 99.21	308,634	293,551
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	142	94.07	91.08	90.01	14.40	101.19	14.07	175.60	91.80 to 96.68	44,067	39,664
10	2	97.50	97.50	99.13	2.03	98.36	95.52	99.48	N/A	28,000	27,755
20	8	99.24	103.94	101.51	7.35	102.39	93.56	129.40	93.56 to 129.40	60,193	61,104
25	15	98.71	101.07	99.02	6.45	102.07	86.77	129.38	93.89 to 100.86	68,692	68,019
30	295	97.65	96.25	94.12	7.24	102.26	54.57	230.99	97.20 to 98.10	96,136	90,484
35	113	98.38	96.63	96.78	4.17	99.84	64.43	119.38	97.58 to 98.97	150,646	145,799
40	35	97.22	95.47	94.64	5.30	100.89	60.11	113.61	95.56 to 99.21	171,190	162,006
45	1	93.38	93.38	93.38			93.38	93.38	N/A	148,500	138,664
50	2	83.26	83.26	84.84	13.09	98.14	72.36	94.16	N/A	388,750	329,817
55	1	92.04	92.04	92.04			92.04	92.04	N/A	325,000	299,130
ALL	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99	98,454	93,050

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:	614	MEDIAN:	97	COV:	16.47	95% Median C.I.:	97.04 to 97.99
TOTAL Sales Price:	60,471,320	WGT. MEAN:	95	STD:	15.69	95% Wgt. Mean C.I.:	93.62 to 95.40
TOTAL Adj.Sales Price:	60,451,320	MEAN:	95	AVG.ABS.DEV:	8.04	95% Mean C.I.:	94.01 to 96.49
TOTAL Assessed Value:	57,132,953						
AVG. Adj. Sales Price:	98,454	COD:	8.24	MAX Sales Ratio:	230.99		
AVG. Assessed Value:	93,050	PRD:	100.78	MIN Sales Ratio:	14.07		

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	135	93.20	90.65	88.82	14.97	102.06	14.07	175.60	91.25 to 96.25		40,165	35,676
100	14	99.01	114.98	101.56	19.55	113.22	90.80	230.99	94.36 to 113.61		40,892	41,528
101	291	98.30	96.85	95.62	6.01	101.29	55.32	184.24	97.59 to 98.68		116,987	111,857
102	46	97.94	93.55	93.37	6.36	100.19	60.11	104.72	94.21 to 99.04		146,445	136,738
103	13	98.74	98.21	98.14	2.45	100.07	91.16	102.87	95.78 to 101.04		130,846	128,407
104	74	96.20	93.43	91.70	7.10	101.89	54.57	122.15	94.91 to 97.46		92,472	84,795
106	3	97.45	95.60	95.65	2.95	99.95	90.36	98.99	N/A		169,500	162,130
111	17	97.71	96.73	96.55	2.55	100.19	82.36	101.58	96.52 to 99.30		112,470	108,591
301	11	97.77	96.03	96.71	3.14	99.29	77.01	100.57	95.56 to 99.50		119,742	115,808
304	7	98.47	98.28	98.16	1.54	100.12	95.94	100.66	95.94 to 100.66		133,842	131,386
305	3	99.47	93.92	92.64	6.17	101.38	81.93	100.35	N/A		152,709	141,463
<u>ALL</u>												
	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99		98,454	93,050

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	139	93.44	90.90	89.37	14.69	101.72	14.07	175.60	91.80 to 96.61		41,632	37,205
10	1	102.00	102.00	102.00			102.00	102.00	N/A		9,700	9,894
20	9	95.52	95.03	94.33	4.59	100.74	79.49	101.54	91.48 to 100.03		46,605	43,962
25	17	98.65	106.34	96.18	15.14	110.56	68.25	230.99	93.56 to 105.77		61,458	59,109
30	233	98.44	96.07	95.60	4.35	100.49	54.57	122.69	98.03 to 98.71		136,410	130,412
35	81	98.59	100.35	96.43	8.04	104.06	55.32	195.90	97.62 to 99.29		91,197	87,939
40	71	96.05	95.56	94.68	7.00	100.92	74.16	132.74	94.57 to 97.58		109,134	103,333
45	21	95.04	93.18	91.46	5.83	101.88	60.11	104.72	92.83 to 98.66		101,819	93,119
50	27	94.37	89.38	89.46	8.77	99.91	60.17	99.91	85.13 to 97.34		97,652	87,360
55	8	95.40	91.49	89.91	5.93	101.76	72.29	98.40	72.29 to 98.40		101,695	91,429
60	7	94.13	97.34	96.54	10.34	100.82	81.13	121.40	81.13 to 121.40		97,571	94,199
<u>ALL</u>												
	614	97.49	95.25	94.51	8.24	100.78	14.07	230.99	97.04 to 97.99		98,454	93,050

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:	39	MEDIAN:	94	COV:	32.65	95% Median C.I.:	88.00 to 99.57
TOTAL Sales Price:	4,061,345	WGT. MEAN:	97	STD:	30.62	95% Wgt. Mean C.I.:	81.82 to 112.79
TOTAL Adj.Sales Price:	3,971,345	MEAN:	94	AVG.ABS.DEV:	18.50	95% Mean C.I.:	84.16 to 103.38
TOTAL Assessed Value:	3,864,280						
AVG. Adj. Sales Price:	101,829	COD:	19.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	99,084	PRD:	96.36	MIN Sales Ratio:	22.67		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	4	98.00	91.06	78.06	7.71	116.66	69.07	99.18	N/A	149,875	116,994
10/01/02 TO 12/31/02	3	115.00	117.92	126.59	9.53	93.15	102.95	135.81	N/A	49,000	62,026
01/01/03 TO 03/31/03	2	70.30	70.30	73.13	17.39	96.14	58.08	82.53	N/A	97,500	71,298
04/01/03 TO 06/30/03	1	69.50	69.50	69.50			69.50	69.50	N/A	32,530	22,608
07/01/03 TO 09/30/03	3	98.79	97.33	98.57	10.96	98.74	80.36	112.84	N/A	26,666	26,286
10/01/03 TO 12/31/03	6	98.62	90.89	92.45	11.18	98.31	67.46	106.91	67.46 to 106.91	66,125	61,130
01/01/04 TO 03/31/04	3	99.57	97.20	99.18	2.70	98.00	91.99	100.05	N/A	129,666	128,606
04/01/04 TO 06/30/04	7	90.69	101.25	87.54	36.95	115.67	22.67	223.60	22.67 to 223.60	107,723	94,298
07/01/04 TO 09/30/04	4	89.78	77.77	88.52	16.48	87.86	37.55	93.99	N/A	59,250	52,448
10/01/04 TO 12/31/04	1	88.00	88.00	88.00			88.00	88.00	N/A	6,000	5,280
01/01/05 TO 03/31/05	3	114.08	114.54	130.75	13.55	87.60	91.58	137.96	N/A	288,166	376,791
04/01/05 TO 06/30/05	2	74.18	74.18	77.05	8.02	96.28	68.23	80.13	N/A	135,000	104,013
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	98.00	92.81	84.11	17.74	110.34	58.08	135.81	69.07 to 115.00	97,403	81,926
07/01/03 TO 06/30/04	19	98.79	96.72	92.08	18.66	105.04	22.67	223.60	81.03 to 100.05	85,253	78,502
07/01/04 TO 06/30/05	10	89.78	89.11	112.77	18.54	79.01	37.55	137.96	68.23 to 114.08	137,750	155,347
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	12	90.26	87.28	86.73	16.92	100.64	58.08	112.84	69.50 to 99.58	58,690	50,903
01/01/04 TO 12/31/04	15	91.15	93.30	90.98	23.08	102.55	22.67	223.60	88.00 to 99.86	92,404	84,065
<u>ALL</u>	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	2	102.21	102.21	97.18	10.40	105.18	91.58	112.84	N/A	47,500	46,158
CORDOVA	2	146.55	146.55	74.09	52.58	197.79	69.50	223.60	N/A	16,765	12,422
GARLAND	2	76.28	76.28	48.61	50.77	156.90	37.55	115.00	N/A	7,000	3,403
GOEHNER	3	74.12	74.24	72.12	5.45	102.94	68.23	80.36	N/A	47,750	34,435
PLEASANT DALE	1	80.13	80.13	80.13			80.13	80.13	N/A	200,000	160,262
RURAL	3	114.08	116.23	120.67	10.82	96.32	98.79	135.81	N/A	88,333	106,593
SEWARD	17	98.00	96.68	106.49	9.12	90.79	67.46	137.96	90.69 to 102.88	134,000	142,691
STAPLEHURST	2	40.37	40.37	55.45	43.85	72.80	22.67	58.08	N/A	40,500	22,458
UTICA	7	88.41	90.15	79.66	8.46	113.17	69.07	99.86	69.07 to 99.86	123,080	98,042
<u>ALL</u>	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	39	MEDIAN:	94	COV:	32.65	95% Median C.I.:	88.00 to 99.57
TOTAL Sales Price:	4,061,345	WGT. MEAN:	97	STD:	30.62	95% Wgt. Mean C.I.:	81.82 to 112.79
TOTAL Adj.Sales Price:	3,971,345	MEAN:	94	AVG.ABS.DEV:	18.50	95% Mean C.I.:	84.16 to 103.38
TOTAL Assessed Value:	3,864,280						
AVG. Adj. Sales Price:	101,829	COD:	19.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	99,084	PRD:	96.36	MIN Sales Ratio:	22.67		

(!: AVTot=0)

(!: Derived)

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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	36	91.79	91.89	95.63	19.70	96.09	22.67	223.60	82.53 to 99.25	102,954	98,458
2	2	124.95	124.95	124.00	8.70	100.76	114.08	135.81	N/A	115,000	142,602
3	1	98.79	98.79	98.79			98.79	98.79	N/A	35,000	34,575
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

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	33	91.99	95.11	97.46	20.12	97.59	37.55	223.60	82.53 to 99.57	116,389	113,430
2	5	93.99	83.69	91.76	21.94	91.20	22.67	115.00	N/A	22,800	20,921
3	1	99.86	99.86	99.86			99.86	99.86	N/A	16,500	16,477
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502											
30-0001	1	223.60	223.60	223.60			223.60	223.60	N/A	1,000	2,236
55-0148											
55-0161											
76-0002											
76-0018											
76-0044											
76-0068	1	69.50	69.50	69.50			69.50	69.50	N/A	32,530	22,608
80-0005	2	89.46	89.46	82.91	10.43	107.90	80.13	98.79	N/A	117,500	97,418
80-0009	26	95.96	90.36	104.36	18.83	86.59	22.67	137.96	81.03 to 100.05	105,625	110,230
80-0567	9	91.58	92.83	81.40	9.32	114.04	69.07	112.84	88.00 to 99.86	106,285	86,513
NonValid School											
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

PA&T 2006 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	39	MEDIAN:	94	COV:	32.65	95% Median C.I.:	88.00 to 99.57
TOTAL Sales Price:	4,061,345	WGT. MEAN:	97	STD:	30.62	95% Wgt. Mean C.I.:	81.82 to 112.79
TOTAL Adj.Sales Price:	3,971,345	MEAN:	94	AVG.ABS.DEV:	18.50	95% Mean C.I.:	84.16 to 103.38
TOTAL Assessed Value:	3,864,280						
AVG. Adj. Sales Price:	101,829	COD:	19.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	99,084	PRD:	96.36	MIN Sales Ratio:	22.67		

(!: AVTot=0)

(!: Derived)

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	93.99	83.69	91.76	21.94	91.20	22.67	115.00	N/A	22,800	20,921
Prior TO 1860	1	99.86	99.86	99.86			99.86	99.86	N/A	16,500	16,477
1860 TO 1899	1	102.88	102.88	102.88			102.88	102.88	N/A	60,000	61,725
1900 TO 1919	16	91.79	92.55	82.74	25.26	111.86	37.55	223.60	68.23 to 99.25	42,798	35,409
1920 TO 1939	2	89.96	89.96	91.73	10.67	98.08	80.36	99.57	N/A	24,500	22,473
1940 TO 1949											
1950 TO 1959	1	90.69	90.69	90.69			90.69	90.69	N/A	125,000	113,361
1960 TO 1969	4	110.50	114.10	114.37	9.82	99.76	99.58	135.81	N/A	106,750	122,085
1970 TO 1979	3	82.53	100.51	118.97	22.99	84.49	81.03	137.96	N/A	336,500	400,326
1980 TO 1989	1	97.94	97.94	97.94			97.94	97.94	N/A	125,000	122,420
1990 TO 1994	4	84.09	82.10	79.26	8.92	103.59	69.07	91.15	N/A	260,141	206,179
1995 TO 1999	1	100.05	100.05	100.05			100.05	100.05	N/A	320,000	320,149
2000 TO Present											
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	169.30	169.30	151.20	32.07	111.97	115.00	223.60	N/A	1,500	2,268
5000 TO 9999	3	88.00	69.58	74.21	28.56	93.75	22.67	98.06	N/A	7,166	5,318
Total \$											
1 TO 9999	5	98.06	109.47	83.64	46.49	130.88	22.67	223.60	N/A	4,900	4,098
10000 TO 29999	5	99.57	86.04	91.84	19.04	93.68	37.55	112.84	N/A	20,500	18,828
30000 TO 59999	8	98.39	91.72	91.65	8.45	100.08	69.50	102.95	69.50 to 102.95	41,535	38,067
60000 TO 99999	8	90.00	84.69	85.13	15.72	99.49	58.08	106.91	58.08 to 106.91	70,000	59,588
100000 TO 149999	7	97.94	101.68	101.34	12.41	100.34	82.53	135.81	82.53 to 135.81	114,571	116,105
150000 TO 249999	2	80.58	80.58	80.60	0.56	99.97	80.13	81.03	N/A	210,000	169,268
250000 TO 499999	3	88.05	85.72	84.24	11.73	101.76	69.07	100.05	N/A	353,521	297,818
500000 +	1	137.96	137.96	137.96			137.96	137.96	N/A	669,500	923,665
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

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:	39	MEDIAN:	94	COV:	32.65	95% Median C.I.:	88.00 to 99.57
TOTAL Sales Price:	4,061,345	WGT. MEAN:	97	STD:	30.62	95% Wgt. Mean C.I.:	81.82 to 112.79
TOTAL Adj.Sales Price:	3,971,345	MEAN:	94	AVG.ABS.DEV:	18.50	95% Mean C.I.:	84.16 to 103.38
TOTAL Assessed Value:	3,864,280						
AVG. Adj. Sales Price:	101,829	COD:	19.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	99,084	PRD:	96.36	MIN Sales Ratio:	22.67		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	76.28	99.70	49.53	91.24	201.29	22.67	223.60	N/A	5,250	2,600
5000 TO 9999	2	93.03	93.03	94.17	5.41	98.79	88.00	98.06	N/A	7,750	7,298
Total \$											
1 TO 9999	6	93.03	97.48	68.49	51.68	142.33	22.67	223.60	22.67 to 223.60	6,083	4,166
10000 TO 29999	5	99.57	92.43	91.23	12.62	101.31	69.50	112.84	N/A	24,606	22,448
30000 TO 59999	11	91.99	86.04	82.52	14.02	104.27	58.08	102.95	67.46 to 99.25	51,795	42,741
60000 TO 99999	5	91.58	92.42	90.87	5.06	101.71	82.53	102.88	N/A	83,000	75,422
100000 TO 149999	6	103.25	107.50	106.96	11.07	100.51	90.69	135.81	90.69 to 135.81	112,833	120,686
150000 TO 249999	2	80.58	80.58	80.60	0.56	99.97	80.13	81.03	N/A	210,000	169,268
250000 TO 499999	3	88.05	85.72	84.24	11.73	101.76	69.07	100.05	N/A	353,521	297,818
500000 +	1	137.96	137.96	137.96			137.96	137.96	N/A	669,500	923,665
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	96.39	107.01	92.91	40.24	115.18	22.67	223.60	22.67 to 223.60	19,166	17,807
10	3	97.94	93.65	89.46	7.74	104.68	80.13	102.88	N/A	128,333	114,802
15	4	90.89	92.50	94.80	15.59	97.57	74.12	114.08	N/A	83,687	79,334
20	26	91.79	90.92	98.70	16.83	92.12	37.55	137.96	81.03 to 99.58	120,638	119,065
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

PA&T 2006 Preliminary Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	39	MEDIAN:	94	COV:	32.65	95% Median C.I.:	88.00 to 99.57
TOTAL Sales Price:	4,061,345	WGT. MEAN:	97	STD:	30.62	95% Wgt. Mean C.I.:	81.82 to 112.79
TOTAL Adj.Sales Price:	3,971,345	MEAN:	94	AVG.ABS.DEV:	18.50	95% Mean C.I.:	84.16 to 103.38
TOTAL Assessed Value:	3,864,280						
AVG. Adj. Sales Price:	101,829	COD:	19.69	MAX Sales Ratio:	223.60		
AVG. Assessed Value:	99,084	PRD:	96.36	MIN Sales Ratio:	22.67		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	93.99	83.69	91.76	21.94	91.20	22.67	115.00	N/A	22,800	20,921
325	1	91.15	91.15	91.15			91.15	91.15	N/A	100,000	91,148
340	2	100.63	100.63	95.60	12.14	105.26	88.41	112.84	N/A	42,500	40,629
344	3	99.86	97.81	95.07	4.07	102.88	90.69	102.88	N/A	67,166	63,854
350	1	80.13	80.13	80.13			80.13	80.13	N/A	200,000	160,262
352	3	82.53	100.51	118.97	22.99	84.49	81.03	137.96	N/A	336,500	400,326
353	7	98.00	91.37	89.69	9.03	101.87	67.46	102.95	67.46 to 102.95	39,357	35,299
406	3	98.06	119.74	71.37	63.24	167.77	37.55	223.60	N/A	7,500	5,352
419	4	101.06	101.75	88.45	22.95	115.03	69.07	135.81	N/A	242,641	214,627
435	1	100.05	100.05	100.05			100.05	100.05	N/A	320,000	320,149
442	5	74.12	78.24	76.82	17.39	101.84	58.08	99.18	N/A	63,650	48,897
447	1	69.50	69.50	69.50			69.50	69.50	N/A	32,530	22,608
528	2	103.25	103.25	103.11	3.55	100.13	99.58	106.91	N/A	98,500	101,568
554	1	97.94	97.94	97.94			97.94	97.94	N/A	125,000	122,420
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	110.25	110.25	129.54	25.14	85.11	82.53	137.96	N/A	394,750	511,352
03	37	93.99	92.88	89.31	19.16	104.00	22.67	223.60	88.05 to 99.25	85,995	76,799
04											
ALL	39	93.99	93.77	97.30	19.69	96.36	22.67	223.60	88.00 to 99.57	101,829	99,084

2006 Assessment Practices Survey for Seward County

03/20/2006

I. General Office

A. Staffing and Funding Information

The Seward County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate.

