

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Webster County
91

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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2006 Commission Summary

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Residential Real Property - Current

Number of Sales	147	COD	15.67
Total Sales Price	4891046	PRD	103.08
Total Adj. Sales Price	4884196	COV	24.77
Total Assessed Value	4667220	STD	24.40
Avg. Adj. Sales Price	33225.82	Avg. Abs. Dev.	15.55
Avg. Assessed Value	31749.80	Min	26.00
Median	99.25	Max	190.00
Wgt. Mean	95.56	95% Median C.I.	98.48 to 100.09
Mean	98.50	95% Wgt. Mean C.I.	92.87 to 98.25
		95% Mean C.I.	94.56 to 102.45
% of Value of the Class of all Real Property Value in the County			14.37
% of Records Sold in the Study Period			10.17
% of Value Sold in the Study Period			11
Average Assessed Value of the Base			29,348

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	147	99.25	15.67	103.08
2005	122	98.81	16.01	103.09
2004	128	97.79	23.10	103.61
2003	148	99	28.61	110.96
2002	152	100	30.12	115.1
2001	145	100	14.23	101.14

2006 Commission Summary

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Commercial Real Property - Current

Number of Sales	21	COD	13.93
Total Sales Price	749320	PRD	95.73
Total Adj. Sales Price	695970	COV	21.85
Total Assessed Value	642360	STD	19.31
Avg. Adj. Sales Price	33141.43	Avg. Abs. Dev.	13.39
Avg. Assessed Value	30588.57	Min	38.67
Median	96.13	Max	111.55
Wgt. Mean	92.30	95% Median C.I.	83.76 to 100.00
Mean	88.36	95% Wgt. Mean C.I.	86.25 to 98.34
		95% Mean C.I.	79.57 to 97.15
% of Value of the Class of all Real Property Value in the County			6.17
% of Records Sold in the Study Period			8.75
% of Value Sold in the Study Period			3.53
Average Assessed Value of the Base			75,891

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	21	96.13	13.93	95.73
2005	17	96.13	12.64	107.30
2004	22	100.24	15.90	104.21
2003	19	99	22.51	97.42
2002	28	100	17.96	101.04
2001	23	100	18.99	97.89

2006 Opinions of the Property Tax Administrator for Webster 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 Webster County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Webster 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 Webster County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Webster County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Webster County

Recommendations

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

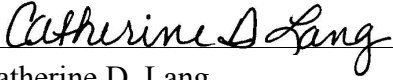
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

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

Recommendations

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

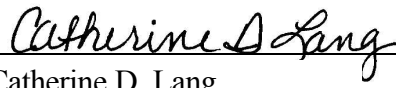
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Webster County**

Residential Real Property

I. Correlation

Webster: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Webster County has been achieved. The measures of central tendency reflect that the median, weighted mean and mean for the qualified sales file are all within the acceptable level of value. The coefficient of dispersion and the price-related differential are both just slightly above the range. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

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	187	145	77.54
2002	196	152	77.55
2003	195	148	75.9
2004	171	128	74.85
2005	175	122	69.71
2006	196	147	75

Webster: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period. In addition, the percent of sales utilized increased or stayed consistent with previous years indicating stability in the sales review procedures implemented and that the county has not excessively trimmed the sample.

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

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analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor’s assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	92	16.63	107.3	100
2002	100	5.96	105.96	100
2003	100	-3.28	96.72	99
2004	97.64	-0.85	96.81	97.79
2005	96.47	1.2	97.63	98.81
2006	91.82	4.88	96.3	99.25

Webster: RESIDENTIAL: The two statistics are sufficiently in support of each other. There is no information available that would suggest that the Qualified Median is not the best indication of the level of value for Residential Land in Webster County.

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
13.12	2001	16.63
4.36	2002	5.96
2.11	2003	-3.28
1.14	2004	-0.85
3.73	2005	1.2
12.24	2006	4.88

Webster: RESIDENTIAL: The change in the sales file and the change in the assessed base are dissimilar and appear not to support each other. However, the trended ratio in table 3 appears to support that the overall residential base and the overall residential sales file did increase proportionately and there is no other information available to indicate that sold and unsold residential properties in Webster County were not treated uniform and proportionate.

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

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

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

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

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

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

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	Median	Wgt. Mean	Mean
R&O Statistics	99.25	95.56	98.50

Webster: RESIDENTIAL: The measures of central tendency shown here reflect that the median, weighted mean and mean for the qualified residential sales file are all within the acceptable level of value. This is an indication that the median is a reliable measure of the level of assessment in this class of property.

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.67	103.08
Difference	0.67	0.08

Webster: RESIDENTIAL: The coefficient of dispersion and the price-related differential as qualitative

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measurements are both just slightly above the acceptable range. These statistics indicate a general level of good assessment uniformity for the residential property class as a whole.

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	147	147	0
Median	91.82	99.25	7.43
Wgt. Mean	86.81	95.56	8.75
Mean	93.18	98.50	5.32
COD	28.14	15.67	-12.47
PRD	107.33	103.08	-4.25
Min Sales Ratio	10.20	26.00	15.8
Max Sales Ratio	548.33	190.00	-358.33

Webster: RESIDENTIAL: A review of the residential statistics indicates no change in the number of sales between the preliminary and final statistics. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for the residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Webster County.

2006 Correlation Section for Webster County

Commerical Real Property

I. Correlation

Webster: COMMERCIAL: A review of the 2006 Commercial statistics indicates that an accurate measurement of the commercial property in Webster County has been achieved. The measures of central tendency reflect the median and weighted mean are both within the acceptable range while the mean is below the range. The coefficient of dispersion is within the range while the price-related differential is below the acceptable range. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the commercial property class.

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	28	23	82.14
2002	34	28	82.35
2003	27	19	70.37
2004	34	22	64.71
2005	31	17	54.84
2006	38	21	55.26

Webster: COMMERCIAL: A review of the table indicates that the county has utilized a fair portion of commercial sales for the study period. It should be noted that the percentage slightly increased from the percentage of sales used in 2005. There is no additional information available to indicate that the county has excessively trimmed the sample.

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

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analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor’s assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	61	17.87	71.9	100
2002	100	16.74	116.74	100
2003	100	-3.78	96.22	99
2004	100.41	-3.07	97.32	100.24
2005	93.93	2.09	95.89	96.13
2006	94.68	1.82	96.4	96.13

Webster: COMMERCIAL: The two statistics are strongly in support of each other. There is no information available that would suggest that the qualified Median is not the best indication of the level of value for Commercial Land in Webster County.

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for Webster County**

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File	Year	% Change in Assessed Value (excl. growth)
27.62	2001	17.87
75.01	2002	16.74
-11.21	2003	-3.78
0	2004	-3.07
114.98	2005	2.09
26.89	2006	1.82

Webster: COMMERCIAL: The change in the sales file and the change in the assessed base are very dissimilar and appear not to support each other. However, one commercial sale makes up just over one-third of the qualified commercial sales file. The trended ratio in table 3 appears to support that the overall commercial base and the overall commercial sales file did increase proportionately and there is no other information available to indicate that sold and unsold commercial properties in Webster County were not treated uniform and proportionate.

2006 Correlation Section for Webster County

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

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

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

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

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

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

**2006 Correlation Section
for Webster County**

	Median	Wgt. Mean	Mean
R&O Statistics	96.13	92.30	88.36

Webster: COMMERCIAL: The measures of central tendency shown here reflect that the median and weighted mean for the qualified commercial sales file are within the acceptable level of value while the mean is below the range. These statistics are fairly consistent with the 2005 statistics, supporting the evidence that one sale is disproportionately skewing the commercial data.

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	13.93	95.73
Difference	0	-2.27

Webster: COMMERCIAL: The coefficient of dispersion as a qualitative measurement is within the

**2006 Correlation Section
for Webster County**

acceptable range while the price-related differential is below the acceptable range. The relatively few number of qualified sales in this property class make this statistic susceptible to influence from outliers.

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	22	21	-1
Median	94.68	96.13	1.45
Wgt. Mean	84.64	92.30	7.66
Mean	85.13	88.36	3.23
COD	16.45	13.93	-2.52
PRD	100.59	95.73	-4.86
Min Sales Ratio	19.46	38.67	19.21
Max Sales Ratio	111.55	111.55	0

Webster: COMMERCIAL: A review of the commercial statistics reveals a one sale difference between the preliminary and final statistics. The removal of this sale was at the request of the assessor who determined through further sales verification that the sale should not be included in the qualified sales roster. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2006 R & O Statistical Report for commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Webster County.

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

91 Webster

	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	40,269,865	42,437,390	2,167,525	5.38	201,515	4.88
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	28,028,870	32,502,565	4,473,695	15.96	*-----	15.96
4. Total Residential (sum lines 1-3)	68,298,735	74,939,955	6,641,220	9.72	201,515	9.43
5. Commercial	17,248,705	18,213,895	965,190	5.6	651,850	1.82
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	6,573,145	6,656,385	83,240	1.27	965,200	-13.42
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	23,821,850	24,870,280	1,048,430	4.4	651,850	1.66
10. Total Non-Agland Real Property	92,120,585	99,810,305	7,689,720	8.35	1,818,565	6.37
11. Irrigated	55,598,175	70,874,125	15,275,950	27.48		
12. Dryland	71,227,065	71,103,710	-123,355	-0.17		
13. Grassland	53,574,125	53,051,230	-522,895	-0.98		
14. Wasteland	473,015	474,555	1,540	0.33		
15. Other Agland	180	6,640	6,460	3588.89		
16. Total Agricultural Land	180,872,560	195,510,260	14,637,700	8.09		
17. Total Value of All Real Property (Locally Assessed)	272,993,145	295,320,565	22,327,420	8.18	1,818,565	7.51

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

PA&T 2006 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	147	MEDIAN:	99	COV:	24.77	95% Median C.I.:	98.48 to 100.09
TOTAL Sales Price:	4,891,046	WGT. MEAN:	96	STD:	24.40	95% Wgt. Mean C.I.:	92.87 to 98.25
TOTAL Adj.Sales Price:	4,884,196	MEAN:	99	AVG.ABS.DEV:	15.55	95% Mean C.I.:	94.56 to 102.45
TOTAL Assessed Value:	4,667,220						
AVG. Adj. Sales Price:	33,225	COD:	15.67	MAX Sales Ratio:	190.00		
AVG. Assessed Value:	31,749	PRD:	103.08	MIN Sales Ratio:	26.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	16	99.71	98.00	99.79	16.16	98.20	26.00	170.24	90.04 to 105.54	21,549	21,505
10/01/03 TO 12/31/03	16	100.15	102.65	91.58	12.16	112.08	65.26	151.77	98.48 to 114.00	33,122	30,333
01/01/04 TO 03/31/04	12	99.03	103.08	94.60	17.66	108.96	58.82	180.00	82.00 to 116.57	27,387	25,908
04/01/04 TO 06/30/04	19	99.02	97.81	96.52	16.75	101.34	56.40	190.00	88.75 to 100.96	39,021	37,661
07/01/04 TO 09/30/04	21	98.64	97.44	98.64	12.59	98.78	54.00	142.82	87.56 to 105.30	44,714	44,104
10/01/04 TO 12/31/04	18	94.46	98.55	93.34	15.35	105.58	53.33	156.67	83.82 to 102.32	28,390	26,498
01/01/05 TO 03/31/05	17	108.70	101.20	98.00	17.22	103.26	45.16	138.27	74.50 to 121.00	30,335	29,728
04/01/05 TO 06/30/05	28	98.23	94.08	92.72	15.86	101.46	30.40	172.39	90.91 to 100.83	34,773	32,241
____Study Years____											
07/01/03 TO 06/30/04	63	99.58	100.09	95.43	15.61	104.88	26.00	190.00	98.48 to 100.72	30,870	29,458
07/01/04 TO 06/30/05	84	98.92	97.32	95.64	15.70	101.75	30.40	172.39	94.97 to 100.15	34,992	33,468
____Calendar Yrs____											
01/01/04 TO 12/31/04	70	98.64	98.79	96.41	15.28	102.47	53.33	190.00	95.05 to 100.09	36,001	34,709
____ALL____											
	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLADEN	12	99.07	97.67	92.28	17.10	105.85	53.30	172.39	80.92 to 100.00	25,529	23,557
BLUE HILL	34	100.26	99.93	97.43	11.68	102.56	60.75	138.27	96.22 to 102.48	58,285	56,788
COWLES	3	100.83	100.40	99.59	0.51	100.82	99.42	100.96	N/A	2,269	2,260
GUIDE ROCK	19	100.47	105.99	89.64	29.69	118.24	26.00	190.00	79.26 to 123.33	9,160	8,211
INAVALE	2	99.45	99.45	98.41	1.46	101.06	98.00	100.90	N/A	1,166	1,147
RED CLOUD	62	98.82	96.63	94.76	15.53	101.97	30.40	151.77	92.87 to 102.24	25,267	23,943
RURAL	15	98.70	93.69	95.01	10.41	98.62	56.40	132.80	84.71 to 99.77	56,425	53,607
____ALL____											
	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