1. Deputy on staff: **One**
2. Appraiser(s) on staff: **None**
3. Other full-time employees: **Two**
4. Other part-time employees: **None**
5. Shared employees: **None**
6. Assessor's requested budget for current fiscal year: **\$211,100**
 - a. Does this include employee benefits? **No; the health insurance is paid by the county general budget, the county's share and employees pay a share.**
7. Part of the budget that is dedicated to the computer system: **Yes; \$2,000 each year is put into a sinking fund for server replacement, \$19,500 is in the budget for data processing, Terra Scan maintenance agreement, GIS maintenance through GIS Workshop. The part of the budget that is dedicated to the computer system is not separated.**
8. Adopted budget, or granted budget if different from above: **\$209,600**
 - a. This above amount does include employee benefits? **No; the health insurance is paid by the county general budget, the county's share and employees pay a share.**
9. The amount of the budget set aside for appraisal work; **The amount of \$39,000 is included in the budget.**
10. Amount of the total budget set aside for education/workshops: **\$1,500 which was cut from \$2,000.**
11. Appraisal/Reappraisal budget, if not part of the total budget: **None**
12. Other miscellaneous funds: **\$500**

13. Total budget: **\$209,600**

a. None of last year's budget was not used: **Approximately \$500.**

B. Residential Appraisal Information

Seward County completed a comprehensive county wide reappraisal from 1997 through 2000. In the years following, reappraisal of the various Assessor locations/market areas have been reappraised with an in house market analysis and inspections as needed. The Marshall and Swift costs that are applied to each reappraisal are the current cost date for that year.

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

2. Valuation done by: **Assessor**

3. Date of last appraisal: ¹

Urban Residential: 2006 Garland, Goehner & Pleasant Dale 2005 Seward & Milford	Suburban Residential: 2006 Grover 2005 Seward & Milford	Rural Residential: 2006 Ranges 1 & 2 2005 Range 3
--	---	---

4. Date of last "update": ²

Urban Residential: 2006 Garland, Goehner & Pleasant Dale 2005 Seward & Milford	Suburban Residential: 2006 Grover 2005 Seward & Milford	Rural Residential: 2006 Ranges 1 & 2 2005 Range 3
--	---	---

5. Pickup work done by: ³**Staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	272	0	53	325

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

Urban Residential: 2005 Seward & Milford	Suburban Residential: 2005 Seward & Milford	Rural Residential: 2005 Range 3
--	---	---

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

Urban Residential:
1997

Suburban Residential:
1997

Rural Residential:
1997

The tables in the CAMA program were built from market analysis; the depreciation schedules stay the same. Market analysis is completed each time an area is reappraised with an economic deprecation factor established. Cost tables updated as appraisal work is completed for the area that is being appraised.

8. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴ **Residential properties in Seward County are valued using only the Cost Approach to Value and not the Market or Sales Comparison Approaches to value.**

9. Number of market areas/neighborhoods for this property class: **Neighborhood areas are used to define market areas for the residential properties. There are approximately 20 different market residential areas. Market areas are defined by the same market forces that are used to establish the land values.**

10. How are these defined? **The neighborhood areas are defined by the combining similar residential subdivisions. Subdivisions are where the structures are similar in age, quality and basic construction. The town of Seward maintains the majority of the neighborhood areas with the small towns generally identified as single areas.**

C. Commercial/Industrial Appraisal Information

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

2. Valuation done by: **Contract Appraiser**

3. Date of last appraisal: ¹ **2006 Appraisal of the multifamily apartments in Seward, Milford and Pleasant Dale.**

Commercial: **2000**

Industrial: **2000**

4. Date of last “update”: ²

Commercial: **2000**

Industrial: **2000**

5. Pickup work done by whom: ³ **The pickup work is done by the contract appraiser.**

Property Type	# of Permits	# Of Info. Statements	Other		Total
Commercial	21	0	3		24

The 5 commercial “Other” were unreported changes picked up by staff.

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

Commercial: **1999**

Industrial: **1999**

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

Commercial: **2000**

Industrial: **2000**

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 cost approach is predominantly used for the valuation of the commercial properties in Seward County. If a parcel is called up in a protest an income approach is developed to support the cost approach.**

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 **The predominant valuation process in this county is to depend on the Cost Approach to Value. The Sales Comparison Approach to value is not developed or used.**

10. Number of market areas/neighborhoods for this property class? **There are market areas that are defined by land value analysis. Examples would be areas defined as the interstate interchanges.**

11. How are these defined? **The analysis used to define the land values are use to define the market areas.**

D. Agricultural Appraisal Information

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

2. Valuation done by: **Assessor**

3. Date of last appraisal: ¹ **2005 Re-valued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in market area 1. Changed 1D1, 1D and 3D1 in market area 3. Analyzed and changed market/recapture values in all the LCG’s in the special valuation market area 2.**

4. Date of last “update”: ² **2005**

5. Pickup work done by whom: ³ **Deputy Assessor**

Property Type	# of Permits	# of Info. Statements	Other		Total
Agricultural	39	15	283		337

Appraisal maintenance, many of the 283 agricultural other changes includes recounts of land use changes discovered through developing the land use layer in GIS, FSA map records verification and reported by property owners. The remaining were unreported changes due to our inspection of the south half of the county's rural properties.

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

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

8. What is the date of the soil survey currently used? **1974**

9. What date was the last countywide land use study completed? **2003 Land use is a continuous project with a part of the county being completed each year.**

a. By what method? **When other than part of the above mentioned rotation process, once identified as a possible change a physical inspection is completed.**

b. By whom? **County Staff**

c. What proportion is complete / implemented at this time? **It takes approximately four years to do a complete review of the county.**

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

11. How are these defined? **There are two market areas that are defined by the topography and accessibility to irrigation water. One market area has access and the other has limited irrigation potential. The third market area is defined by both topography and the proximity to the development spilling over from Lancaster County.**

12. Has the county implemented special valuation for agricultural land within the county? **Yes, part of the county, the market has demonstrated a need for special value.**

E. Computer, Automation Information and GIS

1. Administrative software: **TerraScan**

2. CAMA software: **TerraScan**

3. Cadastral maps; **Were purchased in 1966 and are maintained by the County Assessors office.**

GIS software: **The county is moving to using GIS maps with GIS Workshop. The GIS maps have not yet replaced the cadastral maps at this time.**

a. Who maintains the Cadastral Maps? **Assessment Staff**

b. Who maintains the GIS software **GIS Workshop** and the maps **are maintained by the county assessor office staff.**

4. Personal Property software: **TerraScan**

F. Zoning Information

1. Does the county have zoning? **Yes**

a. If so, is the zoning county wide? **Yes**

b. What municipalities in the county are zoned?

Beaver Crossing

Pleasant Dale

Garland

Seward *

Goehner

Utica

Milford

*County Seat

c. When was zoning implemented? **1973 And the comprehensive plan was updated in 1995. The county board is looking into a total review of the comprehensive plan.**

G. Contracted Services

1. Appraisal Services: **Jon Fritz does all commercial & industrial valuations including pickup work, sales and maintenance. Assists in residential market studies and has been doing reappraisal of towns as needed. Jon assists in other requests from the assessor, including difficult to value properties. Did reappraisal of Seward residential acreages in the west one half of the county.**

2. Other Services: **TerraScan software package for administrative and CAMA including Marshall and Swift. GIS Workshop maintains and supports the GIS.**

II. Assessment Actions

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

1. Residential:

Reviewed sales

Reappraisal of the acreages in the west half of the county. (Completes a 3 year process of county-wide acreage reappraisal)

Completed pickup work and building permits on new construction.

Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006.

Increased by five percent (5%) on the houses on properties classified as farms in the west half of the county.

Appraisal update on residential properties in the towns of Garland, Goehner, Grover and Pleasant Dale.

Reviewed and recalculated cash flow discounts on new subdivisions that were discounted and re-classified some neighborhoods in Seward as the market analysis indicated.

2. Commercial:

Reviewed the sales to see if the 2000 county's comprehensive reappraisal was staying with the current market.

Completed pickup work and building permits on new construction.

Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006.

Reviewed and revalued tower sites on improvements on leased land (IOLL).

Revalued land in Garland, Goehner, Grover and Pleasant Dale.

Reappraisal of the apartment buildings in the county (Seward, Milford and Pleasant Dale).

3. Agricultural:

Reviewed the sales.

Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.

Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.

Verified the existing market areas still follow the market trends.

Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in market area 1. Changed 1D1, 1D and 3D1 in market area 3.

Analyzed and changed market/recapture values in all the LCG's in the special valuation market area 2.

Endnotes:

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

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

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

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

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

County 80 - Seward

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 9,899	Value 1,229,875,134	Total Growth 24,510,308 (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	398	4,646,546	125	2,363,324	216	4,832,239	739	11,842,109	
2. Res Improv Land	3,711	55,259,417	334	8,914,379	933	30,808,835	4,978	94,982,631	
3. Res Improvements	3,805	309,937,319	346	42,508,288	999	120,958,188	5,150	473,403,795	
4. Res Total	4,203	369,843,282	471	53,785,991	1,215	156,599,262	5,889	580,228,535	16,369,053
% of Total	71.37	63.74	7.99	9.26	20.63	26.98	59.49	47.17	66.78
5. Rec UnImp Land	0	0	1	389	0	0	1	389	
6. Rec Improv Land	0	0	3	142,723	4	56,235	7	198,958	
7. Rec Improvements	1	1,384	4	354,657	35	627,850	40	983,891	
8. Rec Total	1	1,384	5	497,769	35	684,085	41	1,183,238	13,072
% of Total	2.43	0.11	12.19	42.06	85.36	57.81	0.41	0.09	0.05
Res+Rec Total	4,204	369,844,666	476	54,283,760	1,250	157,283,347	5,930	581,411,773	16,382,125
% of Total	70.89	63.61	8.02	9.33	21.07	27.05	59.90	47.27	66.83

County 80 - Seward

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 9,899	Value 1,229,875,134	Total Growth 24,510,308 (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	65	974,128	4	112,411	30	471,758	99	1,558,297	
10. Comm Improv Land	433	10,406,221	18	390,536	41	3,918,326	492	14,715,083	
11. Comm Improvements	463	58,961,265	25	5,108,722	67	14,325,161	555	78,395,148	
12. Comm Total	528	70,341,614	29	5,611,669	97	18,715,245	654	94,668,528	5,202,069
% of Total	80.73	74.30	4.43	5.92	14.83	19.76	6.60	7.69	21.22
13. Ind UnImp Land	5	29,117	0	0	0	0	5	29,117	
14. Ind Improv Land	7	913,970	1	122,250	0	0	8	1,036,220	
15. Ind Improvements	7	11,711,843	1	2,946,948	0	0	8	14,658,791	
16. Ind Total	12	12,654,930	1	3,069,198	0	0	13	15,724,128	0
% of Total	92.30	80.48	7.69	19.51	0.00	0.00	0.13	1.27	0.00
Comm+Ind Total	540	82,996,544	30	8,680,867	97	18,715,245	13	15,724,128	0
% of Total	80.95	75.18	4.49	7.86	14.54	16.95	6.73	8.97	21.22
17. Taxable Total	4,744	452,841,210	506	62,964,627	1,347	175,998,592	6,597	691,804,429	21,584,194
% of Total	71.91	65.45	7.67	7.84	20.41	22.73	66.64	56.24	88

County 80 - Seward

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	365	60	111	536

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	594,752	226	28,316,176	1,807	239,012,335	2,040	267,923,263
28. Ag-Improved Land	0	0	121	19,255,234	1,009	166,015,393	1,130	185,270,627
29. Ag-Improvements	0	0	128	10,059,195	1,134	74,817,620	1,262	84,876,815
30. Ag-Total Taxable							3,302	538,070,705

County 80 - Seward

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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	36,000	
32. HomeSite Improv Land	0	0.000	0	83	84.000	1,013,000	
33. HomeSite Improvements	0		0	82		7,338,175	
34. HomeSite Total							
35. FarmSite UnImp Land	2	126.280	256,620	1	1.000	1,750	
36. FarmSite Impr Land	0	0.000	0	37	80.720	223,550	
37. FarmSite Improv	0		0	123		2,721,020	
38. FarmSite Total							
39. Road & Ditches		0.770			594.210		
40. Other-Non Ag Use		0.000	0		100.480	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	10	10.000	119,045	13	13.000	155,045	
32. HomeSite Improv Land	701	704.000	8,471,000	784	788.000	9,484,000	
33. HomeSite Improvements	686		56,551,394	768		63,889,569	2,926,114
34. HomeSite Total				781	801.000	73,528,614	
35. FarmSite UnImp Land	21	48.850	156,028	24	176.130	414,398	
36. FarmSite Impr Land	320	397.290	876,673	357	478.010	1,100,223	
37. FarmSite Improv	1,103		18,266,226	1,226		20,987,246	0
38. FarmSite Total				1,250	654.140	22,501,867	
39. Road & Ditches		6,112.500			6,707.480		
40. Other-Non Ag Use		251.910	0		352.390	0	
41. Total Section VI				2,031	8,515.010	96,030,481	2,926,114

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	3	345.020	257,214
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	12	1,194.550	785,198	15	1,539.570	1,042,412

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	98	9,687.150	9,926,117
44. Recapture Val			0			14,187,432
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	819	84,554.340	76,319,826	917	94,241.490	86,245,943
44. Recapture Val			118,284,533			132,471,965

County 80 - Seward

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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	2,890.920	6,167,889	34,418.740	73,268,728	37,309.660	79,436,617
46. 1A	0.000	0	2,035.700	4,168,694	28,454.770	58,090,058	30,490.470	62,258,752
47. 2A1	0.000	0	54.690	95,708	1,294.260	2,264,375	1,348.950	2,360,083
48. 2A	0.000	0	1,053.590	1,840,187	9,170.780	16,024,145	10,224.370	17,864,332
49. 3A1	0.000	0	686.830	1,060,993	11,960.170	18,501,295	12,647.000	19,562,288
50. 3A	0.000	0	1,740.720	2,698,126	11,385.090	17,633,378	13,125.810	20,331,504
51. 4A1	0.000	0	410.660	470,681	8,202.900	9,335,255	8,613.560	9,805,936
52. 4A	0.000	0	139.070	97,349	3,678.160	2,574,712	3,817.230	2,672,061
53. Total	0.000	0	9,012.180	16,599,627	108,564.870	197,691,946	117,577.050	214,291,573
Dryland:								
54. 1D1	6.670	12,006	1,042.030	1,857,804	10,255.130	18,272,054	11,303.830	20,141,864
55. 1D	28.300	50,940	1,065.150	1,913,070	14,040.280	25,154,103	15,133.730	27,118,113
56. 2D1	0.000	0	22.480	29,422	1,109.890	1,607,866	1,132.370	1,637,288
57. 2D	0.000	0	415.500	599,119	3,388.570	4,893,511	3,804.070	5,492,630
58. 3D1	26.960	32,352	684.880	819,966	7,903.480	9,477,057	8,615.320	10,329,375
59. 3D	0.000	0	437.710	450,845	3,389.090	3,486,955	3,826.800	3,937,800
60. 4D1	58.010	57,430	555.180	539,954	7,750.210	7,562,264	8,363.400	8,159,648
61. 4D	6.450	3,548	134.480	73,970	2,063.510	1,135,003	2,204.440	1,212,521
62. Total	126.390	156,276	4,357.410	6,284,150	49,900.160	71,588,813	54,383.960	78,029,239
Grass:								
63. 1G1	0.000	0	92.330	55,877	619.650	379,577	711.980	435,454
64. 1G	0.000	0	110.940	70,177	792.580	528,509	903.520	598,686
65. 2G1	0.000	0	69.120	32,477	993.470	516,998	1,062.590	549,475
66. 2G	0.000	0	149.680	77,477	459.780	247,218	609.460	324,695
67. 3G1	0.000	0	151.810	72,810	1,793.830	964,638	1,945.640	1,037,448
68. 3G	0.000	0	198.050	81,370	444.370	182,264	642.420	263,634
69. 4G1	0.000	0	321.280	140,419	2,993.450	1,351,832	3,314.730	1,492,251
70. 4G	0.000	0	799.290	228,057	7,219.100	2,126,701	8,018.390	2,354,758
71. Total	0.000	0	1,892.500	758,664	15,316.230	6,297,737	17,208.730	7,056,401
72. Waste	7.000	490	184.740	12,932	1,696.130	118,742	1,887.870	132,164
73. Other	2.300	161	11.900	833	145.370	9,759	159.570	10,753
74. Exempt	0.000		52.010		210.930		262.940	
75. Total	135.690	156,927	15,458.730	23,656,206	175,622.760	275,706,997	191,217.180	299,520,130

County 80 - Seward

2006 County Abstract of Assessment for Real Property, Form 45

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	117.180	197,406	321.300	545,610	438.480	743,016
46. 1A	0.000	0	51.850	85,553	229.070	377,141	280.920	462,694
47. 2A1	0.000	0	14.500	21,750	137.420	206,130	151.920	227,880
48. 2A	0.000	0	1.000	1,375	272.190	370,124	273.190	371,499
49. 3A1	0.000	0	17.860	20,718	135.330	156,983	153.190	177,701
50. 3A	0.000	0	10.800	11,124	64.570	65,218	75.370	76,342
51. 4A1	0.000	0	34.370	34,026	46.970	45,330	81.340	79,356
52. 4A	0.000	0	18.210	10,926	62.790	37,674	81.000	48,600
53. Total	0.000	0	265.770	382,878	1,269.640	1,804,210	1,535.410	2,187,088
Dryland:								
54. 1D1	0.000	0	928.910	1,545,321	3,350.740	5,585,117	4,279.650	7,130,438
55. 1D	0.000	0	958.960	1,592,168	5,281.260	8,703,389	6,240.220	10,295,557
56. 2D1	0.000	0	579.400	796,098	4,898.210	6,734,547	5,477.610	7,530,645
57. 2D	0.000	0	271.930	373,909	3,145.860	4,328,349	3,417.790	4,702,258
58. 3D1	0.000	0	986.990	1,163,920	7,496.960	8,825,934	8,483.950	9,989,854
59. 3D	0.000	0	388.520	402,568	6,351.770	6,498,452	6,740.290	6,901,020
60. 4D1	0.000	0	1,000.460	978,580	7,580.190	7,466,937	8,580.650	8,445,517
61. 4D	0.000	0	271.650	149,410	2,684.630	1,476,570	2,956.280	1,625,980
62. Total	0.000	0	5,386.820	7,001,974	40,789.620	49,619,295	46,176.440	56,621,269
Grass:								
63. 1G1	0.000	0	36.700	21,660	149.990	122,784	186.690	144,444
64. 1G	0.000	0	93.250	66,872	601.160	467,586	694.410	534,458
65. 2G1	0.000	0	367.230	199,158	2,414.890	1,773,956	2,782.120	1,973,114
66. 2G	0.000	0	85.220	59,388	1,199.360	863,140	1,284.580	922,528
67. 3G1	0.000	0	291.510	163,810	3,426.550	2,069,255	3,718.060	2,233,065
68. 3G	0.000	0	334.330	171,592	5,544.870	2,997,444	5,879.200	3,169,036
69. 4G1	0.000	0	641.490	307,829	5,645.760	2,806,522	6,287.250	3,114,351
70. 4G	0.000	0	1,033.610	336,637	14,003.920	4,300,940	15,037.530	4,637,577
71. Total	0.000	0	2,883.340	1,326,946	32,986.500	15,401,627	35,869.840	16,728,573
72. Waste	0.000	0	122.140	8,550	1,770.810	128,060	1,892.950	136,610
73. Other	0.000	0	9.430	660	50.110	3,509	59.540	4,169
74. Exempt	0.000		9.660		59.700		69.360	
75. Total	0.000	0	8,667.500	8,721,008	76,866.680	66,956,701	85,534.180	75,677,709

County 80 - Seward

2006 County Abstract of Assessment for Real Property, Form 45

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	713.340	1,210,878	1,499.580	2,539,686	2,212.920	3,750,564
46. 1A	0.000	0	206.920	338,946	981.790	1,612,535	1,188.710	1,951,481
47. 2A1	0.000	0	29.000	43,500	93.030	139,545	122.030	183,045
48. 2A	0.000	0	222.200	301,385	780.200	1,069,674	1,002.400	1,371,059
49. 3A1	0.000	0	93.630	108,868	381.430	450,089	475.060	558,957
50. 3A	0.000	0	36.590	37,688	323.100	331,504	359.690	369,192
51. 4A1	0.000	0	57.630	55,885	211.020	207,351	268.650	263,236
52. 4A	0.000	0	59.250	35,550	43.410	26,046	102.660	61,596
53. Total	0.000	0	1,418.560	2,132,700	4,313.560	6,376,430	5,732.120	8,509,130
Dryland:								
54. 1D1	24.000	40,200	1,625.900	2,713,500	7,577.090	12,562,985	9,226.990	15,316,685
55. 1D	26.790	44,204	2,366.720	3,891,353	6,688.190	10,999,684	9,081.700	14,935,241
56. 2D1	23.000	31,625	189.160	258,926	1,011.380	1,390,073	1,223.540	1,680,624
57. 2D	24.330	33,454	963.900	1,309,846	2,922.780	3,971,538	3,911.010	5,314,838
58. 3D1	15.740	18,574	1,248.430	1,468,968	5,316.360	6,269,319	6,580.530	7,756,861
59. 3D	7.000	7,210	188.000	192,201	1,372.800	1,413,994	1,567.800	1,613,405
60. 4D1	2.000	1,980	1,390.050	1,347,903	6,566.560	6,415,142	7,958.610	7,765,025
61. 4D	5.450	2,998	215.020	118,269	654.620	360,060	875.090	481,327
62. Total	128.310	180,245	8,187.180	11,300,966	32,109.780	43,382,795	40,425.270	54,864,006
Grass:								
63. 1G1	0.000	0	43.930	22,553	242.440	177,869	286.370	200,422
64. 1G	0.000	0	78.960	37,490	335.500	221,938	414.460	259,428
65. 2G1	0.000	0	98.000	51,136	809.120	449,778	907.120	500,914
66. 2G	0.000	0	44.010	19,421	348.000	188,983	392.010	208,404
67. 3G1	0.000	0	119.740	56,629	777.700	447,682	897.440	504,311
68. 3G	0.000	0	14.330	5,732	79.660	40,684	93.990	46,416
69. 4G1	0.000	0	241.930	95,812	1,270.570	614,658	1,512.500	710,470
70. 4G	2.000	260	626.120	160,415	2,496.750	758,976	3,124.870	919,651
71. Total	2.000	260	1,267.020	449,188	6,359.740	2,900,568	7,628.760	3,350,016
72. Waste	10.000	700	470.140	32,912	1,113.820	77,970	1,593.960	111,582
73. Other	0.000	0	59.000	4,130	50.290	3,521	109.290	7,651
74. Exempt	0.000		79.470		8.830		88.300	
75. Total	140.310	181,205	11,401.900	13,919,896	43,947.190	52,741,284	55,489.400	66,842,385

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	10,696.510	19,115,205	114,148.070	205,872,586	124,844.580	224,987,791
77.Dry Land	254.700	336,521	17,931.410	24,587,090	122,799.560	164,590,903	140,985.670	189,514,514
78.Grass	2.000	260	6,042.860	2,534,798	54,662.470	24,599,932	60,707.330	27,134,990
79.Waste	17.000	1,190	777.020	54,394	4,580.760	324,772	5,374.780	380,356
80.Other	2.300	161	80.330	5,623	245.770	16,789	328.400	22,573
81.Exempt	0.000	0	141.140	0	279.460	0	420.600	0
82.Total	276.000	338,132	35,528.130	46,297,110	296,436.630	395,404,982	332,240.760	442,040,224

2006 Agricultural Land Detail

County 80 - Seward

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	37,309.660	31.73%	79,436,617	37.07%	2,129.116
1A	30,490.470	25.93%	62,258,752	29.05%	2,041.908
2A1	1,348.950	1.15%	2,360,083	1.10%	1,749.570
2A	10,224.370	8.70%	17,864,332	8.34%	1,747.230
3A1	12,647.000	10.76%	19,562,288	9.13%	1,546.792
3A	13,125.810	11.16%	20,331,504	9.49%	1,548.971
4A1	8,613.560	7.33%	9,805,936	4.58%	1,138.430
4A	3,817.230	3.25%	2,672,061	1.25%	700.000
Irrigated Total	117,577.050	100.00%	214,291,573	100.00%	1,822.562

Dry:

1D1	11,303.830	20.79%	20,141,864	25.81%	1,781.861
1D	15,133.730	27.83%	27,118,113	34.75%	1,791.898
2D1	1,132.370	2.08%	1,637,288	2.10%	1,445.894
2D	3,804.070	6.99%	5,492,630	7.04%	1,443.882
3D1	8,615.320	15.84%	10,329,375	13.24%	1,198.954
3D	3,826.800	7.04%	3,937,800	5.05%	1,029.005
4D1	8,363.400	15.38%	8,159,648	10.46%	975.637
4D	2,204.440	4.05%	1,212,521	1.55%	550.035
Dry Total	54,383.960	100.00%	78,029,239	100.00%	1,434.784

Grass:

1G1	711.980	4.14%	435,454	6.17%	611.609
1G	903.520	5.25%	598,686	8.48%	662.615
2G1	1,062.590	6.17%	549,475	7.79%	517.109
2G	609.460	3.54%	324,695	4.60%	532.758
3G1	1,945.640	11.31%	1,037,448	14.70%	533.216
3G	642.420	3.73%	263,634	3.74%	410.376
4G1	3,314.730	19.26%	1,492,251	21.15%	450.187
4G	8,018.390	46.59%	2,354,758	33.37%	293.669
Grass Total	17,208.730	100.00%	7,056,401	100.00%	410.047

Irrigated Total	117,577.050	61.49%	214,291,573	71.54%	1,822.562
Dry Total	54,383.960	28.44%	78,029,239	26.05%	1,434.784
Grass Total	17,208.730	9.00%	7,056,401	2.36%	410.047
Waste	1,887.870	0.99%	132,164	0.04%	70.006
Other	159.570	0.08%	10,753	0.00%	67.387
Exempt	262.940	0.14%			
Market Area Total	191,217.180	100.00%	299,520,130	100.00%	1,566.387

As Related to the County as a Whole

Irrigated Total	117,577.050	94.18%	214,291,573	95.25%	
Dry Total	54,383.960	38.57%	78,029,239	41.17%	
Grass Total	17,208.730	28.35%	7,056,401	26.00%	
Waste	1,887.870	35.12%	132,164	34.75%	
Other	159.570	48.59%	10,753	47.64%	
Exempt	262.940	62.52%			
Market Area Total	191,217.180	57.55%	299,520,130	67.76%	

2006 Agricultural Land Detail

County 80 - Seward

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	438.480	28.56%	743,016	33.97%	1,694.526
1A	280.920	18.30%	462,694	21.16%	1,647.066
2A1	151.920	9.89%	227,880	10.42%	1,500.000
2A	273.190	17.79%	371,499	16.99%	1,359.855
3A1	153.190	9.98%	177,701	8.13%	1,160.003
3A	75.370	4.91%	76,342	3.49%	1,012.896
4A1	81.340	5.30%	79,356	3.63%	975.608
4A	81.000	5.28%	48,600	2.22%	600.000
Irrigated Total	1,535.410	100.00%	2,187,088	100.00%	1,424.432

Dry:

1D1	4,279.650	9.27%	7,130,438	12.59%	1,666.126
1D	6,240.220	13.51%	10,295,557	18.18%	1,649.870
2D1	5,477.610	11.86%	7,530,645	13.30%	1,374.804
2D	3,417.790	7.40%	4,702,258	8.30%	1,375.818
3D1	8,483.950	18.37%	9,989,854	17.64%	1,177.500
3D	6,740.290	14.60%	6,901,020	12.19%	1,023.846
4D1	8,580.650	18.58%	8,445,517	14.92%	984.251
4D	2,956.280	6.40%	1,625,980	2.87%	550.008
Dry Total	46,176.440	100.00%	56,621,269	100.00%	1,226.193

Grass:

1G1	186.690	0.52%	144,444	0.86%	773.710
1G	694.410	1.94%	534,458	3.19%	769.657
2G1	2,782.120	7.76%	1,973,114	11.79%	709.212
2G	1,284.580	3.58%	922,528	5.51%	718.155
3G1	3,718.060	10.37%	2,233,065	13.35%	600.599
3G	5,879.200	16.39%	3,169,036	18.94%	539.025
4G1	6,287.250	17.53%	3,114,351	18.62%	495.343
4G	15,037.530	41.92%	4,637,577	27.72%	308.400
Grass Total	35,869.840	100.00%	16,728,573	100.00%	466.368

Irrigated Total	1,535.410	1.80%	2,187,088	2.89%	1,424.432
Dry Total	46,176.440	53.99%	56,621,269	74.82%	1,226.193
Grass Total	35,869.840	41.94%	16,728,573	22.11%	466.368
Waste	1,892.950	2.21%	136,610	0.18%	72.167
Other	59.540	0.07%	4,169	0.01%	70.020
Exempt	69.360	0.08%			
Market Area Total	85,534.180	100.00%	75,677,709	100.00%	884.765

As Related to the County as a Whole

Irrigated Total	1,535.410	1.23%	2,187,088	0.97%	
Dry Total	46,176.440	32.75%	56,621,269	29.88%	
Grass Total	35,869.840	59.09%	16,728,573	61.65%	
Waste	1,892.950	35.22%	136,610	35.92%	
Other	59.540	18.13%	4,169	18.47%	
Exempt	69.360	16.49%			
Market Area Total	85,534.180	25.74%	75,677,709	17.12%	

2006 Agricultural Land Detail

County 80 - Seward

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,212.920	38.61%	3,750,564	44.08%	1,694.848
1A	1,188.710	20.74%	1,951,481	22.93%	1,641.679
2A1	122.030	2.13%	183,045	2.15%	1,500.000
2A	1,002.400	17.49%	1,371,059	16.11%	1,367.776
3A1	475.060	8.29%	558,957	6.57%	1,176.602
3A	359.690	6.27%	369,192	4.34%	1,026.417
4A1	268.650	4.69%	263,236	3.09%	979.847
4A	102.660	1.79%	61,596	0.72%	600.000
Irrigated Total	5,732.120	100.00%	8,509,130	100.00%	1,484.464

Dry:

1D1	9,226.990	22.82%	15,316,685	27.92%	1,659.987
1D	9,081.700	22.47%	14,935,241	27.22%	1,644.542
2D1	1,223.540	3.03%	1,680,624	3.06%	1,373.575
2D	3,911.010	9.67%	5,314,838	9.69%	1,358.942
3D1	6,580.530	16.28%	7,756,861	14.14%	1,178.759
3D	1,567.800	3.88%	1,613,405	2.94%	1,029.088
4D1	7,958.610	19.69%	7,765,025	14.15%	975.676
4D	875.090	2.16%	481,327	0.88%	550.031
Dry Total	40,425.270	100.00%	54,864,006	100.00%	1,357.171

Grass:

1G1	286.370	3.75%	200,422	5.98%	699.870
1G	414.460	5.43%	259,428	7.74%	625.942
2G1	907.120	11.89%	500,914	14.95%	552.202
2G	392.010	5.14%	208,404	6.22%	531.629
3G1	897.440	11.76%	504,311	15.05%	561.943
3G	93.990	1.23%	46,416	1.39%	493.839
4G1	1,512.500	19.83%	710,470	21.21%	469.732
4G	3,124.870	40.96%	919,651	27.45%	294.300
Grass Total	7,628.760	100.00%	3,350,016	100.00%	439.129

Irrigated Total	5,732.120	10.33%	8,509,130	12.73%	1,484.464
Dry Total	40,425.270	72.85%	54,864,006	82.08%	1,357.171
Grass Total	7,628.760	13.75%	3,350,016	5.01%	439.129
Waste	1,593.960	2.87%	111,582	0.17%	70.003
Other	109.290	0.20%	7,651	0.01%	70.006
Exempt	88.300	0.16%			
Market Area Total	55,489.400	100.00%	66,842,385	100.00%	1,204.597

As Related to the County as a Whole

Irrigated Total	5,732.120	4.59%	8,509,130	3.78%	
Dry Total	40,425.270	28.67%	54,864,006	28.95%	
Grass Total	7,628.760	12.57%	3,350,016	12.35%	
Waste	1,593.960	29.66%	111,582	29.34%	
Other	109.290	33.28%	7,651	33.89%	
Exempt	88.300	20.99%			
Market Area Total	55,489.400	16.70%	66,842,385	15.12%	

2006 Agricultural Land Detail

County 80 - Seward

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	10,696.510	19,115,205	114,148.070	205,872,586
Dry	254.700	336,521	17,931.410	24,587,090	122,799.560	164,590,903
Grass	2.000	260	6,042.860	2,534,798	54,662.470	24,599,932
Waste	17.000	1,190	777.020	54,394	4,580.760	324,772
Other	2.300	161	80.330	5,623	245.770	16,789
Exempt	0.000	0	141.140	0	279.460	0
Total	276.000	338,132	35,528.130	46,297,110	296,436.630	395,404,982

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	124,844.580	224,987,791	124,844.580	37.58%	224,987,791	50.90%	1,802.143
Dry	140,985.670	189,514,514	140,985.670	42.43%	189,514,514	42.87%	1,344.211
Grass	60,707.330	27,134,990	60,707.330	18.27%	27,134,990	6.14%	446.980
Waste	5,374.780	380,356	5,374.780	1.62%	380,356	0.09%	70.766
Other	328.400	22,573	328.400	0.10%	22,573	0.01%	68.736
Exempt	420.600	0	420.600	0.13%	0	0.00%	0.000
Total	332,240.760	442,040,224	332,240.760	100.00%	442,040,224	100.00%	1,330.481

* Department of Property Assessment & Taxation Calculates

**Seward County
2005 Plan of Assessment
For years 2006, 2007 & 2008**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned to the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

Assessment Statistics for 2005:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	99%	6.67	100.75
Commercial	98%	15.83	105.72
Agricultural Land			
Unimproved	78%	9.91	105.59
Special Value	77%	8.92	103.67
Recapture Value	77%	14.02	95.07

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) The average absolute deviation divided by the median

PRD: (Price Related Differential) The mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

General Description of Real Property in Seward County;

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

	<u>#Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	5,872	59.84%	46.88%
Commercial	652	6.64%	7.39%
Industrial	13	.13%	1.33%
Recreational	41	.42%	.10%
Agricultural	2,328	23.73%	37.01%
Special Value	907	9.24%	7.29%

Office Staff and Budget Information

Seward County Assessor's Office currently employs 2 full time personnel, 1 temporary part time person and a part time contract Appraiser besides the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Property Assessment and Taxation. Staff salaries are included in the office's budget presented to the County Board each year.