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	130	99.48	99.04	95.67	16.45	103.53	26.00	190.00	98.48 to 100.72	31,042	29,698
2	2	94.56	94.56	98.79	4.69	95.72	90.13	99.00	N/A	84,500	83,480
3	15	98.70	94.34	94.08	10.00	100.28	56.40	132.80	84.71 to 99.84	45,314	42,630
____ALL____											
	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

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:	147	MEDIAN:	99	COV:	24.77	95% Median C.I.:	98.48 to 100.09
TOTAL Sales Price:	4,891,046	WGT. MEAN:	96	STD:	24.40	95% Wgt. Mean C.I.:	92.87 to 98.25
TOTAL Adj.Sales Price:	4,884,196	MEAN:	99	AVG.ABS.DEV:	15.55	95% Mean C.I.:	94.56 to 102.45
TOTAL Assessed Value:	4,667,220						
AVG. Adj. Sales Price:	33,225	COD:	15.67	MAX Sales Ratio:	190.00		
AVG. Assessed Value:	31,749	PRD:	103.08	MIN Sales Ratio:	26.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	133	99.02	97.59	95.66	12.87	102.02	45.16	172.39	98.09 to 99.96	36,464	34,882
2	14	110.98	107.16	81.16	37.58	132.04	26.00	190.00	53.33 to 156.67	2,456	1,993
ALL	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	143	99.07	98.77	95.57	15.82	103.35	26.00	190.00	98.48 to 100.09	33,556	32,070
06	1	56.40	56.40	56.40			56.40	56.40	N/A	10,000	5,640
07	3	100.15	99.97	99.97	0.20	100.00	99.58	100.18	N/A	25,183	25,176
ALL	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0011											
01-0060											
01-0090											
01-0123	13	98.64	99.97	94.18	13.61	106.14	68.62	172.39	84.71 to 100.00	36,103	34,004
65-0011	21	99.96	104.55	91.25	27.88	114.58	26.00	190.00	82.00 to 111.63	10,589	9,663
65-0071	1	99.75	99.75	99.75			99.75	99.75	N/A	38,000	37,905
91-0002	69	98.62	95.15	93.62	15.77	101.64	30.40	151.77	92.49 to 100.90	26,650	24,949
91-0074	43	99.96	100.45	97.72	10.37	102.79	60.75	138.27	98.70 to 101.56	53,850	52,622
NonValid School											
ALL	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

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:	147	MEDIAN:	99	COV:	24.77	95% Median C.I.:	98.48 to 100.09
TOTAL Sales Price:	4,891,046	WGT. MEAN:	96	STD:	24.40	95% Wgt. Mean C.I.:	92.87 to 98.25
TOTAL Adj.Sales Price:	4,884,196	MEAN:	99	AVG.ABS.DEV:	15.55	95% Mean C.I.:	94.56 to 102.45
TOTAL Assessed Value:	4,667,220						
AVG. Adj. Sales Price:	33,225	COD:	15.67	MAX Sales Ratio:	190.00		
AVG. Assessed Value:	31,749	PRD:	103.08	MIN Sales Ratio:	26.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	22	100.87	101.49	84.67	31.81	119.86	26.00	190.00	82.00 to 123.33	2,704	2,289
Prior TO 1860											
1860 TO 1899	21	97.53	89.99	88.11	13.07	102.13	53.30	116.57	79.26 to 100.00	25,025	22,048
1900 TO 1919	50	99.48	102.08	97.60	15.78	104.59	49.66	172.39	96.09 to 105.30	30,265	29,539
1920 TO 1939	21	99.07	92.00	88.49	14.79	103.97	45.16	123.60	79.36 to 104.65	42,666	37,755
1940 TO 1949	4	99.18	97.70	95.55	2.82	102.25	91.19	101.25	N/A	35,550	33,967
1950 TO 1959	5	99.25	101.90	99.98	4.47	101.93	95.05	114.00	N/A	46,300	46,289
1960 TO 1969	6	100.66	102.97	99.58	10.12	103.40	87.56	129.07	87.56 to 129.07	73,166	72,860
1970 TO 1979	13	100.18	102.19	101.35	6.81	100.83	84.71	137.14	94.71 to 105.39	62,361	63,201
1980 TO 1989	4	99.30	98.80	99.13	0.88	99.67	96.83	99.77	N/A	58,500	57,991
1990 TO 1994											
1995 TO 1999	1	79.82	79.82	79.82			79.82	79.82	N/A	32,500	25,940
2000 TO Present											
ALL	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

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	22	101.75	108.05	100.32	24.51	107.70	26.00	190.00	98.00 to 121.80	1,553	1,558
5000 TO 9999	21	100.72	106.91	108.71	19.72	98.35	30.40	170.24	92.87 to 118.63	7,049	7,663
Total \$											
1 TO 9999	43	101.25	107.49	107.13	22.20	100.34	26.00	190.00	99.42 to 116.33	4,237	4,539
10000 TO 29999	45	98.65	93.78	91.80	17.71	102.16	45.16	172.39	90.04 to 100.71	19,476	17,880
30000 TO 59999	30	99.08	96.80	97.98	9.82	98.80	59.55	137.14	93.57 to 100.15	42,661	41,797
60000 TO 99999	20	93.42	93.12	93.23	9.62	99.89	65.26	111.37	84.71 to 100.55	72,760	67,834
100000 TO 149999	8	98.92	96.50	96.53	3.65	99.96	77.98	103.34	77.98 to 103.34	115,687	111,676
150000 TO 249999	1	99.00	99.00	99.00			99.00	99.00	N/A	165,000	163,355
ALL	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

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:	147	MEDIAN:	99	COV:	24.77	95% Median C.I.:	98.48 to 100.09
TOTAL Sales Price:	4,891,046	WGT. MEAN:	96	STD:	24.40	95% Wgt. Mean C.I.:	92.87 to 98.25
TOTAL Adj.Sales Price:	4,884,196	MEAN:	99	AVG.ABS.DEV:	15.55	95% Mean C.I.:	94.56 to 102.45
TOTAL Assessed Value:	4,667,220						
AVG. Adj. Sales Price:	33,225	COD:	15.67	MAX Sales Ratio:	190.00		
AVG. Assessed Value:	31,749	PRD:	103.08	MIN Sales Ratio:	26.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	23	100.96	104.05	89.76	26.56	115.91	26.00	190.00	95.30 to 121.00	1,720	1,544
5000 TO 9999	20	99.94	100.82	98.21	14.44	102.66	56.40	151.77	91.20 to 108.70	7,464	7,330
Total \$ _____											
1 TO 9999	43	100.83	102.55	96.44	20.91	106.33	26.00	190.00	95.30 to 108.70	4,392	4,235
10000 TO 29999	48	98.82	95.99	90.53	19.45	106.03	45.16	172.39	85.54 to 101.74	20,277	18,357
30000 TO 59999	30	98.55	95.07	93.05	9.23	102.17	65.26	127.93	91.19 to 99.84	46,977	43,710
60000 TO 99999	18	100.16	101.00	99.17	8.98	101.85	77.98	137.14	91.79 to 108.08	74,150	73,531
100000 TO 149999	7	98.99	99.14	99.10	1.13	100.04	96.09	103.34	96.09 to 103.34	116,142	115,097
150000 TO 249999	1	99.00	99.00	99.00			99.00	99.00	N/A	165,000	163,355
ALL _____											
	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	100.90	102.37	85.57	31.32	119.62	26.00	190.00	83.56 to 121.80	2,651	2,268
10	2	101.75	101.75	101.88	0.49	99.88	101.25	102.25	N/A	1,600	1,630
20	64	98.84	97.18	91.55	16.52	106.14	45.16	172.39	93.86 to 100.18	21,603	19,778
30	54	99.04	98.27	97.11	9.40	101.19	58.82	127.93	98.09 to 101.56	55,970	54,353
40	4	99.13	99.09	99.00	0.27	100.09	98.64	99.46	N/A	103,750	102,708
ALL _____											
	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	100.90	102.37	85.57	31.32	119.62	26.00	190.00	83.56 to 121.80	2,651	2,268
100	3	96.83	92.07	90.46	6.81	101.78	79.82	99.58	N/A	25,500	23,068
101	89	99.77	100.40	97.22	13.19	103.27	45.16	172.39	98.64 to 101.25	34,744	33,779
102	7	98.85	94.92	96.50	5.61	98.36	80.92	103.34	80.92 to 103.34	89,440	86,310
104	24	96.92	91.25	91.83	11.80	99.37	53.30	111.37	84.39 to 100.15	41,704	38,297
106	1	58.82	58.82	58.82			58.82	58.82	N/A	27,500	16,175
ALL _____											
	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	147	MEDIAN:	99	COV:	24.77	95% Median C.I.:	98.48 to 100.09
TOTAL Sales Price:	4,891,046	WGT. MEAN:	96	STD:	24.40	95% Wgt. Mean C.I.:	92.87 to 98.25
TOTAL Adj.Sales Price:	4,884,196	MEAN:	99	AVG.ABS.DEV:	15.55	95% Mean C.I.:	94.56 to 102.45
TOTAL Assessed Value:	4,667,220						
AVG. Adj. Sales Price:	33,225	COD:	15.67	MAX Sales Ratio:	190.00		
AVG. Assessed Value:	31,749	PRD:	103.08	MIN Sales Ratio:	26.00		

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

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	100.90	102.37	85.57	31.32	119.62	26.00	190.00	83.56 to 121.80	2,651	2,268
10	8	100.99	101.67	100.49	3.76	101.18	91.20	109.67	91.20 to 109.67	9,481	9,527
20	37	96.22	93.94	87.46	17.17	107.41	45.16	151.77	90.91 to 101.74	18,660	16,320
30	75	99.07	99.25	96.81	12.11	102.52	53.07	172.39	98.09 to 99.96	47,119	45,614
40	4	98.81	98.18	98.26	0.82	99.92	96.09	99.00	N/A	130,750	128,473
ALL	147	99.25	98.50	95.56	15.67	103.08	26.00	190.00	98.48 to 100.09	33,225	31,749

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:	21	MEDIAN:	96	COV:	21.85	95% Median C.I.:	83.76 to 100.00	(! : Derived)
TOTAL Sales Price:	749,320	WGT. MEAN:	92	STD:	19.31	95% Wgt. Mean C.I.:	86.25 to 98.34	
TOTAL Adj.Sales Price:	695,970	MEAN:	88	AVG.ABS.DEV:	13.39	95% Mean C.I.:	79.57 to 97.15	
TOTAL Assessed Value:	642,360							
AVG. Adj. Sales Price:	33,141	COD:	13.93	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	30,588	PRD:	95.73	MIN Sales Ratio:	38.67			

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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	5	92.82	81.57	80.64	23.29	101.15	38.67	111.55	N/A	14,900	12,015
10/01/02 TO 12/31/02	1	108.22	108.22	108.22			108.22	108.22	N/A	4,500	4,870
01/01/03 TO 03/31/03	1	98.68	98.68	98.68			98.68	98.68	N/A	6,840	6,750
04/01/03 TO 06/30/03	3	96.13	96.14	95.62	0.87	100.55	94.90	97.40	N/A	47,526	45,445
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	88.35	91.07	96.68	3.72	94.20	87.50	97.37	N/A	88,966	86,013
07/01/04 TO 09/30/04	3	98.54	91.33	89.26	9.88	102.31	73.12	102.33	N/A	25,566	22,821
10/01/04 TO 12/31/04	2	77.70	77.70	93.62	34.17	82.99	51.15	104.26	N/A	24,975	23,382
01/01/05 TO 03/31/05	2	92.88	92.88	91.95	9.82	101.01	83.76	102.00	N/A	24,500	22,527
04/01/05 TO 06/30/05	1	64.02	64.02	64.02			64.02	64.02	N/A	25,000	16,005
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	96.76	90.32	91.07	13.29	99.17	38.67	111.55	64.79 to 108.22	22,842	20,803
07/01/03 TO 06/30/04	3	88.35	91.07	96.68	3.72	94.20	87.50	97.37	N/A	88,966	86,013
07/01/04 TO 06/30/05	8	91.15	84.90	87.86	18.52	96.63	51.15	104.26	51.15 to 104.26	25,081	22,036
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	96.76	96.78	95.76	1.31	101.06	94.90	98.68	N/A	37,355	35,771
01/01/04 TO 12/31/04	8	92.86	87.83	94.85	13.78	92.60	51.15	104.26	51.15 to 104.26	49,193	46,658
<u>ALL</u>	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLUE HILL	6	95.51	92.23	92.88	7.09	99.30	73.12	102.33	73.12 to 102.33	39,046	36,266
GUIDE ROCK	3	97.40	81.43	63.43	23.80	128.38	38.67	108.22	N/A	8,166	5,180
INVALE	1	100.00	100.00	100.00			100.00	100.00	N/A	7,500	7,500
RED CLOUD	9	92.82	89.93	90.41	13.94	99.47	64.02	111.55	64.79 to 104.26	19,243	17,398
RURAL	2	74.26	74.26	95.57	31.12	77.70	51.15	97.37	N/A	128,250	122,567
<u>ALL</u>	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	96.13	90.77	91.83	12.18	98.84	38.67	111.55	83.76 to 102.33	23,939	21,983
3	4	80.70	78.14	92.96	25.47	84.06	51.15	100.00	N/A	72,250	67,160
<u>ALL</u>	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