Goals

The main goal for the Seward County Assessor's Office is to do the best job that we can to maintain fair and equitable values and to meet the statutory statistical requirements with the resources available.

Procedures Manual

Procedures have been established in the office and are updated as needed. The Department of Property Assessment and Taxation Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office.

Responsibilities

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system. The office staff has completed identifying each parcel and attaching the parcel identification number used in the Terra Scan CAMA system. A land use layer is in the process of being developed. Other layers will be developed in the future.

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property and Personal Property
- Assessor Survey
- Certification of Values to Political Subdivision
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report

Homestead Exemptions - Homestead Exemption applications are accepted in the office from February 1st through June 30. They are verified that the applicant is owner/occupant. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. The State returns a roster in October of approved (with a percentage) and disapproved for final processing.

Personal Property - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before August 1st a 10 percent penalty is applied and on August 1st and after a 25 percent penalty is applied. Every year for two weeks in February and April advertisements are published in the local newspapers and a weekly news supplement for non-subscribers. Out of county filers receive the actual schedule in the mail to review, correct and return. All in county filers receive a mailer reminding it is time to file their personal property. This office documents at least 4-6 reminders to those who need to file personal property.

Permissive Exemptions - Administer annual filings of applications for new or continued exempt use or continued exempt use, review and make recommendations to the county board.

Taxable Government Owned Property - Annual review of government owned property not used public purpose, send notices of intent to tax, etc.

Centrally Assessed Properties - Review the valuations as certified by the Department of Property Assessment and Taxation. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the county board's approval.

County Board of Equalization - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC Appeals - Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

Real Property: A four-year comprehensive countywide reappraisal of all classes of real property was started for assessment year 1997 and completed for assessment year 2000. The county contracted with an appraisal company for this project. The reappraisal consisted of visiting every property, re-measuring, new photographs of the main structure and interior inspections of homes where permitted. New property record cards were made. The following is a list of what properties were complete in each year.

1997 - Residential properties in the towns of Seward and Milford

1998 - Residential properties in the towns of Beaver Crossing, Bee, Garland, Goehner, Pleasant Dale, Staplehurst, Tamora, Utica and all the acreages

1999 - All improvements on properties classified as farm (residences and outbuildings)

2000 - All commercial and industrial properties in the county.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

For assessment year 2001 the following was reappraised: Bee and Milford residential.

For assessment year 2002 the following was reappraised:

- Seward residential land and changed some boundaries on some neighborhoods and added some new ones. Reappraised the residential properties in the towns of Cordova, Pleasant Dale, and Staplehurst including new lot values.

- Re-priced acreage land in the county. Also, Range 4 houses received a 5% increase and Range 3 received a 3% increase.

- Approximately 550 building and development permits were picked up along with approximately 70 recounts of agricultural land due to use changes or requests.
- Ag Land: Established a 3rd Market Area and expanded Market Area 2 by 8 sections.
 - Market Area 1 is an area defined as such as it lies over an aquifer. It will recognize the possibility of irrigation potential.
 - Market Area 2 is an area defined as Range 4 (six miles wide adjacent to Lancaster County). It was expanded for 2002 by 8 sections, 2 miles closer to Seward and 2 miles on either side of Highway 34. Area 2 is a special valuation area.
 - Market Area 3 is an area defined as such as it does not lie over an aquifer. The probability of irrigation will more than likely be limited to ponds and rivers. The ag values established in this area set the special valuations in Area 2.

For the assessment year 2003, the following changes were made:

Residential:

- Reappraisal of the towns of Garland, Goehner and land in Beaver Crossing
- Range 3 & 4 acreages – increase in land values
- Range 3 acreage houses – increased 3%
- Countywide increased improved site by an additional 2000 valuation
- Reviewed new subdivisions in Seward, recalculated discount cash flow and re-priced some to reflect current market trends
- Completed pickup work – 376 parcels including building permits on new construction

Commercial:

- Reviewed and analyzed sales to see if the comprehensive 2000 reappraisal was staying with the current market
- Revalued land in the towns of Garland, Goehner and Beaver Crossing
- Reviewed neighborhoods in Seward and re-neighborhooded 2 areas
- Completed pickup work – 34 parcels including building permits on new construction

Ag Land:

- Reviewed and analyzed sales to verify Market Areas follow the market trends
- Changed irrigated values in Market Area 1
- Verified land use changes using FSA records and maps. Also verified using contact with property owners and inspection of the property
- Reclassified wetlands into it's own class and valuation
- Started to reclassify CRP into it's own class and valuation
- Completed pickup work on ag improvements and building permits (rural homes and out buildings) – 64

For the assessment year 2004 the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Bee, Utica and improvements only in Beaver Crossing.
- Reappraisal of the acreages in Range 4
- Reappraisal of the platted rural subdivisions in Range 4
- Reviewed new subdivisions in Seward, recalculated discount cash flow and priced some to reflect current market trends
- Completed pickup work and building permits on new construction

- Completed inspections on rural sites, both farms and acreages in the north half of the county (8 precincts) except about two-thirds of A Precinct due to running out of time. Inspected and updated properties for new construction, changes in construction including condition and removal or buildings.

Commercial:

- Reviewed sales to see if the 2000 county's comprehensive reappraisal was staying with the current market.
- Completed pickup work and building permits on new construction.

Agricultural Land:

- Reviewed sales and verified Market Areas still follow the market trends
- Verified land use changes using FSA records and maps, form 13AG (Nebraska Sales and Use Tax Exemption Certificate) along with contact with property owners. Completed such changes and recounted acres on 110 properties.
- Reviewed and made changes for the properties enrolled in CRP as needed.
- Revalued agricultural land as needed to comply with the required level of value.
- Revalued the market (recapture) value as needed to comply with the required level of value.

For assessment year 2005 the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Seward and Milford
- Reappraisal of the acreages in Range 3 (Precincts B, G, J and O)
- Completed pickup work and building permits on new construction
- Completed inspections on rural sites, both farms and acreages in the south half of the county. Picked up unreported improvements.
- Increased by five percent (5%) the houses on properties classified as farms in the east half of the county.

Commercial:

- Reviewed sales
- Completed pickup work

Agricultural land:

- Reviewed sales
- Verified land use changes, completed changes.
- Reviewed and accounted for the properties in CRP.
- Verified Market Areas still follow the market trends.
- Revalued agricultural land as needed to comply with the required level of value.
- Started to create the land use layer in the GIS program.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift costs. We download digital camera photos into the system. Eight by ten color aerial

photos were taken during 2000 and 2001. The aerial photos were scanned into the computer and attached to the property record card.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (replacement cost new). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

The assessment plans for year 2006 are as follows:

Residential:

- ◆ Reappraisal of the towns of Goehner and Pleasant Dale.
- ◆ Reappraisal of the acreages in Ranges 1 and 2. (West ½ of the county)
- ◆ Review and analyze sales. Prioritize other areas that need adjustments. Possible percentage adjustments as budget restraints, personnel limitations and time factors allow keeping values within acceptable range of value.
- ◆ Review and analyze and recalculate newer subdivisions in Seward that already have land values set using discount cash flow. Set values in new subdivisions using a discount cash flow.
- ◆ Complete pickup work, including building permits on new construction.
- ◆ Increase houses on properties classified as farms by 5%.

Commercial:

- ◆ Complete pickup work and building permits on new construction.
- ◆ Review and analyze the sales to see if the county's 2000 comprehensive reappraisal is staying within the current market trends. If not, then prioritize and determine where adjustments will need to be made to maintain the acceptable level of value.
- ◆ Reappraise the apartment buildings in the county.

Ag Land:

- ◆ Review and analyze sales for market trends
- ◆ Review and analyze the 3 market areas
- ◆ Revalue land as needed to comply with the required level of value
- ◆ Continue to monitor land use changes, using FSA records, maps, owner information and inspection of properties

GIS:

- ◆ Continue with digital land use identification and further building of a GIS system for Seward County

The assessment plans for year 2007 are as follows:

Residential:

- Review and analyze sales. Prioritize areas that need appraisal review.
- Complete pickup work, including building permits on new construction.

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review
- Complete pickup work, including building permits on new construction

Agricultural Land:

- Review and analyze sales and analyze market areas
- Review and keep current on CRP and other farm programs
- Monitor and keep current with land use changes

GIS:

- Continue with building of the GIS system adding additional layers.

The assessment plans for year 2008 are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- Complete pickup work, including building permits on new construction

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal and review
- Complete pickup work, including building permits on new construction

Agricultural Land:

- Review and analyze sales and market areas
- Review and keep current with CRP and other farm programs
- Monitor and keep current with land use changes

GIS:

- Continue with building the GIS system adding additional layers

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Date

Marilyn Hladky
Seward County Assessor

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Seward 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

It is my opinion that the level of value of the class of agricultural land in Seward County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Seward County is in compliance with generally accepted mass appraisal practices.

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 Seward County is 79% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Seward County is 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 Seward County is 76% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Seward County is in compliance with generally accepted mass appraisal practices.

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

Recommendations

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

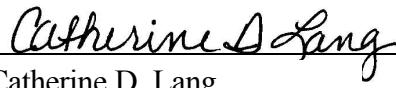
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION For
Seward County**

I Agricultural Land Correlation

The actions of the assessor are supported by the statistics. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report containing 50 sales with a Median of 77 is within the acceptable range for the level of value. The qualitative statistic for the coefficient of dispersion is within the acceptable range, but the qualitative statistic for the price related deferential is some what high. Yet taking this into consideration of the agricultural properties not being a homogeneous grouping of properties of sale can contribute to a greater discrepancy with the quality statistics.

The analysis for the determination for the level and quality of assessment for the unimproved agricultural value (assessed value) is from the analysis of the non-influenced market areas in Seward County, which consists of market areas 1 and 3.

Refer to the following Statistical Analysis:

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4962

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	77	COV:	16.64	95% Median C.I.:	72.03 to 81.07	(!: Derived)
(AgLand) TOTAL Sales Price:	9,108,681	WGT. MEAN:	72	STD:	12.55	95% Wgt. Mean C.I.:	68.94 to 75.89	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,064,581	MEAN:	75	AVG.ABS.DEV:	9.77	95% Mean C.I.:	71.93 to 78.89	
(AgLand) TOTAL Assessed Value:	6,563,715							
AVG. Adj. Sales Price:	181,291	COD:	12.75	MAX Sales Ratio:	98.44			
AVG. Assessed Value:	131,274	PRD:	104.14	MIN Sales Ratio:	42.45			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	2	81.65	81.65	75.00	15.69	108.86	68.84	94.46	N/A	208,797	156,605
10/01/02 TO 12/31/02	4	85.24	80.57	82.44	9.93	97.73	59.38	92.42	N/A	81,056	66,822
01/01/03 TO 03/31/03	8	81.81	83.18	81.67	6.52	101.85	74.55	98.44	74.55 to 98.44	185,968	151,878
04/01/03 TO 06/30/03	3	81.07	84.82	83.56	9.04	101.51	75.70	97.68	N/A	165,600	138,373
07/01/03 TO 09/30/03	1	81.96	81.96	81.96			81.96	81.96	N/A	42,663	34,967
10/01/03 TO 12/31/03	4	77.65	79.32	77.92	5.13	101.80	74.24	87.77	N/A	173,664	135,316
01/01/04 TO 03/31/04	7	74.40	75.19	69.09	12.43	108.83	59.81	96.92	59.81 to 96.92	205,057	141,672
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	4	73.26	73.90	69.09	12.91	106.96	59.10	89.96	N/A	174,375	120,469
10/01/04 TO 12/31/04	8	71.93	68.85	69.39	11.39	99.23	52.65	81.20	52.65 to 81.20	197,013	136,699
01/01/05 TO 03/31/05	7	71.42	69.75	66.39	13.20	105.06	54.29	85.74	54.29 to 85.74	222,090	147,447
04/01/05 TO 06/30/05	2	52.37	52.37	52.64	18.94	99.48	42.45	62.29	N/A	168,625	88,763
<u>Study Years</u>											
07/01/02 TO 06/30/03	17	83.01	82.68	81.08	9.19	101.96	59.38	98.44	75.70 to 92.42	160,374	130,038
07/01/03 TO 06/30/04	12	76.63	77.13	72.16	9.59	106.88	59.81	96.92	71.19 to 84.57	181,059	130,661
07/01/04 TO 06/30/05	21	70.82	68.54	66.86	13.91	102.51	42.45	89.96	59.57 to 76.75	198,356	132,625
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	16	80.84	82.45	81.06	6.64	101.71	74.24	98.44	76.44 to 87.58	170,116	137,898
01/01/04 TO 12/31/04	19	73.04	72.25	69.21	12.21	104.38	52.65	96.92	59.81 to 78.17	195,211	135,114
<u>ALL</u>											
	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4962

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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	
3233	7	83.01	78.36	74.25	16.41	105.53	54.29	98.44	54.29 to 98.44	195,537	145,188	
3235	6	76.92	75.91	73.69	9.43	103.02	62.59	85.65	62.59 to 85.65	162,815	119,981	
3237	8	76.54	75.43	71.82	9.46	105.02	56.26	87.58	56.26 to 87.58	203,115	145,875	
3287	6	77.12	74.07	75.27	16.05	98.41	52.65	92.42	52.65 to 92.42	108,701	81,818	
3289	1	76.44	76.44	76.44			76.44	76.44	N/A	300,000	229,326	
3291	4	59.33	59.52	62.61	14.73	95.06	42.45	76.95	N/A	269,187	168,530	
3457	2	78.91	78.91	78.60	2.73	100.40	76.75	81.07	N/A	223,400	175,587	
3459	4	68.34	72.74	66.66	17.11	109.11	59.81	94.46	N/A	257,037	171,353	
3461	4	81.50	80.68	79.15	8.24	101.93	69.77	89.96	N/A	103,069	81,583	
3511	5	75.70	73.03	72.54	4.14	100.67	64.86	76.83	N/A	185,271	134,401	
3513	1	97.68	97.68	97.68			97.68	97.68	N/A	131,000	127,967	
3515	2	84.86	84.86	85.71	3.42	99.01	81.96	87.77	N/A	60,231	51,625	
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	32	76.09	74.90	72.13	13.44	103.84	42.45	98.44	69.77 to 81.96	190,143	137,149	
3	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830	
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274	
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274	

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NUMBER of Sales:	50	MEDIAN:	77	COV:	16.64	95% Median C.I.:	72.03 to 81.07	(!: Derived)
(AgLand) TOTAL Sales Price:	9,108,681	WGT. MEAN:	72	STD:	12.55	95% Wgt. Mean C.I.:	68.94 to 75.89	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,064,581	MEAN:	75	AVG.ABS.DEV:	9.77	95% Mean C.I.:	71.93 to 78.89	
(AgLand) TOTAL Assessed Value:	6,563,715							
AVG. Adj. Sales Price:	181,291	COD:	12.75	MAX Sales Ratio:	98.44			
AVG. Assessed Value:	131,274	PRD:	104.14	MIN Sales Ratio:	42.45			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	2	76.02	76.02	74.77	6.05	101.67	71.42	80.62	N/A	214,197	160,151
30-0001											
55-0148											
55-0161											
76-0002											
76-0018											
76-0044											
76-0068	1	87.77	87.77	87.77			87.77	87.77	N/A	77,800	68,283
80-0005	6	73.86	72.49	72.24	4.88	100.34	64.86	76.83	64.86 to 76.83	173,309	125,200
80-0009	25	78.17	75.88	73.16	12.15	103.72	52.65	94.46	70.82 to 84.57	157,126	114,954
80-0567	16	76.85	74.91	71.02	16.55	105.48	42.45	98.44	59.57 to 85.05	224,398	159,378
NonValid School											
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	7	85.05	79.76	78.18	14.33	102.03	52.65	96.92	52.65 to 96.92	61,237	47,872
50.01 TO 100.00	23	76.83	75.96	72.91	13.01	104.19	42.45	98.44	73.04 to 84.83	142,243	103,708
100.01 TO 180.00	18	74.23	73.85	72.83	10.16	101.41	56.26	97.68	68.84 to 80.62	254,995	185,705
180.01 TO 330.00	2	67.78	67.78	64.65	11.76	104.84	59.81	75.75	N/A	387,200	250,310
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	74.24	74.10	70.63	14.12	104.91	52.65	98.44	59.59 to 85.74	176,077	124,365
DRY-N/A	21	80.62	76.78	74.26	11.96	103.39	42.45	97.68	72.03 to 84.83	142,921	106,135
IRRGTD	6	75.05	71.95	73.14	8.57	98.38	59.57	83.01	59.57 to 83.01	245,318	179,421
IRRGTD-N/A	6	76.85	77.78	71.60	11.10	108.63	59.81	96.92	59.81 to 96.92	266,333	190,688
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

PA&T 2006 Agricultural Statistics

Base Stat

Query: 4962

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	77	COV:	16.64	95% Median C.I.:	72.03 to 81.07	(! : Derived)
(AgLand) TOTAL Sales Price:	9,108,681	WGT. MEAN:	72	STD:	12.55	95% Wgt. Mean C.I.:	68.94 to 75.89	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,064,581	MEAN:	75	AVG.ABS.DEV:	9.77	95% Mean C.I.:	71.93 to 78.89	
(AgLand) TOTAL Assessed Value:	6,563,715							
AVG. Adj. Sales Price:	181,291	COD:	12.75	MAX Sales Ratio:	98.44			
AVG. Assessed Value:	131,274	PRD:	104.14	MIN Sales Ratio:	42.45			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	22	74.39	75.29	72.42	12.87	103.96	52.65	98.44	69.77 to 84.83	175,732	127,273
DRY-N/A	16	79.73	75.97	72.49	13.84	104.80	42.45	97.68	62.29 to 87.77	133,034	96,439
IRRGTD	10	75.05	72.47	71.20	9.27	101.78	59.57	85.05	59.81 to 83.01	273,391	194,663
IRRGTD-N/A	2	86.84	86.84	81.56	11.61	106.48	76.75	96.92	N/A	168,000	137,015
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	37	76.83	75.25	72.25	13.54	104.16	42.45	98.44	71.42 to 81.20	159,915	115,534
DRY-N/A	1	87.77	87.77	87.77			87.77	87.77	N/A	77,800	68,283
IRRGTD	12	76.07	74.86	72.34	10.06	103.50	59.57	96.92	62.59 to 83.01	255,825	185,055
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	4	85.96	80.93	80.05	11.94	101.10	59.38	92.42	N/A	40,915	32,751
60000 TO 99999	7	85.05	81.36	80.90	9.47	100.57	52.65	96.92	52.65 to 96.92	86,657	70,108
100000 TO 149999	12	84.23	83.90	83.63	8.95	100.32	69.77	98.44	74.24 to 94.46	122,504	102,455
150000 TO 249999	15	72.03	68.66	68.72	11.48	99.91	42.45	81.07	62.29 to 75.75	196,204	134,828
250000 TO 499999	11	71.42	70.97	70.84	10.11	100.19	56.26	83.01	59.10 to 81.20	303,800	215,221
500000 +	1	59.81	59.81	59.81			59.81	59.81	N/A	539,400	322,618
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	59.38	59.38	59.38			59.38	59.38	N/A	44,800	26,600
30000 TO 59999	5	81.96	78.76	73.41	12.91	107.30	52.65	92.42	N/A	57,772	42,409
60000 TO 99999	14	84.81	79.14	76.47	11.65	103.49	42.45	96.92	69.77 to 87.77	112,567	86,084
100000 TO 149999	13	78.85	76.51	74.06	13.00	103.31	54.29	98.44	62.29 to 84.83	165,138	122,301
150000 TO 249999	14	71.72	71.06	70.20	8.01	101.22	56.26	81.20	59.57 to 76.75	267,958	188,110
250000 TO 499999	3	76.95	73.26	71.33	10.05	102.70	59.81	83.01	N/A	418,920	298,806
ALL	50	76.60	75.41	72.41	12.75	104.14	42.45	98.44	72.03 to 81.07	181,291	131,274

**SPECIAL VALUE SECTION
CORRELATION For
Seward County**

II Special Value Correlation

The actions of the assessor are supported by the statistical analysis. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report for Market Area 3 is the analysis that will be used to determine the level of value for the special values (assessed value) which is identified as Market Area 2 in Seward County. This analysis of 14 sales indicates the Median at 76 which is within the acceptable range for the level of value. The qualitative statistics are acceptable for this small sale sample. The qualitative statistics of the coefficient of dispersion slightly above the range with the price related deferential is in the acceptable range.

Refer to the following Statistical Analysis:

PA&T 2006 Special Value Statistics

Base Stat

Query: 4962

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	79	COV:	14.67	95% Median C.I.:	70.82 to 85.65	(!: Derived)
(AgLand) TOTAL Sales Price:	2,983,976	WGT. MEAN:	73	STD:	11.19	95% Wgt. Mean C.I.:	67.00 to 78.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,979,976	MEAN:	76	AVG.ABS.DEV:	8.76	95% Mean C.I.:	70.75 to 81.88	
(AgLand) TOTAL Assessed Value:	2,174,946							
AVG. Adj. Sales Price:	165,554	COD:	11.15	MAX Sales Ratio:	92.42			
AVG. Assessed Value:	120,830	PRD:	104.56	MIN Sales Ratio:	52.65			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	68.84	68.84	68.84			68.84	68.84	N/A	317,094	218,276
10/01/02 TO 12/31/02	2	89.04	89.04	87.33	3.80	101.96	85.65	92.42	N/A	73,100	63,837
01/01/03 TO 03/31/03	2	84.10	84.10	83.55	4.14	100.66	80.62	87.58	N/A	134,793	112,619
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	76.54	76.54	76.90	3.01	99.54	74.24	78.85	N/A	158,428	121,827
01/01/04 TO 03/31/04	1	62.59	62.59	62.59			62.59	62.59	N/A	155,000	97,016
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	89.96	89.96	89.96			89.96	89.96	N/A	40,000	35,984
10/01/04 TO 12/31/04	5	73.04	71.18	73.39	9.83	96.98	52.65	81.20	N/A	168,792	123,880
01/01/05 TO 03/31/05	4	77.53	74.26	68.18	13.45	108.92	56.26	85.74	N/A	222,819	151,925
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03	5	85.65	83.02	77.94	7.13	106.52	68.84	92.42	N/A	146,576	114,237
07/01/03 TO 06/30/04	3	74.24	71.89	72.20	7.30	99.58	62.59	78.85	N/A	157,285	113,557
07/01/04 TO 06/30/05	10	75.61	74.29	71.15	12.50	104.41	52.65	89.96	56.26 to 85.74	177,523	126,308
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	79.73	80.32	79.96	4.74	100.46	74.24	87.58	N/A	146,610	117,223
01/01/04 TO 12/31/04	7	73.04	72.63	72.42	12.37	100.30	52.65	89.96	52.65 to 89.96	148,422	107,486
<u>ALL</u>											
	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3235	3	68.84	72.36	70.35	11.17	102.86	62.59	85.65	N/A	194,031	136,503
3237	8	76.54	75.43	71.82	9.46	105.02	56.26	87.58	56.26 to 87.58	203,115	145,875
3287	5	81.20	77.01	76.44	12.92	100.74	52.65	92.42	N/A	121,481	92,862
3461	2	84.06	84.06	81.02	7.01	103.76	78.17	89.96	N/A	82,776	67,063
<u>ALL</u>											
	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830
<u>ALL</u>											
	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

PA&T 2006 Special Value Statistics

Base Stat

Query: 4962

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

NUMBER of Sales:	18	MEDIAN:	79	COV:	14.67	95% Median C.I.:	70.82 to 85.65	(! : Derived)
(AgLand) TOTAL Sales Price:	2,983,976	WGT. MEAN:	73	STD:	11.19	95% Wgt. Mean C.I.:	67.00 to 78.97	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,979,976	MEAN:	76	AVG.ABS.DEV:	8.76	95% Mean C.I.:	70.75 to 81.88	
(AgLand) TOTAL Assessed Value:	2,174,946							
AVG. Adj. Sales Price:	165,554	COD:	11.15	MAX Sales Ratio:	92.42			
AVG. Assessed Value:	120,830	PRD:	104.56	MIN Sales Ratio:	52.65			

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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	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830
____ALL____											
	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	2	76.02	76.02	74.77	6.05	101.67	71.42	80.62	N/A	214,197	160,151
30-0001											
55-0148											
55-0161											
76-0002											
76-0018											
76-0044											
76-0068											
80-0005											
80-0009	16	78.51	76.35	72.69	11.82	105.04	52.65	92.42	68.84 to 85.74	159,473	115,915
80-0567											
NonValid School											
____ALL____											
	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	3	89.96	78.34	69.78	14.74	112.28	52.65	92.42	N/A	57,066	39,820
50.01 TO 100.00	8	80.90	78.83	77.94	8.43	101.14	62.59	87.58	62.59 to 87.58	123,952	96,608
100.01 TO 180.00	7	71.42	72.57	70.58	8.95	102.81	56.26	81.20	56.26 to 81.20	259,593	183,231
____ALL____											
	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	10	72.83	72.93	70.08	12.27	104.07	52.65	87.58	56.26 to 85.74	191,651	134,306
DRY-N/A	7	81.20	83.11	80.89	6.25	102.74	73.04	92.42	73.04 to 92.42	129,780	104,980
IRRGTD	1	62.59	62.59	62.59			62.59	62.59	N/A	155,000	97,016
____ALL____											
	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

PA&T 2006 Special Value Statistics

Base Stat

Query: 4962

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	79	COV:	14.67	95% Median C.I.:	70.82 to 85.65	(! : Derived)
(AgLand) TOTAL Sales Price:	2,983,976	WGT. MEAN:	73	STD:	11.19	95% Wgt. Mean C.I.:	67.00 to 78.97	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,979,976	MEAN:	76	AVG.ABS.DEV:	8.76	95% Mean C.I.:	70.75 to 81.88	
(AgLand) TOTAL Assessed Value:	2,174,946							
AVG. Adj. Sales Price:	165,554	COD:	11.15	MAX Sales Ratio:	92.42			
AVG. Assessed Value:	120,830	PRD:	104.56	MIN Sales Ratio:	52.65			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	74.24	74.56	72.14	11.29	103.35	52.65	87.58	68.84 to 85.65	185,378	133,734
DRY-N/A	4	85.29	85.46	81.77	6.72	104.52	78.85	92.42	N/A	103,764	84,845
IRRGTD	1	62.59	62.59	62.59			62.59	62.59	N/A	155,000	97,016
ALL	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	78.85	77.12	73.56	10.55	104.85	52.65	92.42	70.82 to 85.74	166,175	122,231
IRRGTD	1	62.59	62.59	62.59			62.59	62.59	N/A	155,000	97,016
ALL	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	91.19	91.19	91.13	1.35	100.07	89.96	92.42	N/A	38,100	34,720
60000 TO 99999	2	69.20	69.20	69.00	23.91	100.28	52.65	85.74	N/A	93,900	64,794
100000 TO 149999	6	80.90	80.38	80.16	6.47	100.27	73.04	87.58	73.04 to 87.58	123,970	99,380
150000 TO 249999	4	74.84	73.22	73.17	8.70	100.07	62.59	80.62	N/A	183,464	134,233
250000 TO 499999	4	70.13	69.43	68.05	9.81	102.02	56.26	81.20	N/A	309,574	210,675
ALL	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	3	89.96	78.34	69.78	14.74	112.28	52.65	92.42	N/A	57,066	39,820
60000 TO 99999	7	78.17	78.14	77.02	8.97	101.46	62.59	87.58	62.59 to 87.58	122,019	93,983
100000 TO 149999	3	80.62	81.03	80.81	1.98	100.28	78.85	83.63	N/A	158,780	128,307
150000 TO 249999	5	70.82	69.71	68.50	7.77	101.76	56.26	81.20	N/A	295,659	202,535
ALL	18	78.51	76.31	72.99	11.15	104.56	52.65	92.42	70.82 to 85.65	165,554	120,830

**SPECIAL VALUE SECTION
CORRELATION For
Seward County**

III Recapture Value Correlation

The actions of the assessor are supported by the statistical analysis. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report for Market Area 2 is the analysis that will be used to determine the level of value for the recapture values (80% of market values) in Seward County. This analysis of 18 sales indicates the Median at 79 which is within the acceptable range for the level of value. The qualitative statistics are acceptable for this small sale sample. The qualitative statistics of the coefficient of dispersion is in the acceptable range with the price related deferential slightly above the range.

Refer to the following statistical analysis:

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4962

Type: Qualified

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

NUMBER of Sales:	14	MEDIAN:	76	COV:	31.57	95% Median C.I.:	61.73 to 94.87	(!: Derived)
(AgLand) TOTAL Sales Price:	2,943,634	WGT. MEAN:	79	STD:	24.46	95% Wgt. Mean C.I.:	63.05 to 93.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,943,634	MEAN:	77	AVG.ABS.DEV:	16.86	95% Mean C.I.:	65.90 to 89.06	
(AgLand) TOTAL Assessed Value:	2,311,155							
AVG. Adj. Sales Price:	210,259	COD:	22.31	MAX Sales Ratio:	128.58			
AVG. Assessed Value:	165,082	PRD:	98.68	MIN Sales Ratio:	40.86			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02	1	71.18	71.18	71.18			71.18	71.18	N/A	30,000	21,353
01/01/03 TO 03/31/03	2	98.88	98.88	98.12	21.46	100.77	77.66	120.09	N/A	208,542	204,616
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	4	80.98	89.98	97.98	19.63	91.84	69.38	128.58	N/A	227,000	222,403
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	77.24	77.24	77.24			77.24	77.24	N/A	224,000	173,010
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	6	62.29	63.11	59.94	22.64	105.28	40.86	94.87	40.86 to 94.87	227,425	136,324
____Study Years____	_____										
07/01/02 TO 06/30/03	3	77.66	89.64	96.31	21.00	93.08	71.18	120.09	N/A	149,028	143,528
07/01/03 TO 06/30/04	4	80.98	89.98	97.98	19.63	91.84	69.38	128.58	N/A	227,000	222,403
07/01/04 TO 06/30/05	7	62.84	65.13	62.38	22.50	104.40	40.86	94.87	40.86 to 94.87	226,935	141,565
____Calendar Yrs____	_____										
01/01/03 TO 12/31/03	2	98.88	98.88	98.12	21.46	100.77	77.66	120.09	N/A	208,542	204,616
01/01/04 TO 12/31/04	5	78.78	87.43	93.87	16.54	93.14	69.38	128.58	N/A	226,400	212,525
____ALL____	_____										
	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3239	4	78.22	79.21	79.67	2.26	99.42	77.24	83.18	N/A	219,250	174,686
3285	2	59.17	59.17	54.08	24.92	109.40	44.42	73.91	N/A	285,775	154,551
3463	5	69.38	72.00	68.52	11.95	105.08	61.73	94.87	N/A	166,000	113,741
3509	3	120.09	96.51	110.45	24.35	87.38	40.86	128.58	N/A	221,694	244,865
____ALL____	_____										
	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082
____ALL____	_____										
	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4962

Type: Qualified

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

NUMBER of Sales:	14	MEDIAN:	76	COV:	31.57	95% Median C.I.:	61.73 to 94.87	(! : Derived)
(AgLand) TOTAL Sales Price:	2,943,634	WGT. MEAN:	79	STD:	24.46	95% Wgt. Mean C.I.:	63.05 to 93.98	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,943,634	MEAN:	77	AVG.ABS.DEV:	16.86	95% Mean C.I.:	65.90 to 89.06	
(AgLand) TOTAL Assessed Value:	2,311,155							
AVG. Adj. Sales Price:	210,259	COD:	22.31	MAX Sales Ratio:	128.58			
AVG. Assessed Value:	165,082	PRD:	98.68	MIN Sales Ratio:	40.86			