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:	21	MEDIAN:	96	COV:	21.85	95% Median C.I.:	83.76 to 100.00	(!: Derived)
TOTAL Sales Price:	749,320	WGT. MEAN:	92	STD:	19.31	95% Wgt. Mean C.I.:	86.25 to 98.34	
TOTAL Adj.Sales Price:	695,970	MEAN:	88	AVG.ABS.DEV:	13.39	95% Mean C.I.:	79.57 to 97.15	
TOTAL Assessed Value:	642,360							
AVG. Adj. Sales Price:	33,141	COD:	13.93	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	30,588	PRD:	95.73	MIN Sales Ratio:	38.67			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	18	96.75	89.90	92.84	12.93	96.83	38.67	111.55	83.76 to 102.00	37,707	35,008
2	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
ALL	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0011											
01-0060											
01-0090											
01-0123	1	51.15	51.15	51.15			51.15	51.15	N/A	10,000	5,115
65-0011	3	97.40	81.43	63.43	23.80	128.38	38.67	108.22	N/A	8,166	5,180
65-0071											
91-0002	11	97.37	91.52	94.60	11.54	96.75	64.02	111.55	64.79 to 104.26	38,835	36,736
91-0074	6	95.51	92.23	92.88	7.09	99.30	73.12	102.33	73.12 to 102.33	39,046	36,266
NonValid School											
ALL	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

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	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
Prior TO 1860											
1860 TO 1899	1	102.33	102.33	102.33			102.33	102.33	N/A	13,500	13,815
1900 TO 1919	12	96.76	90.71	92.89	13.38	97.66	38.67	111.55	83.76 to 104.26	27,185	25,252
1920 TO 1939											
1940 TO 1949	1	97.37	97.37	97.37			97.37	97.37	N/A	246,500	240,020
1950 TO 1959	1	92.82	92.82	92.82			92.82	92.82	N/A	30,000	27,845
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	73.12	73.12	73.12			73.12	73.12	N/A	30,000	21,935
1990 TO 1994	1	100.00	100.00	100.00			100.00	100.00	N/A	7,500	7,500
1995 TO 1999	1	64.02	64.02	64.02			64.02	64.02	N/A	25,000	16,005
2000 TO Present											
ALL	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

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:	21	MEDIAN:	96	COV:	21.85	95% Median C.I.:	83.76 to 100.00	(! : Derived)
TOTAL Sales Price:	749,320	WGT. MEAN:	92	STD:	19.31	95% Wgt. Mean C.I.:	86.25 to 98.34	
TOTAL Adj.Sales Price:	695,970	MEAN:	88	AVG.ABS.DEV:	13.39	95% Mean C.I.:	79.57 to 97.15	
TOTAL Assessed Value:	642,360							
AVG. Adj. Sales Price:	33,141	COD:	13.93	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	30,588	PRD:	95.73	MIN Sales Ratio:	38.67			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	97.86	97.86	106.53	10.59	91.86	87.50	108.22	N/A	2,450	2,610
5000 TO 9999	3	98.68	98.69	98.86	0.88	99.83	97.40	100.00	N/A	6,446	6,373
Total \$ _____											
1 TO 9999	5	98.68	98.36	100.41	4.73	97.96	87.50	108.22	N/A	4,848	4,868
10000 TO 29999	9	83.76	78.51	79.22	24.62	99.11	38.67	111.55	51.15 to 102.33	17,166	13,598
30000 TO 59999	4	95.68	92.18	93.24	9.63	98.87	73.12	104.26	N/A	33,287	31,036
60000 TO 99999	2	95.51	95.51	95.56	0.64	99.96	94.90	96.13	N/A	68,790	65,732
150000 TO 249999	1	97.37	97.37	97.37			97.37	97.37	N/A	246,500	240,020
ALL _____	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

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	97.40	97.71	101.92	7.09	95.87	87.50	108.22	N/A	3,300	3,363
5000 TO 9999	5	64.79	70.66	64.16	33.61	110.13	38.67	100.00	N/A	10,268	6,588
Total \$ _____											
1 TO 9999	8	92.45	80.80	70.26	21.93	115.00	38.67	108.22	38.67 to 108.22	7,655	5,378
10000 TO 29999	8	90.58	89.74	86.47	13.72	103.79	64.02	111.55	64.02 to 111.55	22,187	19,185
30000 TO 59999	2	101.40	101.40	101.66	2.82	99.74	98.54	104.26	N/A	36,575	37,182
60000 TO 99999	2	95.51	95.51	95.56	0.64	99.96	94.90	96.13	N/A	68,790	65,732
150000 TO 249999	1	97.37	97.37	97.37			97.37	97.37	N/A	246,500	240,020
ALL _____	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
10	1	100.00	100.00	100.00			100.00	100.00	N/A	7,500	7,500
15	1	104.26	104.26	104.26			104.26	104.26	N/A	39,950	41,650
20	14	96.14	89.50	92.08	13.51	97.20	38.67	111.55	73.12 to 102.33	38,989	35,902
30	1	64.79	64.79	64.79			64.79	64.79	N/A	12,000	7,775
40	1	96.13	96.13	96.13			96.13	96.13	N/A	73,430	70,585
ALL _____	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

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:	21	MEDIAN:	96	COV:	21.85	95% Median C.I.:	83.76 to 100.00	(! : Derived)
TOTAL Sales Price:	749,320	WGT. MEAN:	92	STD:	19.31	95% Wgt. Mean C.I.:	86.25 to 98.34	
TOTAL Adj.Sales Price:	695,970	MEAN:	88	AVG.ABS.DEV:	13.39	95% Mean C.I.:	79.57 to 97.15	
TOTAL Assessed Value:	642,360							
AVG. Adj. Sales Price:	33,141	COD:	13.93	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	30,588	PRD:	95.73	MIN Sales Ratio:	38.67			

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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)	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
300	1	97.37	97.37	97.37			97.37	97.37	N/A	246,500	240,020
304	2	97.33	97.33	96.88	1.24	100.47	96.13	98.54	N/A	53,315	51,650
306	1	92.82	92.82	92.82			92.82	92.82	N/A	30,000	27,845
332	1	104.26	104.26	104.26			104.26	104.26	N/A	39,950	41,650
344	3	102.00	99.75	97.48	2.43	102.33	94.90	102.33	N/A	33,216	32,378
350	1	73.12	73.12	73.12			73.12	73.12	N/A	30,000	21,935
353	3	100.00	91.86	81.55	15.84	112.63	64.02	111.55	N/A	14,166	11,553
384	1	83.76	83.76	83.76			83.76	83.76	N/A	27,000	22,615
391	4	81.10	77.27	63.88	31.49	120.97	38.67	108.22	N/A	9,125	5,828
406	1	88.35	88.35	88.35			88.35	88.35	N/A	20,000	17,670
<u>ALL</u>											
	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	64.02	64.02	64.02			64.02	64.02	N/A	25,000	16,005
03	20	96.75	89.58	93.35	12.88	95.96	38.67	111.55	87.50 to 100.00	33,548	31,317
04											
<u>ALL</u>											
	21	96.13	88.36	92.30	13.93	95.73	38.67	111.55	83.76 to 100.00	33,141	30,588

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:	147	MEDIAN:	92	COV:	51.48	95% Median C.I.:	85.80 to 98.48
TOTAL Sales Price:	4,891,046	WGT. MEAN:	87	STD:	47.97	95% Wgt. Mean C.I.:	83.02 to 90.60
TOTAL Adj.Sales Price:	4,884,196	MEAN:	93	AVG.ABS.DEV:	25.84	95% Mean C.I.:	85.42 to 100.93
TOTAL Assessed Value:	4,240,000						
AVG. Adj. Sales Price:	33,225	COD:	28.14	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	28,843	PRD:	107.33	MIN Sales Ratio:	10.20		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	16	95.55	93.13	90.24	22.58	103.20	26.00	174.17	77.51 to 107.06	21,549	19,446
10/01/03 TO 12/31/03	16	98.48	95.61	84.03	12.42	113.78	57.45	121.38	81.20 to 106.93	33,122	27,832
01/01/04 TO 03/31/04	12	102.17	103.06	88.69	15.80	116.20	69.33	180.00	77.82 to 108.39	27,387	24,290
04/01/04 TO 06/30/04	19	94.01	90.61	92.71	20.68	97.73	54.42	131.50	65.09 to 101.61	39,021	36,178
07/01/04 TO 09/30/04	21	84.00	82.69	84.26	25.41	98.14	36.00	142.82	55.40 to 96.59	44,714	37,675
10/01/04 TO 12/31/04	18	80.70	85.22	84.95	34.15	100.32	10.20	161.51	59.02 to 100.10	28,390	24,118
01/01/05 TO 03/31/05	17	109.00	98.86	95.26	23.93	103.77	45.16	140.03	59.12 to 137.14	30,335	28,898
04/01/05 TO 06/30/05	28	84.16	98.84	80.94	47.92	122.12	30.40	548.33	65.31 to 102.24	34,773	28,144
____Study Years____											
07/01/03 TO 06/30/04	63	98.48	94.89	89.23	18.07	106.35	26.00	180.00	90.13 to 100.96	30,870	27,545
07/01/04 TO 06/30/05	84	84.86	91.89	85.21	36.28	107.84	10.20	548.33	79.30 to 95.05	34,992	29,817
____Calendar Yrs____											
01/01/04 TO 12/31/04	70	91.10	88.98	87.47	25.17	101.74	10.20	180.00	79.30 to 97.77	36,001	31,488
____ALL____											
	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLADEN	12	80.49	78.35	72.62	23.38	107.88	45.11	119.07	59.12 to 96.59	25,529	18,540
BLUE HILL	34	96.20	96.85	91.85	16.43	105.44	54.42	138.27	85.80 to 107.06	58,285	53,534
COWLES	3	101.33	250.21	140.72	147.16	177.81	100.96	548.33	N/A	2,269	3,193
GUIDE ROCK	19	56.73	88.58	76.21	73.71	116.23	26.00	180.00	48.57 to 126.73	9,160	6,981
INAVALE	2	95.46	95.46	87.26	12.01	109.40	84.00	106.93	N/A	1,166	1,017
RED CLOUD	62	96.79	91.87	87.61	22.96	104.87	30.40	161.51	84.22 to 103.00	25,267	22,135
RURAL	15	82.21	76.24	80.42	19.56	94.80	10.20	103.04	69.33 to 94.50	56,425	45,378
____ALL____											
	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

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	130	94.59	95.10	88.15	28.24	107.88	26.00	548.33	88.30 to 100.09	31,042	27,363
2	2	86.68	86.68	83.41	3.97	103.93	83.24	90.13	N/A	84,500	70,477
3	15	82.21	77.41	79.70	20.98	97.12	10.20	106.93	69.33 to 97.77	45,314	36,116
____ALL____											
	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

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:	147	MEDIAN:	92	COV:	51.48	95% Median C.I.:	85.80 to 98.48
TOTAL Sales Price:	4,891,046	WGT. MEAN:	87	STD:	47.97	95% Wgt. Mean C.I.:	83.02 to 90.60
TOTAL Adj.Sales Price:	4,884,196	MEAN:	93	AVG.ABS.DEV:	25.84	95% Mean C.I.:	85.42 to 100.93
TOTAL Assessed Value:	4,240,000						
AVG. Adj. Sales Price:	33,225	COD:	28.14	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	28,843	PRD:	107.33	MIN Sales Ratio:	10.20		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	132	92.90	94.03	86.93	25.58	108.17	39.50	548.33	85.80 to 98.48	36,737	31,934
2	15	90.13	85.64	70.62	48.81	121.27	10.20	180.00	36.00 to 123.33	2,326	1,642
ALL	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	143	93.97	93.44	86.76	27.92	107.71	10.20	548.33	84.87 to 98.59	33,556	29,112
06	1	56.40	56.40	56.40			56.40	56.40	N/A	10,000	5,640
07	3	90.59	92.81	94.28	2.83	98.44	90.08	97.77	N/A	25,183	23,743
ALL	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
01-0011											
01-0060											
01-0090											
01-0123	13	82.21	79.43	73.94	20.18	107.42	45.11	119.07	65.09 to 96.59	36,103	26,696
65-0011	21	77.60	88.59	80.60	51.40	109.92	26.00	180.00	49.68 to 123.33	10,589	8,534
65-0071	1	82.78	82.78	82.78			82.78	82.78	N/A	38,000	31,455
91-0002	69	95.05	90.21	85.69	23.75	105.27	30.40	161.51	83.73 to 102.24	26,650	22,837
91-0074	43	94.50	104.57	90.97	27.68	114.95	10.20	548.33	87.50 to 101.56	53,850	48,987
NonValid School											
ALL	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

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:	147	MEDIAN:	92	COV:	51.48	95% Median C.I.:	85.80 to 98.48
TOTAL Sales Price:	4,891,046	WGT. MEAN:	87	STD:	47.97	95% Wgt. Mean C.I.:	83.02 to 90.60
TOTAL Adj.Sales Price:	4,884,196	MEAN:	93	AVG.ABS.DEV:	25.84	95% Mean C.I.:	85.42 to 100.93
TOTAL Assessed Value:	4,240,000						
AVG. Adj. Sales Price:	33,225	COD:	28.14	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	28,843	PRD:	107.33	MIN Sales Ratio:	10.20		

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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	22	95.89	111.01	84.62	57.95	131.19	10.20	548.33	55.00 to 123.33	2,704	2,288
Prior TO 1860											
1860 TO 1899	21	89.02	84.26	79.94	23.27	105.40	43.47	153.79	59.12 to 99.84	25,025	20,006
1900 TO 1919	50	92.68	89.26	82.58	24.79	108.09	39.50	161.51	79.44 to 101.33	30,265	24,993
1920 TO 1939	21	81.20	87.02	83.69	27.66	103.98	45.16	140.03	73.05 to 109.90	42,666	35,706
1940 TO 1949	4	100.11	114.29	94.53	26.96	120.91	82.78	174.17	N/A	35,550	33,605
1950 TO 1959	5	95.05	85.72	84.95	14.20	100.91	55.51	102.24	N/A	46,300	39,330
1960 TO 1969	6	95.94	95.59	91.56	11.27	104.39	79.30	111.02	79.30 to 111.02	73,166	66,995
1970 TO 1979	13	101.56	101.83	100.80	10.95	101.02	75.36	137.14	90.59 to 108.48	62,361	62,861
1980 TO 1989	4	89.19	88.15	85.71	5.95	102.84	77.39	96.83	N/A	58,500	50,142
1990 TO 1994											
1995 TO 1999	1	59.02	59.02	59.02			59.02	59.02	N/A	32,500	19,180
2000 TO Present											
ALL	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

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	22	105.04	121.65	102.35	51.12	118.85	10.20	548.33	84.00 to 131.50	1,553	1,590
5000 TO 9999	21	100.94	94.37	95.92	22.09	98.38	30.40	142.82	77.67 to 109.69	7,049	6,761
Total \$											
1 TO 9999	43	102.25	108.32	97.13	37.63	111.53	10.20	548.33	89.02 to 109.69	4,237	4,115
10000 TO 29999	45	90.08	85.81	83.73	26.48	102.48	39.50	153.79	65.31 to 98.59	19,476	16,308
30000 TO 59999	30	95.55	89.20	89.88	21.99	99.24	43.47	137.14	79.30 to 100.50	42,661	38,343
60000 TO 99999	20	88.79	87.84	87.67	14.83	100.19	49.27	113.45	78.69 to 101.56	72,760	63,790
100000 TO 149999	8	83.99	82.73	82.73	8.23	100.00	69.33	94.01	69.33 to 94.01	115,687	95,711
150000 TO 249999	1	83.24	83.24	83.24			83.24	83.24	N/A	165,000	137,350
ALL	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

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:	147	MEDIAN:	92	COV:	51.48	95% Median C.I.:	85.80 to 98.48
TOTAL Sales Price:	4,891,046	WGT. MEAN:	87	STD:	47.97	95% Wgt. Mean C.I.:	83.02 to 90.60
TOTAL Adj.Sales Price:	4,884,196	MEAN:	93	AVG.ABS.DEV:	25.84	95% Mean C.I.:	85.42 to 100.93
TOTAL Assessed Value:	4,240,000						
AVG. Adj. Sales Price:	33,225	COD:	28.14	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	28,843	PRD:	107.33	MIN Sales Ratio:	10.20		

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	26	101.61	110.42	81.50	52.89	135.49	10.20	548.33	55.00 to 121.00	2,199	1,792
5000 TO 9999	25	90.59	86.98	77.81	24.58	111.79	39.50	138.27	75.10 to 103.00	9,721	7,564
Total \$ _____											
1 TO 9999	51	90.81	98.93	78.51	42.63	126.01	10.20	548.33	77.67 to 103.15	5,886	4,621
10000 TO 29999	45	89.15	85.75	77.50	27.57	110.65	43.47	153.79	65.31 to 98.59	23,871	18,500
30000 TO 59999	28	97.18	95.67	92.02	15.20	103.97	49.27	129.61	84.85 to 106.36	49,502	45,550
60000 TO 99999	18	93.42	92.89	89.86	15.17	103.37	69.33	137.14	77.51 to 103.04	82,983	74,570
100000 TO 149999	5	88.30	88.36	87.95	3.92	100.47	83.24	94.01	N/A	126,000	110,816
ALL _____											
	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	100.96	113.20	86.49	55.25	130.88	10.20	548.33	56.40 to 123.33	2,651	2,293
10	2	138.21	138.21	129.22	26.02	106.96	102.25	174.17	N/A	1,600	2,067
20	64	89.09	86.40	83.70	25.19	103.22	39.50	153.79	77.67 to 98.65	21,603	18,082
30	54	94.59	90.98	88.11	17.42	103.27	45.11	140.03	84.11 to 100.09	55,970	49,313
40	4	84.05	93.53	87.45	15.65	106.96	77.51	128.51	N/A	103,750	90,726
ALL _____											
	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	100.96	113.20	86.49	55.25	130.88	10.20	548.33	56.40 to 123.33	2,651	2,293
100	3	90.08	81.97	78.65	13.99	104.23	59.02	96.83	N/A	25,500	20,055
101	89	95.05	90.50	89.55	21.91	101.06	39.50	174.17	84.22 to 100.50	34,744	31,113
102	7	84.87	80.81	83.14	13.18	97.20	45.11	99.84	45.11 to 99.84	89,440	74,357
104	24	85.32	88.77	81.02	23.10	109.58	48.01	153.79	75.10 to 101.33	41,704	33,786
106	1	96.75	96.75	96.75			96.75	96.75	N/A	27,500	26,605
ALL _____											
	147	91.82	93.18	86.81	28.14	107.33	10.20	548.33	85.80 to 98.48	33,225	28,843

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:	147	MEDIAN:	92	COV:	51.48	95% Median C.I.:	85.80 to 98.48
TOTAL Sales Price:	4,891,046	WGT. MEAN:	87	STD:	47.97	95% Wgt. Mean C.I.:	83.02 to 90.60
TOTAL Adj.Sales Price:	4,884,196	MEAN:	93	AVG.ABS.DEV:	25.84	95% Mean C.I.:	85.42 to 100.93
TOTAL Assessed Value:	4,240,000						
AVG. Adj. Sales Price:	33,225	COD:	28.14	MAX Sales Ratio:	548.33		
AVG. Assessed Value:	28,843	PRD:	107.33	MIN Sales Ratio:	10.20		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	100.96	113.20	86.49	55.25	130.88	10.20	548.33	56.40 to 123.33	2,651	2,293
10	8	102.70	110.69	99.85	18.39	110.85	65.87	174.17	65.87 to 174.17	9,481	9,467
20	37	79.44	79.37	72.73	27.77	109.13	39.50	123.60	59.02 to 90.59	18,660	13,572
30	75	95.05	92.53	89.86	19.06	102.97	45.11	153.79	87.50 to 99.84	47,119	42,340
40	4	84.05	82.86	82.95	7.83	99.90	69.33	94.01	N/A	130,750	108,452
<u>ALL</u>	<u>147</u>	<u>91.82</u>	<u>93.18</u>	<u>86.81</u>	<u>28.14</u>	<u>107.33</u>	<u>10.20</u>	<u>548.33</u>	<u>85.80 to 98.48</u>	<u>33,225</u>	<u>28,843</u>

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	95	COV:	27.89	95% Median C.I.:	83.76 to 99.40	(! : Derived)
TOTAL Sales Price:	831,320	WGT. MEAN:	85	STD:	23.74	95% Wgt. Mean C.I.:	67.31 to 101.96	
TOTAL Adj.Sales Price:	777,970	MEAN:	85	AVG.ABS.DEV:	15.58	95% Mean C.I.:	74.60 to 95.66	
TOTAL Assessed Value:	658,450							
AVG. Adj. Sales Price:	35,362	COD:	16.45	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	29,929	PRD:	100.59	MIN Sales Ratio:	19.46			

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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	5	94.33	80.76	80.34	23.83	100.53	37.33	111.55	N/A	14,900	11,971
10/01/02 TO 12/31/02	1	103.67	103.67	103.67			103.67	103.67	N/A	4,500	4,665
01/01/03 TO 03/31/03	1	98.68	98.68	98.68			98.68	98.68	N/A	6,840	6,750
04/01/03 TO 06/30/03	3	95.02	94.82	95.53	0.99	99.25	93.30	96.13	N/A	47,526	45,401
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	88.35	90.70	95.64	3.30	94.83	87.50	96.24	N/A	88,966	85,085
07/01/04 TO 09/30/04	3	98.54	95.19	93.79	5.97	101.49	84.68	102.33	N/A	25,566	23,978
10/01/04 TO 12/31/04	2	77.70	77.70	93.62	34.17	82.99	51.15	104.26	N/A	24,975	23,382
01/01/05 TO 03/31/05	2	92.88	92.88	91.95	9.82	101.01	83.76	102.00	N/A	24,500	22,527
04/01/05 TO 06/30/05	2	41.74	41.74	29.87	53.37	139.73	19.46	64.02	N/A	53,500	15,982
<u>Study Years</u>											
07/01/02 TO 06/30/03	10	95.57	89.06	90.83	13.42	98.05	37.33	111.55	61.21 to 103.67	22,842	20,747
07/01/03 TO 06/30/04	3	88.35	90.70	95.64	3.30	94.83	87.50	96.24	N/A	88,966	85,085
07/01/04 TO 06/30/05	9	84.68	78.91	69.24	24.76	113.96	19.46	104.26	51.15 to 102.33	31,405	21,746
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	4	95.57	95.78	95.67	1.70	100.11	93.30	98.68	N/A	37,355	35,738
01/01/04 TO 12/31/04	8	92.30	89.13	95.02	12.15	93.80	51.15	104.26	51.15 to 104.26	49,193	46,744
<u>ALL</u>											
	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLUE HILL	6	95.57	94.18	94.39	5.05	99.77	84.68	102.33	84.68 to 102.33	39,046	36,857
GUIDE ROCK	3	93.30	78.10	60.94	23.70	128.16	37.33	103.67	N/A	8,166	4,976
INAVALE	1	99.40	99.40	99.40			99.40	99.40	N/A	7,500	7,455
RED CLOUD	10	90.92	82.68	67.62	21.43	122.26	19.46	111.55	61.21 to 104.26	25,519	17,257
RURAL	2	73.70	73.70	94.48	30.59	78.00	51.15	96.24	N/A	128,250	121,175
<u>ALL</u>											
	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	18	94.68	86.78	80.30	15.39	108.08	19.46	111.55	84.68 to 102.00	27,165	21,813
3	4	80.13	77.70	91.98	25.11	84.48	51.15	99.40	N/A	72,250	66,452
<u>ALL</u>											
	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	95	COV:	27.89	95% Median C.I.:	83.76 to 99.40	(!: Derived)
TOTAL Sales Price:	831,320	WGT. MEAN:	85	STD:	23.74	95% Wgt. Mean C.I.:	67.31 to 101.96	
TOTAL Adj.Sales Price:	777,970	MEAN:	85	AVG.ABS.DEV:	15.58	95% Mean C.I.:	74.60 to 95.66	
TOTAL Assessed Value:	658,450							
AVG. Adj. Sales Price:	35,362	COD:	16.45	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	29,929	PRD:	100.59	MIN Sales Ratio:	19.46			

Printed: 02/27/2006 15:22:28

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	19	95.02	86.08	84.95	15.93	101.33	19.46	111.55	83.76 to 102.00	40,038	34,012
2	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
ALL	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0011											
01-0060											
01-0090											
01-0123	1	51.15	51.15	51.15			51.15	51.15	N/A	10,000	5,115
65-0011	3	93.30	78.10	60.94	23.70	128.16	37.33	103.67	N/A	8,166	4,976
65-0071											
91-0002	12	95.29	85.20	81.95	17.65	103.97	19.46	111.55	64.02 to 102.00	42,432	34,771
91-0074	6	95.57	94.18	94.39	5.05	99.77	84.68	102.33	84.68 to 102.33	39,046	36,857
NonValid School											
ALL	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