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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	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082
____ALL____											
	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	2	78.01	78.01	77.79	0.99	100.28	77.24	78.78	N/A	174,500	135,744
30-0001											
55-0148											
55-0161											
76-0002	1	40.86	40.86	40.86			40.86	40.86	N/A	118,000	48,216
76-0018											
76-0044											
76-0068											
80-0005	6	82.13	89.58	91.59	30.36	97.81	61.73	128.58	61.73 to 128.58	224,514	205,622
80-0009	5	73.91	70.07	67.08	12.24	104.45	44.42	83.18	N/A	225,910	151,542
80-0567											
NonValid School											
____ALL____											
	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	71.18	71.18	71.18			71.18	71.18	N/A	30,000	21,353
30.01 TO 50.00	1	40.86	40.86	40.86			40.86	40.86	N/A	118,000	48,216
50.01 TO 100.00	5	73.91	75.74	74.41	11.51	101.79	61.73	94.87	N/A	147,440	109,705
100.01 TO 180.00	5	77.24	76.45	70.60	23.43	108.29	44.42	120.09	N/A	280,086	197,730
180.01 TO 330.00	2	105.88	105.88	107.05	21.44	98.90	83.18	128.58	N/A	329,000	352,203
____ALL____											
	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4962

Type: Qualified

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

NUMBER of Sales:	14	MEDIAN:	76	COV:	31.57	95% Median C.I.:	61.73 to 94.87	(!: Derived)
(AgLand) TOTAL Sales Price:	2,943,634	WGT. MEAN:	79	STD:	24.46	95% Wgt. Mean C.I.:	63.05 to 93.98	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,943,634	MEAN:	77	AVG.ABS.DEV:	16.86	95% Mean C.I.:	65.90 to 89.06	
(AgLand) TOTAL Assessed Value:	2,311,155							
AVG. Adj. Sales Price:	210,259	COD:	22.31	MAX Sales Ratio:	128.58			
AVG. Assessed Value:	165,082	PRD:	98.68	MIN Sales Ratio:	40.86			

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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
DRY	2	71.65	71.65	72.10	3.16	99.37	69.38	73.91	N/A	156,100	112,545
DRY-N/A	5	94.87	93.62	93.86	26.16	99.75	61.73	128.58	N/A	244,416	229,401
GRASS	3	77.24	66.44	62.05	14.34	107.08	44.42	77.66	N/A	274,783	170,498
GRASS-N/A	4	74.98	68.50	73.09	16.65	93.72	40.86	83.18	N/A	146,250	106,890
ALL	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	73.91	84.22	80.94	22.39	104.05	62.84	120.09	N/A	201,656	163,217
DRY-N/A	2	95.16	95.16	105.70	35.13	90.02	61.73	128.58	N/A	263,000	278,004
GRASS	5	77.24	70.73	67.94	11.71	104.12	44.42	83.18	N/A	233,270	158,472
GRASS-N/A	2	59.82	59.82	60.37	31.70	99.10	40.86	78.78	N/A	121,500	73,347
ALL	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	73.91	87.34	89.43	28.91	97.67	61.73	128.58	61.73 to 128.58	219,183	196,013
GRASS	7	77.24	67.62	66.63	15.38	101.48	40.86	83.18	40.86 to 83.18	201,335	134,151
ALL	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	1	71.18	71.18	71.18			71.18	71.18	N/A	30,000	21,353
100000 TO 149999	4	74.08	70.97	71.16	21.40	99.74	40.86	94.87	N/A	122,000	86,816
150000 TO 249999	5	77.24	82.13	82.49	16.08	99.56	61.73	120.09	N/A	201,656	166,343
250000 TO 499999	4	73.01	79.76	78.37	35.78	101.77	44.42	128.58	N/A	354,337	277,704
ALL	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082

PA&T 2006 Recapture Value Statistics

Base Stat

Query: 4962

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

NUMBER of Sales:	14	MEDIAN:	76	COV:	31.57	95% Median C.I.:	61.73 to 94.87	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	2,943,634	MEAN:	77	AVG.ABS.DEV:	16.86	95% Mean C.I.:	65.90 to 89.06	
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AVG. Adj. Sales Price:	210,259	COD:	22.31	MAX Sales Ratio:	128.58			
AVG. Assessed Value:	165,082	PRD:	98.68	MIN Sales Ratio:	40.86			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	1	71.18	71.18	71.18			71.18	71.18	N/A	30,000	21,353	
30000 TO 59999	1	40.86	40.86	40.86			40.86	40.86	N/A	118,000	48,216	
60000 TO 99999	2	74.08	74.08	74.08	6.34	100.00	69.38	78.78	N/A	125,000	92,604	
100000 TO 149999	3	73.91	76.84	74.57	14.95	103.04	61.73	94.87	N/A	162,400	121,106	
150000 TO 249999	5	77.24	76.45	70.60	23.43	108.29	44.42	120.09	N/A	280,086	197,730	
250000 TO 499999	2	105.88	105.88	107.05	21.44	98.90	83.18	128.58	N/A	329,000	352,203	
ALL _____	14	75.57	77.48	78.51	22.31	98.68	40.86	128.58	61.73 to 94.87	210,259	165,082	

METHODOLOGY REPORT OF SPECIAL VALUATION AND RECAPTURE (MARKET) VALUATION PROCEDURES

SEWARD COUNTY – 2006

1. Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Department of Property Assessment and Taxation. A market study is done based on the enclosed spreadsheets. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and aggregate mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the market area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Market Area 3 is most like market Area 2, which has special valuation. The new assessed value (ag/special value) for each land capability group is then applied to all agricultural parcels in area 2.

2. Recapture (market) methodology:

The influenced sales in market area 2 was analyzed based on the sale price divided by the number of acres in the parcel to arrive at an amount paid per acre for each sale in market area 2. The spreadsheet labeled "Market Area 2" shows the sales, acres in each parcel, the 2006 market value, sale price, price per acre and the sales ratio along with the other statistical measurements. The sales showed a change was required in all the land capability groups for 2006.

Exhibits attached are:

Exhibit 1: Spreadsheet of the sales in Market Area 3, the uninfluenced area, establishing the special valuations for Market Area 2.

Exhibit 2: Spreadsheet of the sales in Market Area 2 establishing the market, recapture valuations for that area.

Market Area 3

Bk/Pg	Area	Class	2150	1700	2000	1650	1700	1700	1525	1180	1525	1075	990	700	1625	1675	1625	1650	1375
			1A1-1	1A1-3	1A-1	1A-3	2A1	2A	3A1-1	3A1-3	3A	4A1-1	4A1-3	4A	1D1-1	1D1-3	1D-1	1D-3	2D1-1
126-688	3	DRY														44.21		55.97	
126-771	3	DRY														18.5			
126-863	3	DRY														17.5		31	
127-079	3	DRY														32.76		3.42	
127-172	3	DRY																30.04	
128-082	3	DRY																30.04	
128-244	3	IRR		6.77		22.59				24.75			19.22						
128-265	3	DRY														12.63			
129-113	3	DRY																	
129-368	3	DRY														49		35	
129-416	3	DRY														7.95		23	
129-418	3	DRY														56.05		49	
129-425	3	DRY														17.62			
129-463	3	DRY																12.1	
129-495	3	DRY																25.9	
129-521	3	DRY														4.17		26.6	
129-641	3	DRY														99.56		16.48	
129-705	3	DRY														39		11.38	
		ACRES	0	6.77	0	22.59	0	0	0	24.75	0	0	19.22	0	0	399	0	349.93	0

Market Area 3

1375	1375	1375	1160	1180	1030	1400	990	550	600	240	550	220	525	525	475	335	400	1095	400	325	
2D1-3	2D-1	2D-3	3D1-1	3D1-3	3D	GB	4D1	4D	1G1	1G1T2	1G	1GT2	2G1	2G	3G1	3G1T1	3G	GRASS	4G1	4G	
1.5				34	7			4													
								2	0.6												
3				5											2.75						7.35
		8.28		13.6			22.13	3.02	0.25		1.5		4		6.19					17.19	4.16
				18			28.96														
				18			28.96														
28.32				11.13	37.59		13.58	9	1.3				4				9.4		4		17
		16			5									14.4							4
				9	18		1														
				1.1	2.3		32.3	3.65													
		6			1.9		19.5	7		4		2									
				5.85	1		12.7														
		35.9		8.8	15.2		1.6							1	1.4						
65				17			42.5														
		9		5.99	6		3	0.1													
				5.65	14.87			1.75							0.26						4.88
3		11		2	9																
100.8	0	86.18	0	155.12	117.86	0	206.2	30.52	2.15	4	1.5	2	8	15.4	10.6	0	9.4	0	21.19	37.4	

Market Area 3

280	160	230	130	70	Road	Total	SUB	SUB	VALUATION	Sale Price	Ratio	ABS	
4G1T1	4G1T2	4GT1	4GT2	Shbt/Wst	RR	Acres							
				4	4	154.68	217,995	280	218,275	317,094	68.84%	0.0967	Dry .97
			4.52	6		31.62	32,448	1,008	33,455	36,200	92.42%	0.1391	Dry .64
				0.5	2.68	69.78	91,794	2,424	94,218	110,000	85.65%	0.0714	Dry .84
					3.5	120	117,534	8,228	125,762	156,000	80.62%	0.0211	Dry .65
					3	80	99,476	0	99,476	113,587	87.58%	0.0907	Dry 1.00
					3	80	99,476	0	99,476	134,000	74.24%	0.0427	Dry 1.00
					2.91	76.24	97,015	0	97,015	155,000	62.59%	0.1592	Irr 1.00
				1	3.42	152.38	133,221	10,959	144,180	182,856	78.85%	0.0034	Dry .75
					1	40.35	34,684	1,300	35,984	40,000	89.96%	0.1145	Dry .53
					3.89	115.89	169,975	0	169,975	240,000	70.82%	0.0769	Dry 1.00
			7.7	1	1	80	88,918	1,071	89,989	123,200	73.04%	0.0547	Dry .88
			9.8	7.25		162.5	209,496	1,782	211,277	260,208	81.20%	0.0269	Dry .85
					0.96	38.13	50,020	0	50,020	95,000	52.65%	0.2586	Dry 1.00
					2.47	78.47	98,142	0	98,142	125,552	78.17%	0.0034	Dry .96
				4.21	3.22	157.83	194,245	295	194,540	272,395	71.42%	0.0709	Dry .97
				0.64		55.5	79,523	45	79,568	92,800	85.74%	0.0723	Dry .98
					1.55	145	217,024	1,586	218,610	388,600	56.26%	0.2225	Dry .96
					1	76.38	114,982	0	114,982	137,484	83.63%	0.0512	Dry 1.00
0	0	0	22	24.6	37.6	1714.8	2,145,966	28,976	2,174,942	2,979,976		0.0876	
											COD	11.154	
									MEDIAN	78.51%			
									AGGRE	72.99%			
									MEAN	76.31%			
									PRD	104.56%			

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 1-use the sale without adjustment
- 2-use the sale with an adjustment
- 3-substantially changed sale should not be used in study
- 4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

Median

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

Weighted Mean

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

Mean

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

COD

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

PRD

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

COV

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

STD

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

Avg. Abs. Dev.

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

Max Sales Ratio

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

Min Sales Ratio

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

95% Median C.I.

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

95% Wgt. Mean C.I.

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

- The actual calculation:

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

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

95% Mean C.I.

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

Ratio Formulas

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

Map Source Documentation

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

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

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

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

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

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

Valuation History Chart Specifications

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

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

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

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

Source: Certificate of Taxes Levied Reports CTL.

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

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

Source: County Abstract of Assessment Report for Real Property

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

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

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

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

City Class, Population, & Zoning Authority:

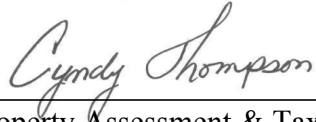
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

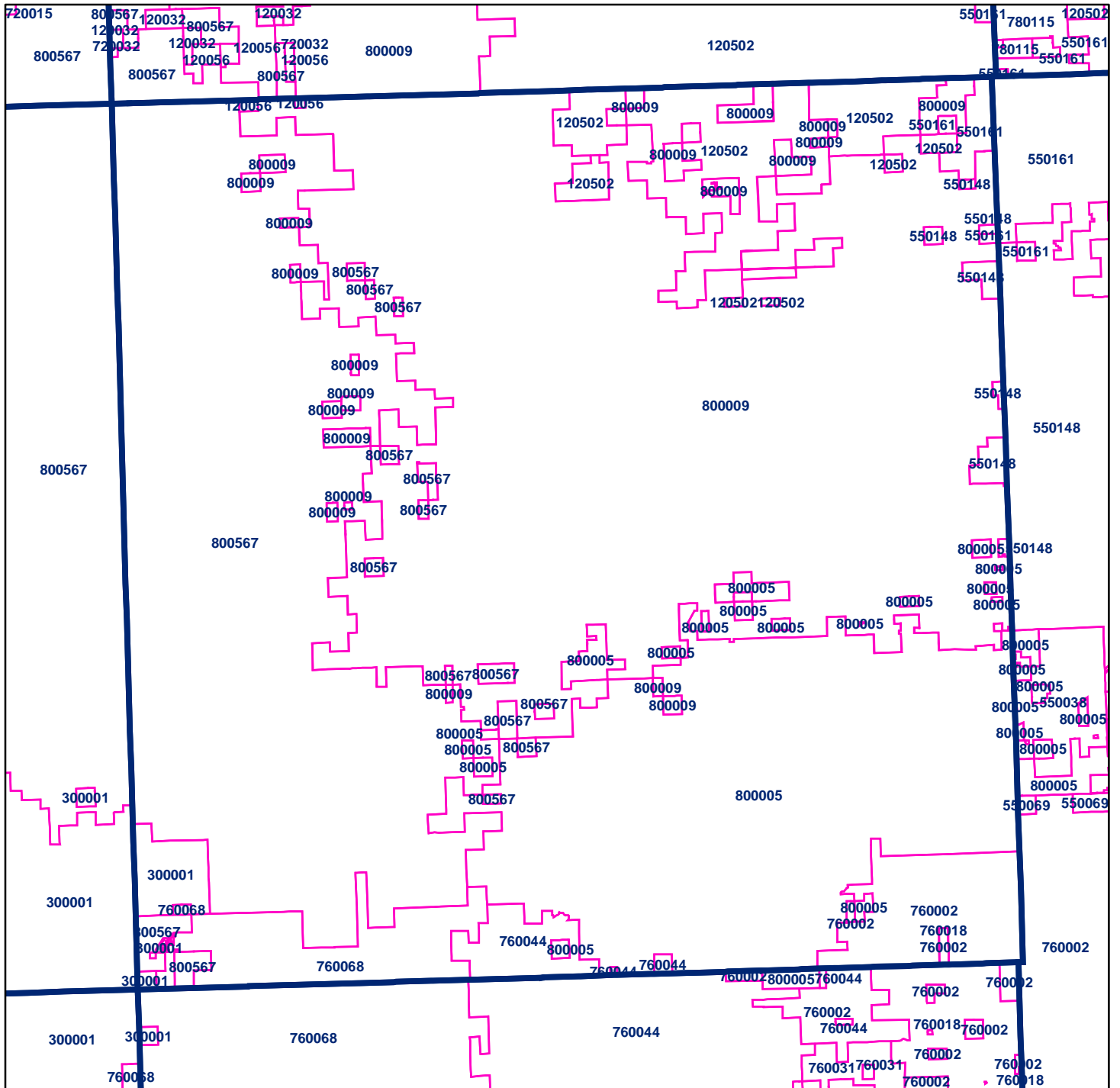
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Seward County County Assessor, by certified mail, return receipt requested, 7084 1160 0001 1212 9172.