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	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
Prior TO 1860											
1860 TO 1899	1	102.33	102.33	102.33			102.33	102.33	N/A	13,500	13,815
1900 TO 1919	13	95.02	84.20	77.90	18.84	108.08	19.46	111.55	61.21 to 103.67	31,402	24,463
1920 TO 1939											
1940 TO 1949	1	96.24	96.24	96.24			96.24	96.24	N/A	246,500	237,235
1950 TO 1959	1	94.33	94.33	94.33			94.33	94.33	N/A	30,000	28,300
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	84.68	84.68	84.68			84.68	84.68	N/A	30,000	25,405
1990 TO 1994	1	99.40	99.40	99.40			99.40	99.40	N/A	7,500	7,455
1995 TO 1999	1	64.02	64.02	64.02			64.02	64.02	N/A	25,000	16,005
2000 TO Present											
ALL	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	22	MEDIAN:	95	COV:	27.89	95% Median C.I.:	83.76 to 99.40	(! : Derived)
TOTAL Sales Price:	831,320	WGT. MEAN:	85	STD:	23.74	95% Wgt. Mean C.I.:	67.31 to 101.96	
TOTAL Adj.Sales Price:	777,970	MEAN:	85	AVG.ABS.DEV:	15.58	95% Mean C.I.:	74.60 to 95.66	
TOTAL Assessed Value:	658,450							
AVG. Adj. Sales Price:	35,362	COD:	16.45	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	29,929	PRD:	100.59	MIN Sales Ratio:	19.46			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	95.58	95.58	102.35	8.46	93.39	87.50	103.67	N/A	2,450	2,507
5000 TO 9999	3	98.68	97.13	97.57	2.06	99.55	93.30	99.40	N/A	6,446	6,290
Total \$ _____											
1 TO 9999	5	98.68	96.51	98.54	4.51	97.94	87.50	103.67	N/A	4,848	4,777
10000 TO 29999	9	83.76	77.97	78.81	25.27	98.93	37.33	111.55	51.15 to 102.33	17,166	13,528
30000 TO 59999	4	96.44	95.45	96.18	6.16	99.24	84.68	104.26	N/A	33,287	32,017
60000 TO 99999	3	95.02	70.20	67.17	26.89	104.51	19.46	96.13	N/A	73,193	49,166
150000 TO 249999	1	96.24	96.24	96.24			96.24	96.24	N/A	246,500	237,235
ALL _____											
	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

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	93.30	94.82	97.78	5.78	96.98	87.50	103.67	N/A	3,300	3,226
5000 TO 9999	5	61.21	69.56	62.85	35.81	110.68	37.33	99.40	N/A	10,268	6,453
Total \$ _____											
1 TO 9999	8	90.40	79.03	68.49	21.83	115.38	37.33	103.67	37.33 to 103.67	7,655	5,243
10000 TO 29999	9	88.35	83.39	66.81	19.91	124.82	19.46	111.55	64.02 to 102.33	28,833	19,262
30000 TO 59999	2	101.40	101.40	101.66	2.82	99.74	98.54	104.26	N/A	36,575	37,182
60000 TO 99999	2	95.57	95.57	95.61	0.58	99.96	95.02	96.13	N/A	68,790	65,770
150000 TO 249999	1	96.24	96.24	96.24			96.24	96.24	N/A	246,500	237,235
ALL _____											
	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
10	1	99.40	99.40	99.40			99.40	99.40	N/A	7,500	7,455
15	1	104.26	104.26	104.26			104.26	104.26	N/A	39,950	41,650
20	15	94.33	84.97	82.69	16.85	102.75	19.46	111.55	83.76 to 102.00	41,856	34,613
30	1	61.21	61.21	61.21			61.21	61.21	N/A	12,000	7,345
40	1	96.13	96.13	96.13			96.13	96.13	N/A	73,430	70,585
ALL _____											
	22	94.68	85.13	84.64	16.45	100.59	19.46	111.55	83.76 to 99.40	35,362	29,929

PA&T 2006 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	777,970	MEAN:	85	AVG.ABS.DEV:	15.58	95% Mean C.I.:	74.60 to 95.66	
TOTAL Assessed Value:	658,450							
AVG. Adj. Sales Price:	35,362	COD:	16.45	MAX Sales Ratio:	111.55			
AVG. Assessed Value:	29,929	PRD:	100.59	MIN Sales Ratio:	19.46			

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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)	3	87.50	79.11	70.85	18.11	111.66	51.15	98.68	N/A	5,746	4,071
300	1	96.24	96.24	96.24			96.24	96.24	N/A	246,500	237,235
304	2	97.33	97.33	96.88	1.24	100.47	96.13	98.54	N/A	53,315	51,650
306	1	94.33	94.33	94.33			94.33	94.33	N/A	30,000	28,300
332	1	104.26	104.26	104.26			104.26	104.26	N/A	39,950	41,650
344	3	102.00	99.78	97.55	2.39	102.29	95.02	102.33	N/A	33,216	32,403
349	1	19.46	19.46	19.46			19.46	19.46	N/A	82,000	15,960
350	1	84.68	84.68	84.68			84.68	84.68	N/A	30,000	25,405
353	3	99.40	91.66	81.45	15.94	112.54	64.02	111.55	N/A	14,166	11,538
384	1	83.76	83.76	83.76			83.76	83.76	N/A	27,000	22,615
391	4	77.25	73.88	61.03	31.85	121.06	37.33	103.67	N/A	9,125	5,568
406	1	88.35	88.35	88.35			88.35	88.35	N/A	20,000	17,670
<u>ALL</u>	<u>22</u>	<u>94.68</u>	<u>85.13</u>	<u>84.64</u>	<u>16.45</u>	<u>100.59</u>	<u>19.46</u>	<u>111.55</u>	<u>83.76 to 99.40</u>	<u>35,362</u>	<u>29,929</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	64.02	64.02	64.02			64.02	64.02	N/A	25,000	16,005
03	21	95.02	86.14	85.32	15.62	100.96	19.46	111.55	84.68 to 99.40	35,855	30,592
04											
<u>ALL</u>	<u>22</u>	<u>94.68</u>	<u>85.13</u>	<u>84.64</u>	<u>16.45</u>	<u>100.59</u>	<u>19.46</u>	<u>111.55</u>	<u>83.76 to 99.40</u>	<u>35,362</u>	<u>29,929</u>

2006 Assessment Survey for Webster County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
1
2. Appraiser(s) on staff:
0
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
1
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
1
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
0
6. Assessor's requested budget for current fiscal year: **\$91,750**
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits?
No
7. Part of the budget that is dedicated to the computer system: **\$0**
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?)

The portion of the budget dedicated to the computer system comes from the county budget and is **\$26,000.**
8. Adopted budget, or granted budget if different from above: Same as Above
 - a. Does this amount include employee benefits?
No
9. Amount of total budget set aside for appraisal work: **\$6,150.00**
10. Amount of the total budget set aside for education/workshops: **\$400**
11. Appraisal/Reappraisal budget, if not part of the total budget: **Part of the Total Budget**
12. Other miscellaneous funds: **None**

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

13. Total budget **\$91,750.00**

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

No.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Contract appraiser, Robert Worman and assessor’s office staff

2. Valuation done by:

Assessor

3. Date of last appraisal: ¹

1991 was the last time there were new residential property record cards and new measurements taken of residential improvements, for 2006 current data was transferred to new property record cards.

4. Date of last “update”: ²

2006

5. Pickup work done by: ³

Contract appraiser, Robert Worman and assessor’s office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	47		28	75

In addition to the permits, 93 parcels were picked up for changes through the assessment process by personal observation of the Assessor and her staff.

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

June 1999

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

The development of depreciation schedules for all parcels of the residential property class was completed for assessment year 2006.

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

The sales comparison approach has been utilized for several years, comparable properties are identified and a correlation to value is arrived at. Differences between properties are noted and all information is kept in a spreadsheet format.

9. Number of market areas/neighborhoods for this property class:
7, Six towns, and the rural area. Cowles and Rosemont are combined into one market area.

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

By Location

C. Commercial/Industrial Appraisal Information

1. Data collection done by:

Contract appraiser, Robert Worman

2. Valuation done by:

Assessor

3. Date of last appraisal: ¹

1991, new cards and listing was completed by Lyle Skiles

4. Date of last “update”: ²

2006

5. Pickup work done by whom: ³

Contract appraiser, Robert Worman and assessor’s office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	0		2 (cont)	2

In addition to the permits, 9 parcels were picked up for changes through the assessment process by personal observation of the Assessor and her staff.

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

June 1999

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

2006

8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?⁵

The current assessor is not aware of any time that the Income Approach has been used to value commercial property in Webster County.

9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?⁴

The sales comparison approach has been utilized for several years, comparable properties are identified and a correlation to value is arrived at. Differences between properties are noted and all information is kept in a spreadsheet format.

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

8. The commercial market areas are the same as the residential, with the exception of 2 rural market areas.

11. How are these defined?

By Location with the 2 rural market areas boundaries established by school district lines.

D. Agricultural Appraisal Information

1. Data collection done by:

Contract appraiser, Robert Worman and assessor's office staff

2. Valuation done by:

Assessor

3. Date of last appraisal:¹

1991 all ag residences were appraised by Lyle Skiles, in 2005 the assessor and her staff drove each parcel to review improvements and land usage.

4. Date of last "update":²

2006

5. Pickup work done by whom: ³

Contract appraiser, Robert Worman and assessor's office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	1		23 (cont)	24

In addition to the permits, 37 parcels were picked up for changes through the assessment process by personal observation of the Assessor and her staff.

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

The current assessor is not aware of any time that the Income Approach has been used to value commercial property in Webster County.

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

The sales comparison approach is not used for unimproved agricultural land.

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

May 1974

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

2005

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

Physical inspection by Assessor and staff, drove every parcel in county in conjunction with implementation of 911 system.

b. By whom?

Assessor and office staff

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

100% complete

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

Webster County has one, the market area boundaries are the same as the county borders. The Assessor completes an analysis of potential market areas annually. The County Assessor does not feel that there are any identifiable differences based on the sales or other defining characters that identify potential additional market areas.

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

n/a

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

Yes, the county currently has identified 76 parcels inside urban areas through the Conservation Easement Act that qualify for special valuation.

E. Computer, Automation Information and GIS

1. Administrative software:

Terra Scan

2. CAMA software:

Terra Scan

3. Cadastral maps or GIS software:

Both, GIS has been completed in one township

a. Who maintains the Cadastral Maps?

Deputy Assessor

b. Who maintains the GIS software and maps?

Deputy Assessor

4. Personal Property software:

Terra Scan

F. Zoning Information

1. Does the county have zoning?

Yes.

a. If so, is the zoning county wide?

Yes.

b. What municipalities in the county are zoned?

Blue Hill, Red Cloud

c. When was zoning implemented?

2001

G. Contracted Services

1. Appraisal Services

Robert Worman

2. Other Services

ASI – Hardware, software & support

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

II. Assessment Actions

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

1. Residential –**The Webster County Assessor performed market studies within every subclass of residential property. She completed a new depreciation worksheet on each improved residential parcel. The office completed the project of moving all of the old residential information onto new property record cards.**

All pickup work was completed by the assessor and her office staff.

2. Commercial – **The Webster County Assessor reviewed all commercial sales and completed a spreadsheet analysis of all usable sales within the study period. The office began the project of implementing new property record cards, 3 rural precincts are completed.**

All pickup work was completed by the assessor and her staff in a timely manner.

3. Agricultural – **The Webster County Assessor reviewed all agricultural sales. A spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. Sales within the study period were also plotted on a map for visual analysis. As a result of the Assessor’s analysis, all agricultural land will continue to be valued at one value per land capability group.**

Irrigated agland was increased in value by 25% as indicated by the market. It was also determined that irrigated grass was selling at the same market as irrigated cropland, consequently irrigated grass was raised to irrigated agland value. Railroad waste was decreased by a small amount.

All pickup work was completed by the assessor and her staff in a timely manner.

4. Other – **As a result of the pick up work being completed by the Assessor and her staff, there were funds available for the contract appraiser to review 9 townships (359 parcels). He compared cards to the improvement, making corrections and measurements if needed and confirming accurate information.**

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 91 - Webster

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,384	Value 295,320,565	Total Growth 1,818,565 (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	175	348,630	0	0	22	6,355	197	354,985	
2. Res Improv Land	1,180	2,172,665	0	0	50	137,825	1,230	2,310,490	
3. Res Improvements	1,199	39,052,885	0	0	50	719,030	1,249	39,771,915	
4. Res Total	1,374	41,574,180	0	0	72	863,210	1,446	42,437,390	201,515
% of Total	95.02	97.96	0.00	0.00	4.97	2.03	32.98	14.36	11.08
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	1,374	41,574,180	0	0	72	863,210	1,446	42,437,390	201,515
% of Total	95.02	97.96	0.00	0.00	4.97	2.03	32.98	14.36	11.08

County 91 - Webster

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,384	Value 295,320,565	Total Growth 1,818,565 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	18	44,620	0	0	7	17,760	25	62,380	
10. Comm Improv Land	167	539,455	4	21,030	28	373,830	199	934,315	
11. Comm Improvements	182	7,299,015	4	359,715	29	9,558,470	215	17,217,200	
12. Comm Total	200	7,883,090	4	380,745	36	9,950,060	240	18,213,895	651,850
% of Total	83.33	43.28	1.66	2.09	15.00	54.62	5.47	6.16	35.84
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	200	7,883,090	4	380,745	36	9,950,060	0	0	0
% of Total	83.33	43.28	1.66	2.09	15.00	54.62	5.47	6.16	35.84
17. Taxable Total	1,574	49,457,270	4	380,745	108	10,813,270	1,686	60,651,285	853,365
% of Total	93.35	81.54	0.23	0.00	6.40	1.42	38.45	20.53	46

County 91 - Webster

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	2	7,715	150,555	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	7,715	150,555
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	7,715	150,555

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	111	3	126	240

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	67	158,185	10	5,925	1,853	147,384,600	1,930	147,548,710
28. Ag-Improved Land	8	85,935	47	219,410	677	50,079,090	732	50,384,435
29. Ag-Improvements	10	138,590	47	2,332,560	711	34,264,985	768	36,736,135
30. Ag-Total Taxable							2,698	234,669,280

County 91 - Webster

2006 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	44	38.380	146,080	
33. HomeSite Improvements	8		119,550	46		2,242,650	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.680	445	0	0.000	0	
36. FarmSite Impr Land	7	8.030	4,275	16	15.600	10,670	
37. FarmSite Improv	2		19,040	18		89,910	
38. FarmSite Total							
39. Road & Ditches		2.020			6.690		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	6	6.000	19,920	6	6.000	19,920	
32. HomeSite Improv Land	506	510.110	1,719,760	550	548.490	1,865,840	
33. HomeSite Improvements	555		28,254,605	609		30,616,805	965,200
34. HomeSite Total				615	554.490	32,502,565	
35. FarmSite UnImp Land	23	55.500	47,900	24	56.180	48,345	
36. FarmSite Impr Land	572	857.980	473,765	595	881.610	488,710	
37. FarmSite Improv	573		6,010,380	593		6,119,330	0
38. FarmSite Total				617	937.790	6,656,385	
39. Road & Ditches		9,017.080			9,025.790		
40. Other-Non Ag Use		448.620	70		448.620	70	
41. Total Section VI				1,232	10,966.690	39,159,020	965,200

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	448.780	160,085	3	448.780	160,085

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	73	501.430	238,610	0	0.000	0
44. Recapture Val			499,680			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2	2.010	640	75	503.440	239,250
44. Recapture Val			7,495			507,175

County 91 - Webster

2006 County Abstract of Assessment for Real Property, Form 45

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	8.000	10,200	4,012.420	5,115,855	4,020.420	5,126,055
46. 1A	0.000	0	3.000	3,825	22,165.800	28,261,520	22,168.800	28,265,345
47. 2A1	0.000	0	2.000	2,170	4,315.400	4,682,230	4,317.400	4,684,400
48. 2A	0.000	0	0.000	0	2,797.630	3,035,440	2,797.630	3,035,440
49. 3A1	0.000	0	0.000	0	2,098.220	2,276,580	2,098.220	2,276,580
50. 3A	0.000	0	0.000	0	8,261.120	8,302,455	8,261.120	8,302,455
51. 4A1	0.000	0	0.000	0	5,477.270	5,504,680	5,477.270	5,504,680
52. 4A	0.000	0	0.000	0	13,611.050	13,679,170	13,611.050	13,679,170
53. Total	0.000	0	13.000	16,195	62,738.910	70,857,930	62,751.910	70,874,125
Dryland:								
54. 1D1	18.000	14,310	6.000	4,770	2,439.820	1,939,655	2,463.820	1,958,735
55. 1D	99.970	79,480	2.000	1,590	55,688.060	44,272,145	55,790.030	44,353,215
56. 2D1	39.000	31,005	0.000	0	5,071.810	4,032,105	5,110.810	4,063,110
57. 2D	6.180	3,090	11.000	5,500	2,069.300	1,034,650	2,086.480	1,043,240
58. 3D1	4.280	1,735	11.000	4,455	7,275.950	2,946,785	7,291.230	2,952,975
59. 3D	28.360	11,490	0.000	0	18,651.690	7,554,010	18,680.050	7,565,500
60. 4D1	26.000	10,530	0.000	0	9,364.480	3,792,685	9,390.480	3,803,215
61. 4D	32.670	13,230	0.000	0	13,210.820	5,350,490	13,243.490	5,363,720
62. Total	254.460	164,870	30.000	16,315	113,771.930	70,922,525	114,056.390	71,103,710
Grass:								
63. 1G1	0.000	0	2.000	640	494.300	158,175	496.300	158,815
64. 1G	82.500	26,410	51.910	16,615	12,873.590	4,119,540	13,008.000	4,162,565
65. 2G1	57.060	18,255	18.500	5,920	8,917.460	2,853,585	8,993.020	2,877,760
66. 2G	20.510	6,565	5.500	1,760	10,407.860	3,330,520	10,433.870	3,338,845
67. 3G1	3.580	1,145	3.420	1,095	3,514.680	1,124,700	3,521.680	1,126,940
68. 3G	16.960	5,425	5.000	1,600	24,677.240	7,896,710	24,699.200	7,903,735
69. 4G1	11.000	3,520	0.000	0	22,470.070	7,190,410	22,481.070	7,193,930
70. 4G	37.990	12,165	25.110	8,030	82,089.020	26,268,445	82,152.120	26,288,640
71. Total	229.600	73,485	111.440	35,660	165,444.220	52,942,085	165,785.260	53,051,230
72. Waste	17.510	1,045	6.960	415	7,854.050	473,095	7,878.520	474,555
73. Other	0.000	0	0.000	0	89.000	6,640	89.000	6,640
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	501.570	239,400	161.400	68,585	349,898.110	195,202,275	350,561.080	195,510,260

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	13.000	16,195	62,738.910	70,857,930	62,751.910	70,874,125
77.Dry Land	254.460	164,870	30.000	16,315	113,771.930	70,922,525	114,056.390	71,103,710
78.Grass	229.600	73,485	111.440	35,660	165,444.220	52,942,085	165,785.260	53,051,230
79.Waste	17.510	1,045	6.960	415	7,854.050	473,095	7,878.520	474,555
80.Other	0.000	0	0.000	0	89.000	6,640	89.000	6,640
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	501.570	239,400	161.400	68,585	349,898.110	195,202,275	350,561.080	195,510,260

2006 Agricultural Land Detail

County 91 - Webster

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,020.420	6.41%	5,126,055	7.23%	1,275.004
1A	22,168.800	35.33%	28,265,345	39.88%	1,275.005
2A1	4,317.400	6.88%	4,684,400	6.61%	1,085.004
2A	2,797.630	4.46%	3,035,440	4.28%	1,085.004
3A1	2,098.220	3.34%	2,276,580	3.21%	1,085.005
3A	8,261.120	13.16%	8,302,455	11.71%	1,005.003
4A1	5,477.270	8.73%	5,504,680	7.77%	1,005.004
4A	13,611.050	21.69%	13,679,170	19.30%	1,005.004
Irrigated Total	62,751.910	100.00%	70,874,125	100.00%	1,129.433

Dry:

1D1	2,463.820	2.16%	1,958,735	2.75%	794.999
1D	55,790.030	48.91%	44,353,215	62.38%	795.002
2D1	5,110.810	4.48%	4,063,110	5.71%	795.003
2D	2,086.480	1.83%	1,043,240	1.47%	500.000
3D1	7,291.230	6.39%	2,952,975	4.15%	405.003
3D	18,680.050	16.38%	7,565,500	10.64%	405.004
4D1	9,390.480	8.23%	3,803,215	5.35%	405.007
4D	13,243.490	11.61%	5,363,720	7.54%	405.008
Dry Total	114,056.390	100.00%	71,103,710	100.00%	623.408

Grass:

1G1	496.300	0.30%	158,815	0.30%	319.997
1G	13,008.000	7.85%	4,162,565	7.85%	320.000
2G1	8,993.020	5.42%	2,877,760	5.42%	319.999
2G	10,433.870	6.29%	3,338,845	6.29%	320.000
3G1	3,521.680	2.12%	1,126,940	2.12%	320.000
3G	24,699.200	14.90%	7,903,735	14.90%	319.999
4G1	22,481.070	13.56%	7,193,930	13.56%	319.999
4G	82,152.120	49.55%	26,288,640	49.55%	319.999
Grass Total	165,785.260	100.00%	53,051,230	100.00%	319.999

Irrigated Total	62,751.910	17.90%	70,874,125	36.25%	1,129.433
Dry Total	114,056.390	32.54%	71,103,710	36.37%	623.408
Grass Total	165,785.260	47.29%	53,051,230	27.13%	319.999
Waste	7,878.520	2.25%	474,555	0.24%	60.234
Other	89.000	0.03%	6,640	0.00%	74.606
Exempt	0.000	0.00%			
Market Area Total	350,561.080	100.00%	195,510,260	100.00%	557.706

As Related to the County as a Whole

Irrigated Total	62,751.910	100.00%	70,874,125	100.00%
Dry Total	114,056.390	100.00%	71,103,710	100.00%
Grass Total	165,785.260	100.00%	53,051,230	100.00%
Waste	7,878.520	100.00%	474,555	100.00%
Other	89.000	100.00%	6,640	100.00%
Exempt	0.000	0.00%		
Market Area Total	350,561.080	100.00%	195,510,260	100.00%

2006 Agricultural Land Detail

County 91 - Webster

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	13.000	16,195	62,738.910	70,857,930
Dry	254.460	164,870	30.000	16,315	113,771.930	70,922,525
Grass	229.600	73,485	111.440	35,660	165,444.220	52,942,085
Waste	17.510	1,045	6.960	415	7,854.050	473,095
Other	0.000	0	0.000	0	89.000	6,640
Exempt	0.000	0	0.000	0	0.000	0
Total	501.570	239,400	161.400	68,585	349,898.110	195,202,275

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	62,751.910	70,874,125	62,751.910	17.90%	70,874,125	36.25%	1,129.433
Dry	114,056.390	71,103,710	114,056.390	32.54%	71,103,710	36.37%	623.408
Grass	165,785.260	53,051,230	165,785.260	47.29%	53,051,230	27.13%	319.999
Waste	7,878.520	474,555	7,878.520	2.25%	474,555	0.24%	60.234
Other	89.000	6,640	89.000	0.03%	6,640	0.00%	74.606
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	350,561.080	195,510,260	350,561.080	100.00%	195,510,260	100.00%	557.706

* Department of Property Assessment & Taxation Calculates

**2006 Plan of Assessment for Webster County
Assessment Years 2006, 2007, and 2008
June 15, 2005**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Webster County:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1435	30%	.1486%
Commercial	242	5%	.0632%
Industrial	0	0%	0%
Recreational	0	0%	0%
Agricultural	2698	57%	.7873%
Special Valuation	75	2%	.0009%
Exempt	276	6%	0%

Agricultural land is our most predominant property. They make up nearly 79% of our tax base. Of the agricultural land 47% is grassland followed by 33% dryland.

Current Resources:

A. Staff / Budget / Training

Elected Assessor:

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Deputy Assessor:

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Nature of Responsibility:

Number of employees supervised by this position: All clerks

Nature and extent of instructions given this position regarding work: Take over all responsibilities when the Assessor is not present. As with every position within this office you will be expected to handle any issue that arises or do any work that is needed.

Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in cadastral mapping, calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Clerk:

There are no Continuing Education requirements for this position.

Nature of Responsibility:

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Clerk, part-time:

There are no Continuing Education requirements for this position.

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Appraiser (Contracted):

Job description is to do whatever pick-up work we have not completed in office. Also watch for changes in the agricultural land year round. Continuing Education requirements for this position is to obtain 28 hours of approved continuing education every two years.

Budget

County Assessor office budget was \$90,780.00 for the 2004/2005 budget year. I am requesting a budget of \$83,405.00 for the 2005/2006 budget year. The County Appraiser office budget was \$6,150 for the 2004/2005 budget year. We are requesting the same amount of \$6,150 for the 2005/2006 budget year.

The 911 GIS mapping is expected to be done within the next 6 months. This project will be paid off in 2006. At this time the County will budget for road signs. Estimated cost for signs is roughly \$60,000. Once the signs have been paid, we will start implementing GIS mapping within the Assessors Office.

Training

We continue to train the clerks on statutory dates and pertinent information that may not be understood or has not been performed. Any new information obtained at schooling or meetings is brought back to the office and the remaining staff is updated.

B. Cadastral Maps

The Cadastral maps for the towns have been completely proofed and we feel, except for a few problems, are in good condition. In the rural area only one precinct (4-9) has been proofed and is in good condition. As deeds come in we update ownership and make any splits that need to be done.

C. Property Record Cards

These records are maintained and updated by office staff. They are in good condition. We are going to spend this summer (2005) getting all information moved onto the new cards. We have started using them with the 2005 value. The old card (still in the file) and/or the new card contain the following information:

- Filing ID number
- Parcel ID number (computer ID number)
- Cadastral number
- Glide number (the cadastral pages hang from glides)
- Ownership
- Legal description
- Deed information
- Utilities
- Offsite improvements
- Zoning
- Neighborhood analysis
- Land size computations
- School district
- Situs address
- Map number
- Class code
- House data
- Building data
- Picture of house
- Sketch of house
- Ground plan sketch (on some – work in progress)
- Annual valuations
- Remarks sheet
- Deed sheet
- Valuation worksheets

D. Software

We use Terra-Scan for our property pricing. I use Microsoft Exel to run my sales ration studies.

E. Web based

Tricia Allen (Deputy Assessor) and I have taken schooling to set up a Web page. Currently we lack the time to implement one.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all Property

Real estate transfers are brought over to the Assessors office from the Register of Deeds office. Within a few days, the Deputy Assessor processes the deed. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do a deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change Terra-Scan, update the record card with new owner, and update the Deed card within the property record card. The cadastral book is then changed; the sale is entered into Excel for the sales ratio study, and also put in the "Sales Book" for appraisers. A supplemental sheet is done for the PA&T Department. Then we mail a "Sales Review" sheet to the buyer and the seller. The information off of the sales review is used to determine "arms-length" sales.