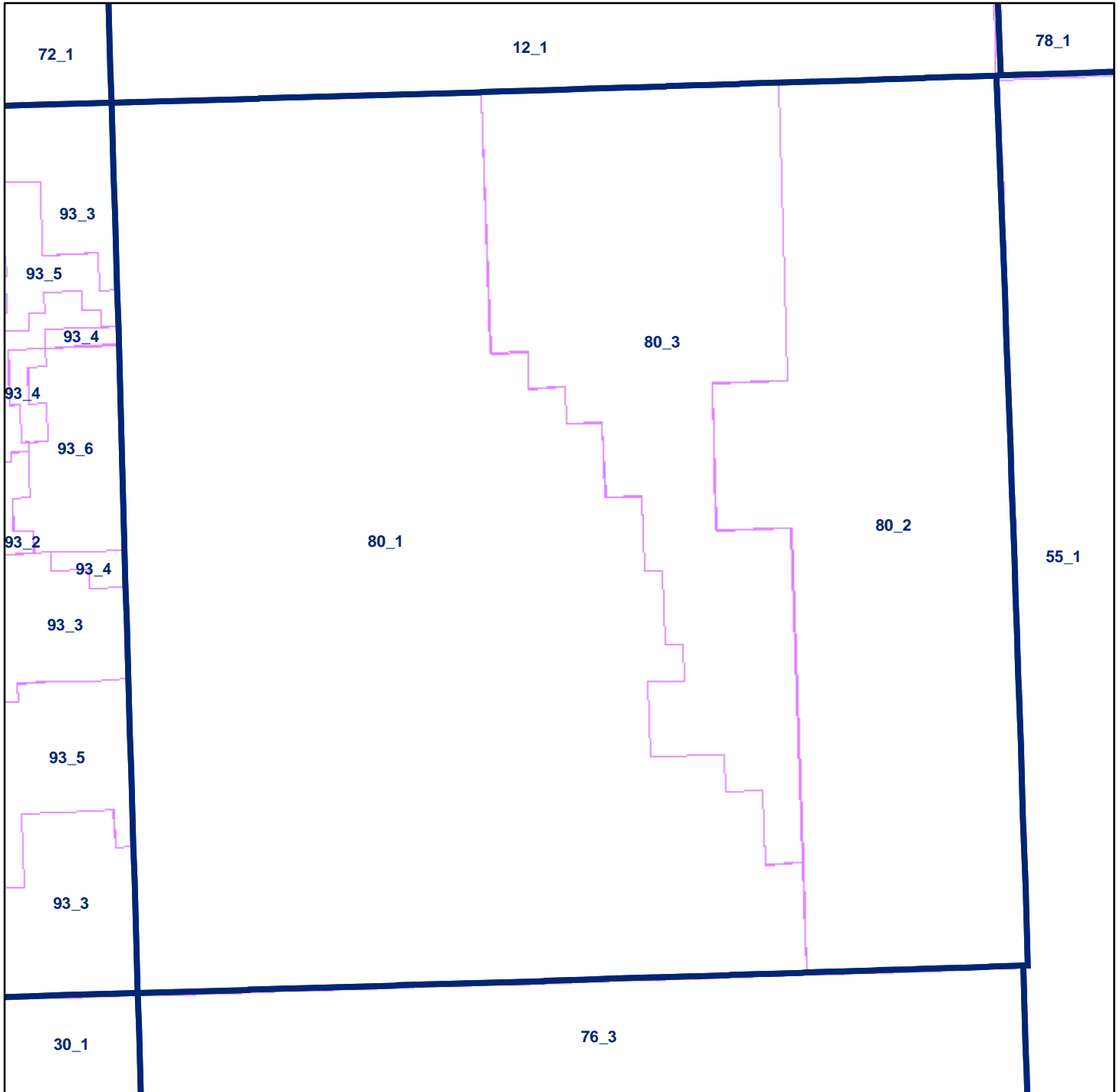
Dated this 10th day of April, 2006.



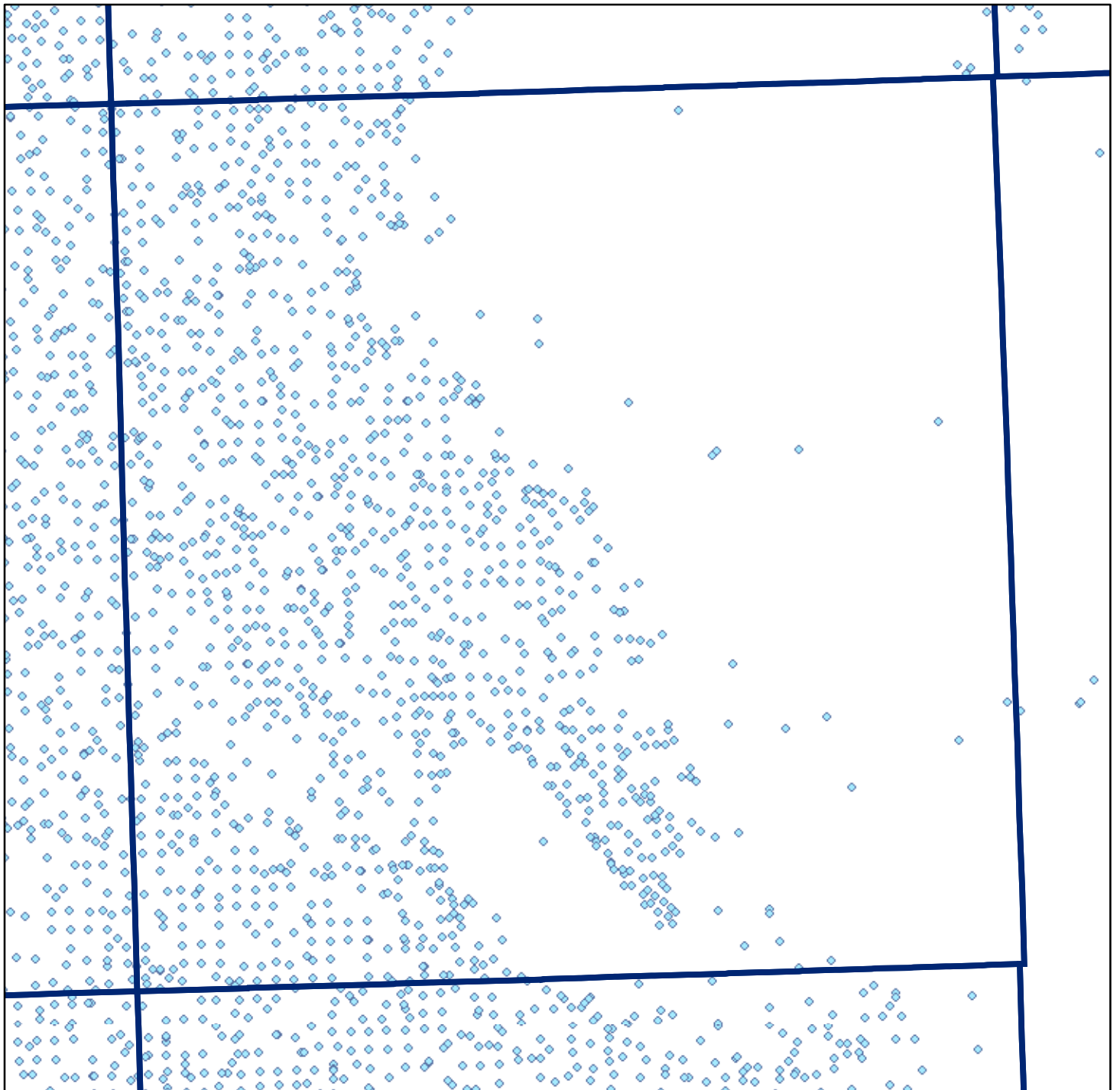
Property Assessment & Taxation



School Districts



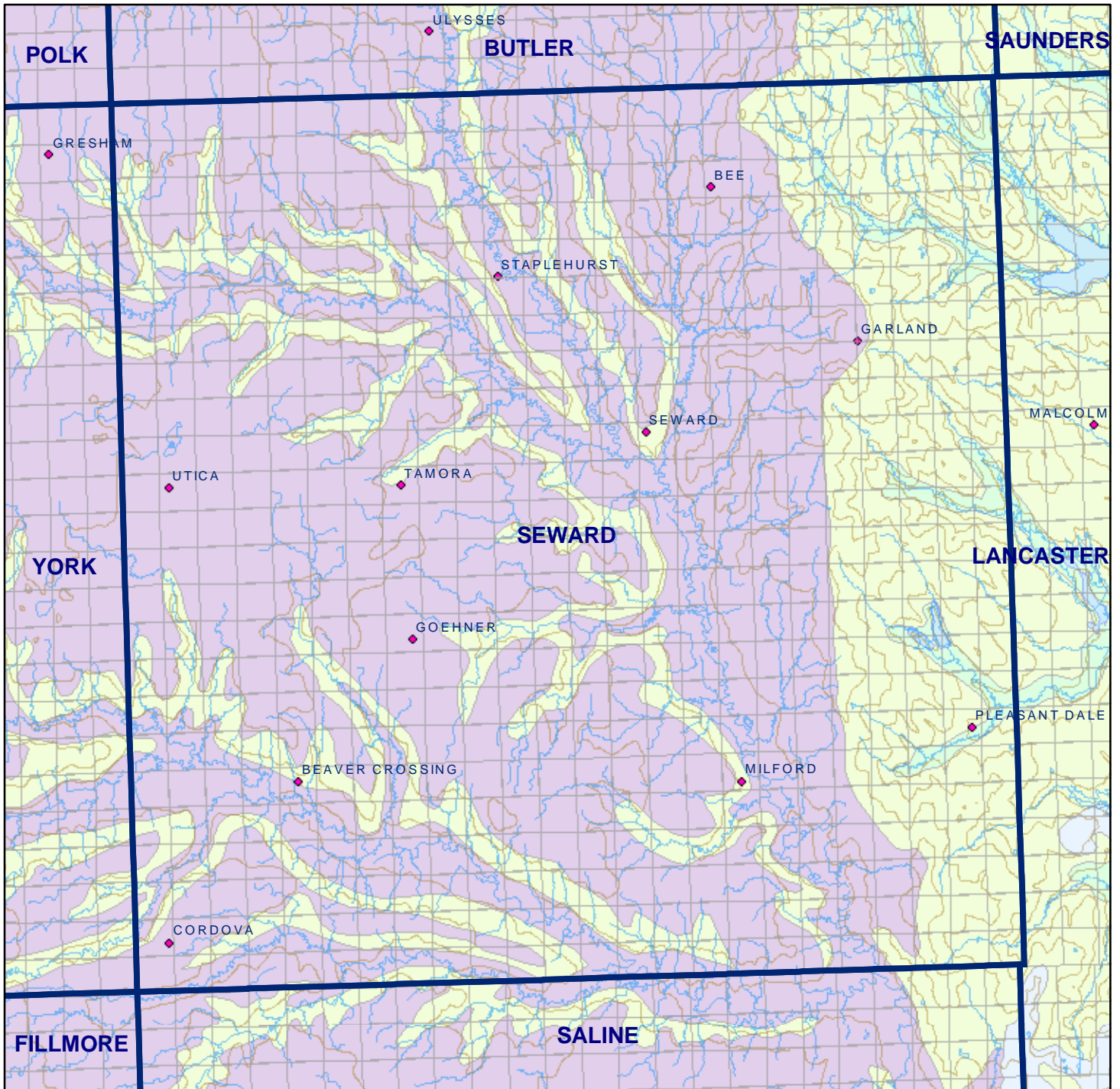
 Market Areas



● Registered Wells > 500 GPM

2997	2995	2993	2991	2989	2987
3231	3233	3235	3237	3239	3241
3293	3291	3289	3287	3285	3283
3455	3457	3459	3461	3463	3465
3517	3515	3513	3511	3509	3507
3681	3683	3685	3687	3689	3691

 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

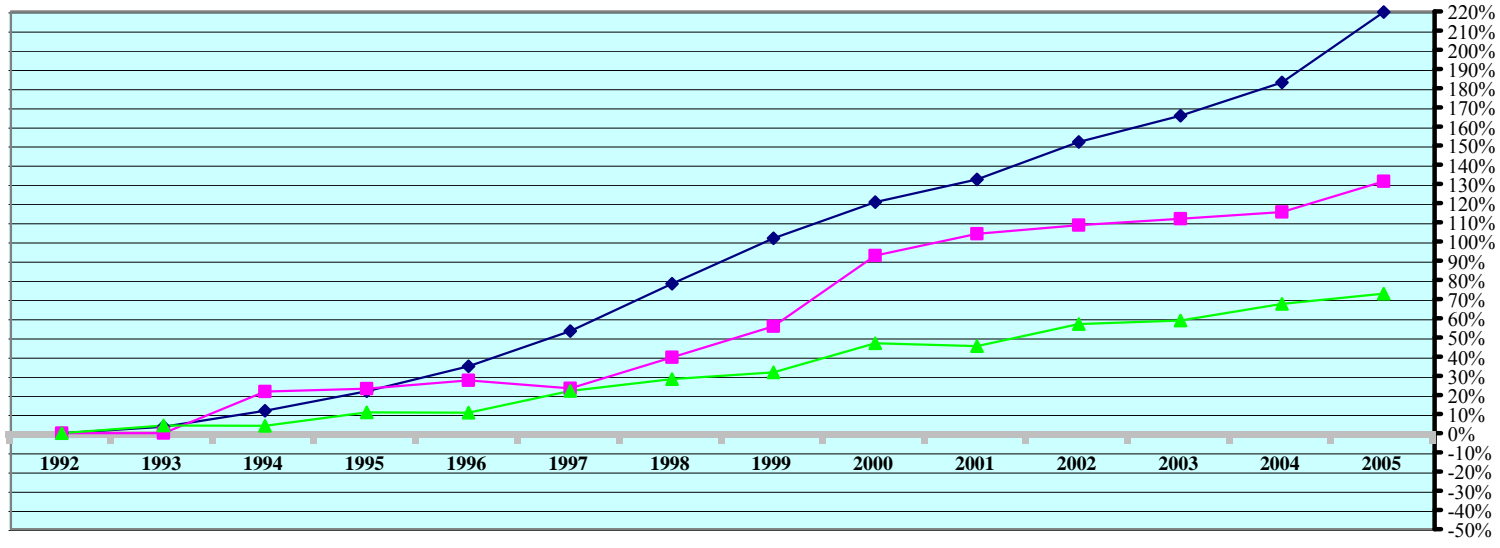
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

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

Seward 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	172,602,991	--	--	--	44,286,401	--	--	--	247,008,225	--	--	--
1993	178,607,344	6,004,353	3.48%	3.48%	44,317,718	31,317	0.07%	0.07%	256,924,495	9,916,270	4.01%	4.01%
1994	192,908,135	14,300,791	8.01%	11.76%	53,916,682	9,598,964	21.66%	21.75%	256,500,047	-424,448	-0.17%	3.84%
1995	210,407,471	17,499,336	9.07%	21.90%	54,585,348	668,666	1.24%	23.26%	273,821,890	17,321,843	6.75%	10.86%
1996	232,920,297	22,512,826	10.70%	34.95%	56,493,887	1,908,539	3.50%	27.56%	273,591,821	-230,069	-0.08%	10.76%
1997	264,500,668	31,580,371	13.56%	53.24%	54,639,935	-1,853,952	-3.28%	23.38%	301,714,738	28,122,917	10.28%	22.15%
1998	307,108,494	42,607,826	16.11%	77.93%	61,793,243	7,153,308	13.09%	39.53%	316,765,465	15,050,727	4.99%	28.24%
1999	348,224,188	41,115,694	13.39%	101.75%	68,995,673	7,202,430	11.66%	55.79%	325,673,257	8,907,792	2.81%	31.85%
2000	380,686,989	32,462,801	9.32%	120.56%	85,303,565	16,307,892	23.64%	92.62%	363,109,316	37,436,059	11.49%	47.00%
2001	401,053,248	20,366,259	5.35%	132.36%	90,346,347	5,042,782	5.91%	104.00%	359,256,436	-3,852,880	-1.06%	45.44%
2002	434,849,025	33,795,777	8.43%	151.94%	92,378,916	2,032,569	2.25%	108.59%	387,845,873	28,589,437	7.96%	57.02%
2003	458,383,738	23,534,713	5.41%	165.57%	93,861,757	1,482,841	1.61%	111.94%	392,373,975	4,528,102	1.17%	58.85%
2004	488,283,657	29,899,919	6.52%	182.89%	95,407,187	1,545,430	1.65%	115.43%	413,485,797	21,111,822	5.38%	67.40%
2005	551,847,066	63,563,409	13.02%	219.72%	102,444,575	7,037,388	7.38%	131.32%	426,981,213	13,495,416	3.26%	72.86%

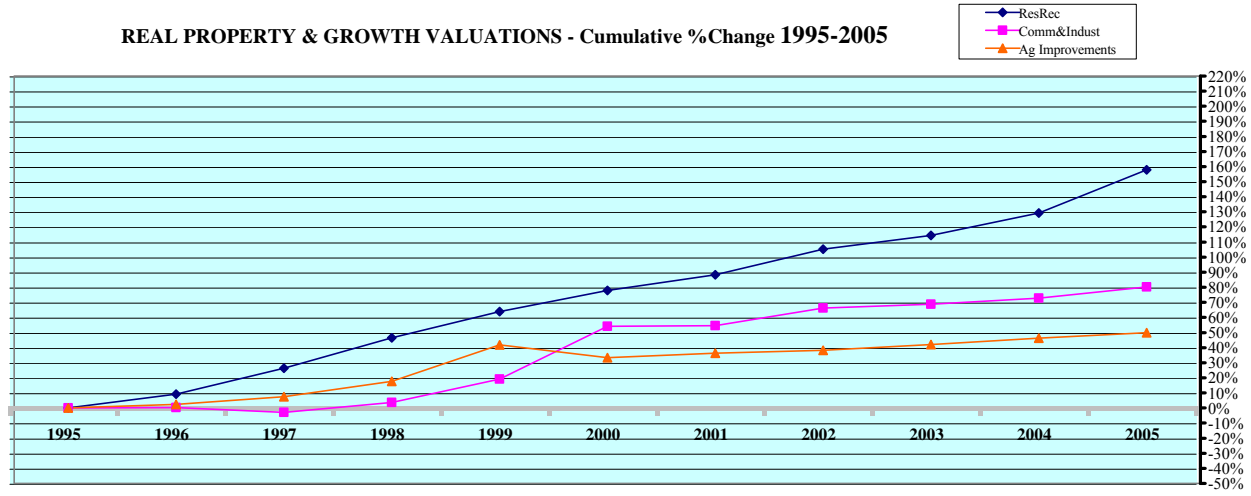
1992-2005 Rate Ann. %chg: Resid & Rec. 9.35% Comm & Indust 6.66% Agland 4.30%