Sales reviews are done on each and every sale as they come through the office. A sales verification letter is sent out to both the buyer and the seller of each transaction. We get back about 60% of the letters. If we do not receive the sales verification back within two weeks, we will attempt to contact the person(s) to verify the sale. The individual, who processes the sale, also updates the sales book for the appraiser's use and maintains data entry for both Terra-Scan and the Excel program used for the Sales Ratio Study.

Building permits are filed in the Clerks office, during the month of November, we make copies of all building permits. We contact Bladen, Blue Hill, and Red Cloud for their building permits during this month also.

B. Data Collection

From November until the March 20 cut-off date, we inspect every property with a building permit. We are currently reviewing all rural properties so if we are out on a permit, we do a full review of the property. Sales information is updated in Excel every time we process a Real Estate Transfer and when we receive the Sales Review back.

C. Review assessment sales ratio studies before assessment action

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing usually just over the phone.

D. Approaches to Value

We use Marshall and Swift, date of 06/99. Each year when we do the sales ratio studies if needed we update the depreciation worksheets. The most recent depreciation study being used was done in 2004/2005 for the 2005 valuation year. Sales ratio studies are also run on agricultural land as a whole. Then it is broke out and studied by predominant use, school district, and location within the county.

E. Reconciliation of Final Value and documentation

The final values are checked against the sales ratio studies. Any corrections are made and then the rest of the property within the county is changed.

F. Review assessment sales ratio studies after assessment actions

If needed the sales ratio studies are reviewed again to determine where we need to make additional changes.

G. Notices and Public Relations

Notice of Valuation change is sent along with a letter of explanation on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	99%	16%	103%
Commercial	96%	13%	107%
Agricultural Land	77%	19%	102%
Special Value Agland	77%	19%	102%

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

Assessment Actions Planned for Assessment Year 2006:

For 2006

Agricultural: Our goal is for Bob Worman, contracted appraiser, to review all of Elm Creek, Cowles/Pleasant Hill, Garfield, Glenwood, Batin and part of Red Cloud precincts. This is a total of 232 rural parcels. In this count also includes the rural residential houses. This will include all buildings and residents located within these precincts. Finish transferring information from the old agricultural cards to the new agricultural cards. Proof the new agricultural cards against the old agricultural cards to make sure all data has been transferred accurately.

Residential: Finish transferring information from the old residential cards to the new residential cards. Proof the new residential cards against the old residential cards to make sure all data has been transferred accurately.

Commercial: Our goal is for Bob Worman, contracted appraiser, to review commercial properties in Elm Creek, Cowles/Pleasant Hill, Garfield, Glenwood, Batin and part of Red Cloud precincts. This is a total of 7 rural commercial parcels. Finish transferring information from the old commercial cards to the new commercial cards. Proof the new commercial cards against the old commercial cards to make sure all data has been transferred accurately.

Special Value - Agland: Assessor and/or deputy will review each special value parcel.

For 2007

Agricultural: Our goal is for Bob Worman, contracted appraiser, to review those parcels remaining in Red Cloud, and all of Line, Harmony, Catherton, Inavale and Walnut Creek precincts. This is a total of 266 rural parcels. This will include all buildings and residents located within these precincts. The Assessor and/or deputy will drive the county to check for any land use changes.

Residential: Assessor and/or deputy will review the Village of Guide Rock with 168 improved parcels and Village of Bladen with 124 improved parcels. This will include all buildings and residents located within this city.

Commercial: Our goal is for Bob Worman, contracted appraiser, to review those parcels remaining in Red Cloud, and all of Line, Harmony, Catherton, Inavale and Walnut Creek precincts. This is a total of 14 rural commercial parcels. Assessor and/or deputy will review the Village of Guide Rock with 24 improved parcels and Village of Bladen with 16 improved parcels.

Special Value - Agland: Assessor and/or deputy will review each special value parcel.

For 2008

Agricultural: Rural properties have all been looked at now, so we will concentrate on the town reviews.

Residential: Contracted appraiser, Bob Worman, the assessor and/or deputy will review the City of Blue Hill with 326 improved parcels and the City of Red Cloud with 539 improved parcels. This will include all buildings and residents located within this city.

Commercial: Contracted appraiser, Bob Worman, the assessor and/or deputy will review the City of Blue Hill with 45 improved parcels and the City of Red Cloud with 84 improved parcels.

Special Value - Agland: Assessor and/or deputy will review each special value parcel.

Plan of Review

When we review a property, we compare the property record card to the physical site. If anything appears to be wrong, we contact the owner to obtain entrance and do an interior inspection and re-measurement. If not allowed inside, we attempt to review the information with the owner and do a review of the outside. Digital photos are taken of all homes and some outbuildings. The rural ground plan sketches are drawn at this time also. Aerial photographs are unrealistic due to budget constraints.

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

1. Record Maintenance, mapping updates, & ownership changes were discussed in previous sections.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Land & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
 - k. Certify Trusts owning Aground to Secretary of State
3. Personal Property: administer annual filings of approximately 628 schedules, prepare subsequent notices for incomplete filings or failure to file, and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax and follow through this process with any protests and a review of those properties.
6. Homestead Exemptions: administer approximately 264 annual filings of applications, approval/denial process, taxpayer notifications, taxpayer assistance, and sending applications onto the state department.
7. Centrally Assessed: review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections: prepare tax list correction documents for county board approval.
12. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.

13. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor, Deputy Assessor, and/or Appraisal Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license. Always send new help to an educational workshop.

Conclusion:

AMENDED

County Appraiser, 617-00, has a budget of \$6,150.00. This was cut last year by \$1,158.00. We can't accept another cut within this budget if we hope to stay on track with reviews and pickup work. This review work, of course, is what brings in additional value to the county due to new construction, etc. This past year the Assessor and Deputy Assessor spent numerous hours away from the office doing as much of the pick-up work as we could. When time starts running short for work needing done within the office Robert Worman, our contracted appraiser, finishes the pickup work.

AMENDED

County Assessor, 605-00, has a budget of \$85,600.00. They allowed me to raise the hours of my part-time employee to 1 day per week. This means that hour wise I have 2, 40-hour a week employees and myself. Last year the commissioners cut all continuing education hours from my budget. They have allowed me \$300.00 this year for continuing education. We also cut the line item for Terra-Scan as we were able to make a partial payment to Terra-Scan in the 2004-2005 budget year. This had to be put back to the full amount which was an increase of \$2,562.00 in the budget.

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 each year.

2006 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Webster 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 Webster County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Webster 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 Webster County is 75% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Webster 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 Webster County is 80% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Webster 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 Webster County

Recommendations

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

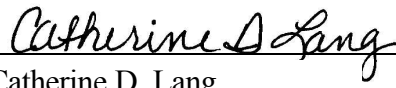
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.




Catherine D. Lang
Property Tax Administrator

SPECIAL VALUE SECTION CORRELATION for Webster County

I. Agricultural Land Value Correlation

A review of the 2006 Agricultural statistics indicates that an accurate measurement of the uninfluenced unimproved agricultural land in Webster County has been achieved. The measures of central tendency reflect that the median and mean are within the acceptable level of value while the weighted mean is just slightly below the range. The coefficient of dispersion is above the range while the price-related differential falls within the acceptable level of value. According to the assessment actions report, all Irrigated land increased by 25% as well as irrigated grass, which was increased in value to become equal to irrigated cropland. Additionally, after reviewing the Preliminary Statistical Report, as well as the 2006 Statistical Report for the Unimproved Agricultural real property, the statistical measurements appear to achieve an acceptable level of value in Webster County.

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:	64	MEDIAN:	75	COV:	38.83	95% Median C.I.:	68.87 to 79.67	(!: Derived)
(AgLand) TOTAL Sales Price:	8,491,512	WGT. MEAN:	73	STD:	28.58	95% Wgt. Mean C.I.:	67.08 to 77.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,491,512	MEAN:	74	AVG.ABS.DEV:	20.15	95% Mean C.I.:	66.60 to 80.61	
(AgLand) TOTAL Assessed Value:	6,157,060							
AVG. Adj. Sales Price:	132,679	COD:	26.95	MAX Sales Ratio:	154.00			
AVG. Assessed Value:	96,204	PRD:	101.51	MIN Sales Ratio:	4.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	3	72.60	70.40	71.62	6.33	98.29	62.40	76.19	N/A	106,666	76,395
10/01/02 TO 12/31/02	4	86.05	87.56	93.43	34.89	93.72	53.70	124.42	N/A	88,600	82,775
01/01/03 TO 03/31/03	7	81.85	79.08	79.92	6.24	98.95	61.88	88.29	61.88 to 88.29	104,757	83,720
04/01/03 TO 06/30/03	4	74.86	76.77	74.89	9.61	102.51	65.94	91.42	N/A	63,767	47,756
07/01/03 TO 09/30/03	8	76.42	83.41	81.81	23.63	101.96	39.33	140.20	39.33 to 140.20	154,337	126,260
10/01/03 TO 12/31/03	5	103.93	89.33	90.63	20.30	98.56	45.38	117.08	N/A	116,886	105,933
01/01/04 TO 03/31/04	1	53.68	53.68	53.68			53.68	53.68	N/A	444,000	238,335
04/01/04 TO 06/30/04	3	63.50	65.87	63.56	16.72	103.63	51.13	82.97	N/A	139,333	88,556
07/01/04 TO 09/30/04	4	74.78	67.99	60.52	19.31	112.35	34.88	87.53	N/A	166,000	100,465
10/01/04 TO 12/31/04	6	76.68	65.23	65.14	31.10	100.14	4.00	105.00	4.00 to 105.00	123,550	80,481
01/01/05 TO 03/31/05	10	59.06	71.99	66.65	53.28	108.01	11.10	154.00	37.57 to 153.00	146,862	97,883
04/01/05 TO 06/30/05	9	72.15	60.03	71.63	25.69	83.81	34.48	81.68	36.13 to 80.27	141,521	101,375
<u>Study Years</u>											
07/01/02 TO 06/30/03	18	76.45	79.00	80.43	15.60	98.22	53.70	124.42	65.94 to 83.20	92,376	74,297
07/01/03 TO 06/30/04	17	75.91	80.31	76.23	26.69	105.35	39.33	140.20	53.68 to 103.93	157,713	120,220
07/01/04 TO 06/30/05	29	72.15	66.33	66.93	33.97	99.10	4.00	154.00	47.85 to 80.00	143,021	95,722
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	24	78.31	82.27	82.52	18.77	99.70	39.33	140.20	73.23 to 88.29	116,979	96,533
01/01/04 TO 12/31/04	14	72.26	65.33	61.25	25.71	106.66	4.00	105.00	47.85 to 82.97	161,950	99,196
<u>ALL</u>											
	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4129	4	58.65	69.05	81.51	57.54	84.71	34.48	124.42	N/A	83,848	68,343	
4131	8	76.42	78.71	69.89	30.68	112.61	34.88	140.20	34.88 to 140.20	199,125	139,168	
4133	6	66.60	84.17	69.88	65.56	120.44	11.10	154.00	11.10 to 154.00	77,050	53,844	
4135	3	72.30	69.95	70.61	6.84	99.07	61.36	76.19	N/A	151,151	106,721	
4241	1	72.15	72.15	72.15			72.15	72.15	N/A	128,000	92,350	
4243	4	68.00	65.84	63.72	10.66	103.32	53.68	73.66	N/A	287,475	183,172	
4245	2	74.97	74.97	70.21	8.13	106.77	68.87	81.06	N/A	264,000	185,357	
4247	4	78.05	84.08	81.41	12.07	103.29	73.23	107.01	N/A	155,825	126,852	
4369	9	81.68	77.93	82.73	16.58	94.20	48.62	117.08	48.62 to 88.29	93,881	77,665	
4371	2	20.79	20.79	33.82	80.76	61.47	4.00	37.57	N/A	35,750	12,090	
4373	4	51.77	54.70	63.42	28.34	86.25	37.93	77.34	N/A	156,000	98,942	
4375	3	79.67	81.23	78.20	7.87	103.88	72.60	91.42	N/A	116,790	91,330	
4487	1	39.33	39.33	39.33			39.33	39.33	N/A	20,000	7,865	
4489	7	73.22	76.52	71.63	20.40	106.82	51.13	105.00	51.13 to 105.00	65,378	46,832	
4491	3	80.27	78.80	81.48	27.14	96.71	45.38	110.75	N/A	208,970	170,270	
4493	3	82.97	83.83	82.81	1.94	101.23	81.85	86.67	N/A	74,266	61,503	
ALL												
	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204	
ALL												
	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204	

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	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204	
ALL												
	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204	

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	96,204	PRD:	101.51	MIN Sales Ratio:	4.00			