Cnty# 80
 County SEWARD

FL area 9

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

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



Tax Year	Residential & Recreational ⁽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	172,602,991	not avail.	--	--	--	--	44,286,401	not avail.	--	--	--	--
1993	178,607,344	not avail.	--	--	--	--	44,317,718	not avail.	--	--	--	--
1994	192,908,135	not avail.	--	--	--	--	53,916,682	not avail.	--	--	--	--
1995	210,407,471	3,224,232	1.53%	207,183,239	--	--	54,585,348	14,704	0.03%	54,570,644	--	--
1996	232,920,297	6,733,133	2.89%	226,187,164	7.50%	9.17%	56,493,887	1,739,510	3.08%	54,754,377	0.31%	0.34%
1997	264,500,668	2,738,004	1.04%	261,762,664	12.38%	26.34%	54,639,935	1,675,123	3.07%	52,964,812	-6.25%	-2.94%
1998	307,108,494	3,695,657	1.20%	303,412,837	14.71%	46.45%	61,793,243	5,248,454	8.49%	56,544,789	3.49%	3.62%
1999	348,224,188	8,746,761	2.51%	339,477,427	10.54%	63.85%	68,995,673	4,012,813	5.82%	64,982,860	5.16%	19.08%
2000	380,686,989	11,973,447	3.15%	368,713,542	5.88%	77.96%	85,303,565	1,170,688	1.37%	84,132,877	21.94%	54.17%
2001	401,053,248	11,031,130	2.75%	390,022,118	2.45%	88.25%	90,346,347	6,042,132	6.69%	84,304,215	-1.17%	54.49%
2002	434,849,025	9,700,701	2.23%	425,148,324	6.01%	105.20%	92,378,916	1,675,798	1.81%	90,703,118	0.39%	66.21%
2003	458,383,738	14,067,827	3.07%	444,315,911	2.18%	114.46%	93,861,757	1,801,082	1.92%	92,060,675	-0.34%	68.70%
2004	488,283,657	13,588,910	2.78%	474,694,747	3.56%	129.12%	95,407,187	1,132,821	1.19%	94,274,366	0.44%	72.76%
2005	551,847,066	17,517,268	3.17%	534,329,798	9.43%	157.90%	102,444,575	4,110,479	4.01%	98,334,096	3.07%	80.20%

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

Resid & Rec. **9.94%**

Comm & Indust **6.07%**

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	58,762,590					
1993	not avail	not avail	59,882,272					
1994	not avail	not avail	55,787,180					
1995	43,117,603	19,287,058	62,404,661	2,071,052	3.32%	60,333,609	--	--
1996	44,399,539	19,622,288	64,021,827	2,210,337	3.45%	61,811,490	-0.95%	2.45%
1997	45,797,089	19,935,569	65,732,658	937,952	1.43%	64,794,706	1.21%	7.39%
1998	52,553,645	20,545,084	73,098,729	2,050,912	2.81%	71,047,817	8.09%	17.76%
1999	67,211,382	21,604,745	88,816,127	3,220,563	3.63%	85,595,564	17.10%	41.87%
2000	63,596,699	18,891,117	82,487,816	2,017,151	2.45%	80,470,665	-9.40%	33.38%
2001	65,054,911	19,485,128	84,540,039	2,231,818	2.64%	82,308,221	-0.22%	36.42%
2002	65,288,952	19,982,273	85,271,225	1,851,664	2.17%	83,419,561	-1.33%	38.26%
2003	66,697,284	20,293,159	86,990,443	1,304,824	1.50%	85,685,619	0.49%	42.02%
2004	69,190,697	21,150,954	90,341,651	2,030,313	2.25%	88,311,338	1.52%	46.37%
2005	71,144,460	21,438,206	92,582,666	2,093,963	2.26%	90,488,703	0.16%	49.98%

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

Ag Imprvmts **4.14%**

(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

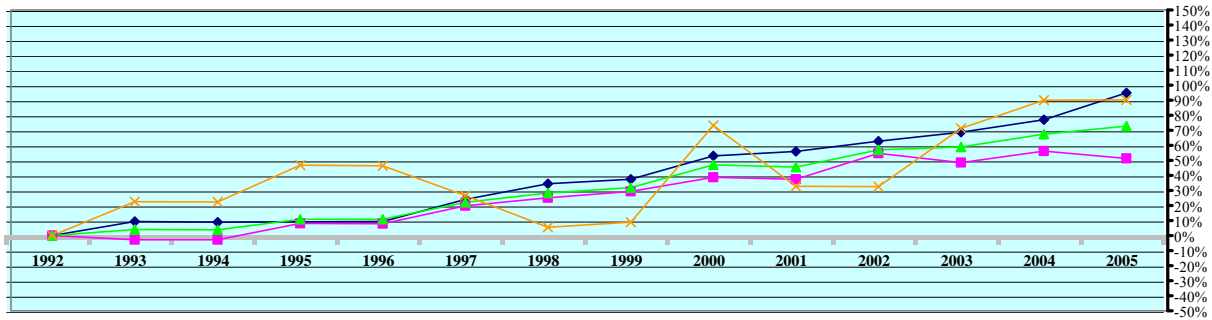
Cnty# **80**
County **SEWARD**

FL area **9**

CHART 2

EXHIBIT **80B** Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2005



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg	Value	Value Chg	Ann%chg	Cmitv%chg
1992	109,626,921	--	--	--	123,063,832	--	--	--	14,060,063	--	--	--
1993	119,845,983	10,219,062	9.32%	9.32%	119,591,874	-3,471,958	-2.82%	-2.82%	17,227,610	3,167,547	22.53%	22.53%
1994	119,503,671	-342,312	-0.29%	9.01%	119,535,068	-56,806	-0.05%	-2.87%	17,202,174	-25,436	-0.15%	22.35%
1995	119,687,891	184,220	0.15%	9.18%	133,031,562	13,496,494	11.29%	8.10%	20,653,482	3,451,308	20.06%	46.89%
1996	119,935,168	247,277	0.21%	9.40%	132,640,172	-391,390	-0.29%	7.78%	20,568,565	-84,917	-0.41%	46.29%
1997	136,072,340	16,137,172	13.45%	24.12%	147,369,862	14,729,690	11.10%	19.75%	17,808,260	-2,760,305	-13.42%	26.66%
1998	147,466,346	11,394,006	8.37%	34.52%	154,001,618	6,631,756	4.50%	25.14%	14,848,943	-2,959,317	-16.62%	5.61%
1999	150,757,395	3,291,049	2.23%	37.52%	159,155,141	5,153,523	3.35%	29.33%	15,319,367	470,424	3.17%	8.96%
2000	167,665,344	16,907,949	11.22%	52.94%	170,633,453	11,478,312	7.21%	38.65%	24,336,102	9,016,735	58.86%	73.09%
2001	171,084,613	3,419,269	2.04%	56.06%	169,072,740	-1,560,713	-0.91%	37.39%	18,679,777	-5,656,325	-23.24%	32.86%
2002	178,550,650	7,466,037	4.36%	62.87%	190,249,734	21,176,994	12.53%	54.59%	18,635,333	-44,444	-0.24%	32.54%
2003	185,050,297	6,499,647	3.64%	68.80%	182,822,184	-7,427,550	-3.90%	48.56%	24,078,215	5,442,882	29.21%	71.25%
2004	194,154,287	9,103,990	4.92%	77.10%	192,216,874	9,394,690	5.14%	56.19%	26,702,452	2,624,237	10.90%	89.92%
2005	213,645,263	19,490,976	10.04%	94.88%	186,197,644	-6,019,230	-3.13%	51.30%	26,733,139	30,687	0.11%	90.14%

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	--	--	--	--	257,409	--	--	--	247,008,225	--	--	--
1993	--	--	--	--	259,028	1,619	0.63%	0.63%	256,924,495	9,916,270	4.01%	4.01%
1994	--	--	--	--	259,134	--	0.00%	0.67%	256,500,047	-424,448	-0.17%	3.84%
1995	--	--	--	--	448,955	189,821	73.25%	74.41%	273,821,890	17,321,843	6.75%	10.86%
1996	--	--	--	--	447,916	-1,039	-0.23%	74.01%	273,591,821	-230,069	-0.08%	10.76%
1997	--	--	--	--	464,276	16,360	3.65%	80.37%	301,714,738	28,122,917	10.28%	22.15%
1998	--	--	--	--	448,558	-15,718	-3.39%	74.26%	316,765,465	15,050,727	4.99%	28.24%
1999	--	--	--	--	441,354	-7,204	-1.61%	71.46%	325,673,257	8,907,792	2.81%	31.85%
2000	--	--	--	--	474,417	33,063	7.49%	84.30%	363,109,316	37,436,059	11.49%	47.00%
2001	--	--	--	--	419,306	-55,111	-11.62%	62.89%	359,256,436	-3,852,880	-1.06%	45.44%
2002	--	--	--	--	410,156	-9,150	-2.18%	59.34%	387,845,873	28,589,437	7.96%	57.02%
2003	389,135	n/a	n/a	n/a	34,144	n/a	n/a	n/a	392,373,975	4,528,102	1.17%	58.85%
2004	390,037	902	0.23%	0.23%	22,147	-11,997	-35.14%	-35.14%	413,485,797	21,111,822	5.38%	67.40%
2005	382,107	-7,930	-2.03%	-1.81%	23,060	913	4.12%	-32.46%	426,981,213	13,495,416	3.26%	72.86%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 80B 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	109,746,022	102,949	1,066	--	--	123,053,064	177,521	693	--	--	14,060,514	57,047	246	--	--
1993	119,656,637	103,381	1,157	8.54%	8.54%	119,718,649	176,886	677	-2.31%	-2.31%	17,243,939	56,965	303	23.17%	23.17%
1994	119,503,814	103,368	1,156	-0.09%	8.44%	119,519,549	176,641	677	0.00%	-2.31%	17,228,925	56,960	302	-0.33%	22.76%
1995	119,722,546	104,173	1,149	-0.61%	7.79%	133,247,994	175,573	759	12.11%	9.52%	20,613,424	57,034	361	19.54%	46.75%
1996	119,940,171	104,320	1,150	0.09%	7.88%	132,722,940	174,829	759	0.00%	9.52%	20,576,457	56,935	361	0.00%	46.75%
1997	134,535,667	106,357	1,265	10.00%	18.67%	148,620,461	172,751	860	13.31%	24.10%	17,829,080	56,600	315	-12.74%	28.05%
1998	147,585,630	108,562	1,359	7.43%	27.49%	154,419,621	170,270	907	5.47%	30.88%	14,829,779	56,115	264	-16.19%	7.32%
1999	150,903,452	108,351	1,393	2.50%	30.68%	159,222,216	168,304	946	4.30%	36.51%	15,375,539	55,053	279	5.68%	13.41%
2000	167,807,397	109,161	1,537	10.34%	44.18%	170,844,731	161,069	1,061	12.16%	53.10%	24,293,369	52,594	462	65.59%	87.80%
2001	171,160,043	111,179	1,539	0.13%	44.37%	175,069,129	159,330	1,099	3.58%	58.59%	35,605,708	52,748	675	46.10%	174.39%
2002	178,570,491	112,394	1,589	3.25%	49.06%	190,705,768	157,837	1,208	9.92%	74.31%	18,691,479	52,559	356	-47.26%	44.72%
2003	185,204,507	113,490	1,632	2.71%	53.10%	187,778,908	155,528	1,207	-0.08%	74.17%	19,279,454	53,735	359	0.84%	45.93%
2004	194,103,697	115,736	1,677	2.76%	57.33%	192,781,458	148,620	1,297	7.47%	87.18%	26,057,201	60,187	433	20.60%	75.99%
2005	213,328,253	120,018	1,777	5.98%	66.74%	186,665,179	144,135	1,295	-0.16%	86.88%	26,589,886	60,464	440	1.58%	78.77%

1992-2005 Rate Ann.%chg AvgVal/Acre: **4.01%**

4.93%

4.57%

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	244,630	6,116	40	--	--	13,988	350	40	--	--	247,118,218	343,983	718	--	--
1993	244,834	6,121	40	0.00%		14,160	354	40	0.00%		256,878,219	343,707	747	4.04%	4.04%
1994	245,368	6,134	40	0.00%		14,160	354	40	0.00%		256,511,816	343,457	747	0.00%	4.04%
1995	424,080	6,058	70	75.00%		24,787	354	70	75.00%		274,032,831	343,193	798	6.83%	11.14%
1996	422,821	6,040	70	0.00%		25,052	358	70	0.00%		273,687,441	342,482	799	0.13%	11.28%
1997						447,708	6,395	70	--		301,432,916	342,104	881	10.26%	22.70%
1998						450,579	6,806	66	-5.71%		317,285,609	341,753	928	5.33%	29.25%
1999						441,342	6,658	66	0.00%		325,942,549	338,366	963	3.77%	34.12%
2000						415,158	6,258	66	0.00%		363,360,655	329,082	1,104	14.64%	53.76%
2001						1,989,173	6,247	318	381.82%		383,824,053	329,504	1,165	5.53%	62.26%
2002						439,483	6,207	71	-77.67%		388,407,221	328,996	1,181	1.37%	64.48%
2003	389,222	5,498	71	n/a	n/a	14,532	666	22	n/a	n/a	392,666,623	328,917	1,194	1.10%	66.30%
2004	390,303	5,520	71	-0.41%	n/a	22,147	671	33	50.12%	n/a	413,354,806	330,733	1,250	4.67%	74.07%
2005	383,379	5,421	71	0.02%	n/a	23,060	329	70	112.00%	n/a	426,989,757	330,367	1,292	3.41%	80.01%

1992-2005 Rate Ann.%chg AvgVal/Acre: **4.63%**

80
SEWARD

FL area **9**

(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
16,496	SEWARD	72,237,517	10,325,597	19,467,326	550,717,594	86,720,447	15,724,128	1,129,472	426,981,213	71,144,460	21,438,206	0	1,275,885,960
<i>cnty sector value % of total value:</i>		5.66%	0.81%	1.53%	43.16%	6.80%	1.23%	0.09%	33.47%	5.58%	1.68%		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
457	BEAVER CROSSING	100,661	64,058	12,649	11,651,303	1,349,493	0	0	0	0	0	0	13,178,164
223	BEE	55,544	124,377	48,148	4,997,522	443,909	0	0	0	0	0	0	5,669,500
127	CORDOVA	67,620	49,347	9,744	3,733,702	987,916	0	0	0	0	0	0	4,848,329
247	GARLAND	19,363	43,387	8,567	6,527,492	533,732	0	0	0	0	0	0	7,132,541
186	GOEHNER	30,447	6,383	1,260	6,009,761	412,142	0	1,384	0	0	0	0	6,461,377
2,070	MILFORD	1,766,472	515,925	429,463	56,079,014	7,778,489	0	0	0	0	0	0	66,569,363
245	PLEASANT DALE	135,051	100,995	19,943	7,990,394	1,049,192	0	0	0	0	0	0	9,295,575
6,427	SEWARD	29,534,626	1,719,206	732,119	226,013,390	47,273,772	12,519,158	0	374,517	45,943	256,620	0	318,469,351
270	STAPLEHURST	80,912	90,152	59,283	5,715,672	574,302	0	0	0	0	0	0	6,520,321
844	UTICA	1,372,992	203,597	412,092	27,865,433	3,878,385	135,772	0	0	0	0	0	33,868,271
Total of All City Values:		33,163,688	2,917,427	1,733,268	356,583,683	64,281,332	12,654,930	1,384	374,517	45,943	256,620	0	472,012,792
<i>% total citysect of cnty sector</i>		45.91%	28.25%	8.90%	64.75%	74.12%	80.48%	0.12%	0.09%	0.06%	1.20%		36.99%

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
2.77%	BEAVER CROSSING	0.14%	0.62%	0.06%	2.12%	1.56%							1.03%
1.35%	BEE	0.08%	1.20%	0.25%	0.91%	0.51%							0.44%
0.77%	CORDOVA	0.09%	0.48%	0.05%	0.68%	1.14%							0.38%
1.50%	GARLAND	0.03%	0.42%	0.04%	1.19%	0.62%							0.56%
1.13%	GOEHNER	0.04%	0.06%	0.01%	1.09%	0.48%		0.12%					0.51%
12.55%	MILFORD	2.45%	5.00%	2.21%	10.18%	8.97%							5.22%
1.49%	PLEASANT DALE	0.19%	0.98%	0.10%	1.45%	1.21%							0.73%
38.96%	SEWARD	40.89%	16.65%	3.76%	41.04%	54.51%	79.62%		0.09%	0.06%	1.20%		24.96%
1.64%	STAPLEHURST	0.11%	0.87%	0.30%	1.04%	0.66%							0.51%
5.12%	UTICA	1.90%	1.97%	2.12%	5.06%	4.47%	0.86%						2.65%

Cnty# **80**
County **SEWARD**

FL area **9**