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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)											
-											
01-0011											
01-0060											
01-0090											
01-0123	18	78.47	80.70	78.29	24.69	103.08	34.48	140.20	68.87 to 87.53	159,590	124,942
65-0011	7	72.15	70.02	72.86	16.57	96.09	39.33	105.00	39.33 to 105.00	73,092	53,257
65-0071	3	72.30	69.95	70.61	6.84	99.07	61.36	76.19	N/A	151,151	106,721
91-0002	24	78.38	68.79	73.62	23.68	93.45	4.00	110.75	48.62 to 82.97	110,732	81,515
91-0074	12	68.00	75.60	63.06	44.12	119.89	11.10	154.00	53.68 to 103.93	166,350	104,895
NonValid School											
ALL	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	3	11.10	56.37	17.25	450.45	326.76	4.00	154.00	N/A	4,666	805
10.01 TO 30.00	1	39.33	39.33	39.33			39.33	39.33	N/A	20,000	7,865
30.01 TO 50.00	3	53.70	59.87	54.25	35.34	110.35	34.48	91.42	N/A	25,990	14,100
50.01 TO 100.00	14	57.28	61.62	57.90	33.66	106.43	36.13	102.08	37.93 to 82.23	51,948	30,076
100.01 TO 180.00	26	79.05	85.21	79.92	23.49	106.63	47.85	153.00	72.51 to 88.29	116,244	92,896
180.01 TO 330.00	12	74.92	74.04	70.45	15.57	105.10	34.88	117.08	63.50 to 80.00	212,783	149,899
330.01 TO 650.00	5	75.91	71.21	70.76	9.24	100.64	53.68	80.27	N/A	415,302	293,861
ALL	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
DRY	6	69.80	72.44	65.70	22.18	110.27	53.68	110.75	53.68 to 110.75	171,646	112,765
DRY-N/A	16	77.95	75.94	74.30	15.60	102.19	36.13	107.01	65.94 to 82.23	154,219	114,592
GRASS	17	48.62	55.16	53.71	46.56	102.70	4.00	102.08	34.88 to 76.40	59,174	31,780
GRASS-N/A	15	77.34	80.47	78.62	24.84	102.36	37.93	153.00	61.36 to 88.29	109,835	86,349
IRRGTD	1	61.41	61.41	61.41			61.41	61.41	N/A	264,000	162,120
IRRGTD-N/A	8	79.97	87.62	79.39	23.78	110.37	47.85	140.20	47.85 to 140.20	259,451	205,977
ALL	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
DRY	14	76.52	78.42	71.52	18.76	109.65	53.68	110.75	56.70 to 103.93	188,227	134,622
DRY-N/A	8	72.37	68.96	72.53	13.73	95.09	36.13	81.85	36.13 to 81.85	107,776	78,169
GRASS	19	48.62	53.74	52.47	43.17	102.41	4.00	102.08	37.57 to 73.22	58,840	30,875
GRASS-N/A	13	79.43	86.44	81.33	20.79	106.29	51.13	153.00	72.30 to 105.00	118,118	96,067
IRRGTD	5	73.66	94.58	83.45	35.29	113.35	61.41	140.20	N/A	224,400	187,252
IRRGTD-N/A	4	79.97	72.37	71.75	10.76	100.86	47.85	81.68	N/A	304,402	218,420
ALL	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
DRY	21	76.10	75.41	71.81	17.35	105.02	36.13	110.75	63.50 to 81.85	165,399	118,773
DRY-N/A	1	65.94	65.94	65.94			65.94	65.94	N/A	24,000	15,825
GRASS	31	72.30	66.50	68.71	32.43	96.78	4.00	153.00	48.62 to 77.34	82,887	56,955
GRASS-N/A	1	83.20	83.20	83.20			83.20	83.20	N/A	84,000	69,890
IRRGTD	8	76.67	85.27	76.59	27.69	111.33	47.85	140.20	47.85 to 140.20	231,137	177,025
IRRGTD-N/A	1	80.27	80.27	80.27			80.27	80.27	N/A	490,510	393,740
ALL	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	154.00	154.00	154.00			154.00	154.00	N/A	1,000	1,540
5000 TO 9999	2	7.55	7.55	6.73	47.02	112.17	4.00	11.10	N/A	6,500	437
Total \$											
1 TO 9999	3	11.10	56.37	17.25	450.45	326.76	4.00	154.00	N/A	4,666	805
10000 TO 29999	6	76.30	69.99	68.83	30.67	101.68	34.48	102.08	34.48 to 102.08	23,795	16,377
30000 TO 59999	9	72.23	76.65	76.99	34.61	99.56	45.38	153.00	48.62 to 105.00	48,461	37,308
60000 TO 99999	14	74.31	68.82	71.16	25.22	96.72	36.13	110.75	37.93 to 83.20	74,570	53,061
100000 TO 149999	15	81.17	87.20	87.25	21.33	99.95	51.13	140.20	72.60 to 103.93	117,328	102,364
150000 TO 249999	8	78.38	75.89	75.58	5.49	100.41	63.50	81.68	63.50 to 81.68	212,796	160,839
250000 TO 499999	9	61.41	61.47	63.54	19.11	96.74	34.88	80.27	47.85 to 75.91	376,923	239,507
ALL	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

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:	64	MEDIAN:	75	COV:	38.83	95% Median C.I.:	68.87 to 79.67	(!: Derived)
(AgLand) TOTAL Sales Price:	8,491,512	WGT. MEAN:	73	STD:	28.58	95% Wgt. Mean C.I.:	67.08 to 77.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,491,512	MEAN:	74	AVG.ABS.DEV:	20.15	95% Mean C.I.:	66.60 to 80.61	
(AgLand) TOTAL Assessed Value:	6,157,060							
AVG. Adj. Sales Price:	132,679	COD:	26.95	MAX Sales Ratio:	154.00			
AVG. Assessed Value:	96,204	PRD:	101.51	MIN Sales Ratio:	4.00			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	11.10	56.37	17.25	450.45	326.76	4.00	154.00	N/A	4,666	805
5000 TO 9999	1	39.33	39.33	39.33			39.33	39.33	N/A	20,000	7,865
Total \$											
1 TO 9999	4	25.21	52.11	30.24	176.72	172.34	4.00	154.00	N/A	8,500	2,570
10000 TO 29999	14	48.62	57.35	50.52	35.03	113.51	34.48	102.08	37.57 to 86.67	43,519	21,987
30000 TO 59999	9	76.40	75.06	72.38	15.03	103.71	51.13	105.00	61.88 to 82.97	68,027	49,236
60000 TO 99999	13	76.50	82.36	72.95	21.48	112.91	34.88	153.00	72.15 to 88.29	111,913	81,640
100000 TO 149999	10	81.77	92.08	89.15	18.07	103.29	72.30	124.42	76.19 to 117.08	138,388	123,375
150000 TO 249999	10	68.36	73.36	67.60	24.47	108.52	47.85	140.20	53.68 to 80.00	260,472	176,075
250000 TO 499999	4	74.78	74.68	74.75	4.56	99.90	68.87	80.27	N/A	448,127	334,997
ALL	64	74.78	73.61	72.51	26.95	101.51	4.00	154.00	68.87 to 79.67	132,679	96,204

SPECIAL VALUE SECTION CORRELATION for Webster County

II. Special Value Correlation

Only a small portion of Webster County is affected by special value, for purposes of valuation the special value has been established using similar uninfluenced agricultural sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. For the assessment year 2006, all irrigated land received a twenty-five percent increase. The recapture value was set, in relation to residential lots, in the areas where the land qualifying for special valuation was located. The assessor has met the criteria to achieve an acceptable level and quality of assessment for the agricultural class for the 2006 assessment year. It is the opinion that the level of value for special value in Webster County is equal to the uninfluenced agricultural level of value.

**SPECIAL VALUE SECTION
CORRELATION for
Webster County**

III. Recapture Value Correlation

There is no information available to suggest that the level of value is not in compliance. Due to the lack of any sales among the parcels designated with special valuation, there is no evidence to indicate that the quality of assessment or assessment uniformity for recapture value is outside of the acceptable range.

WEBSTER COUNTY ASSESSOR

**SONJA L. KRUEGER
621 N CEDAR
RED CLOUD NE 68970
402-746-2717**

March 31, 2006

Property Assessment & Taxation
Attention: Cathy Lang
1033 "O" Street, Suite 600
Lincoln NE 68508

RE: Special Valuation

Methodology for determining recapture valuation of agricultural land: We figure the recapture valuation the same as we do the rest of the residential land within each market area. If I have enough sales I do a market analysis of the area. We do a printout of this pricing and write it on the front of the property record card.

Methodology for determining special valuation of agricultural land: Once a taxpayer comes in to request special valuation we go physically look at the land to determine the use. We figure the special valuation just as we do the rest of agricultural land. If I have enough sales I do a market analysis. We then do a printout of this pricing and write it on the front of the property record card.

Terra-Scan also shows both the recapture valuation and the special valuation.

An example of what this would be:

	Land	Imp	Total
2005	15,710	-0-	15,710
SPECIAL VALUATION			
2005	2,005	-0-	2,005

Sonja L. Krueger,
Webster County Assessor

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

Total Adj. Sales Price

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

Total Assessed Value

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

Avg. Adj. Sales Price

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

Avg. Assessed Value

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

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:

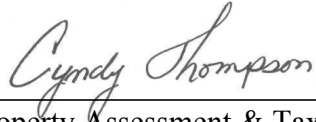
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

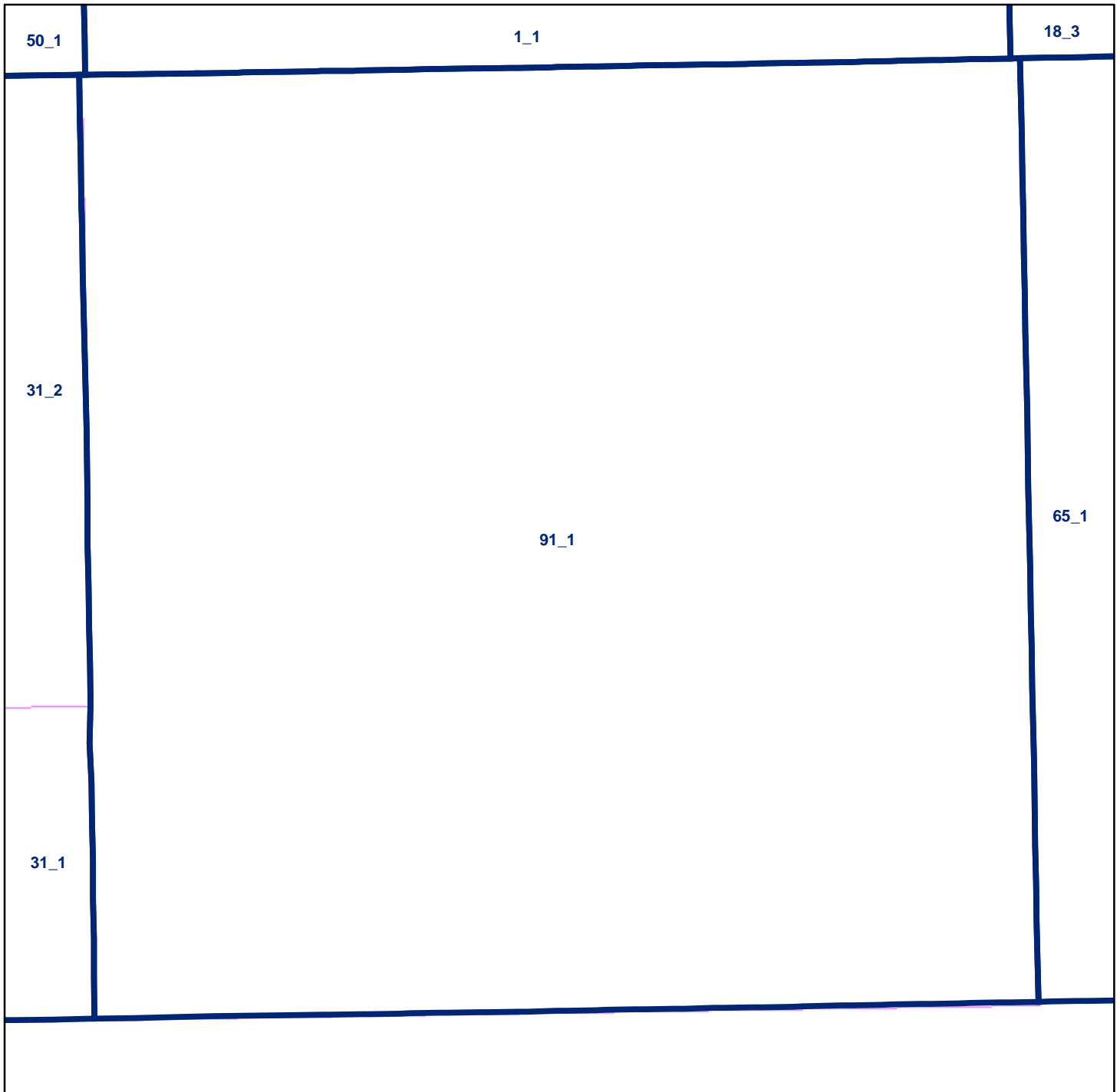
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Webster County County Assessor, by certified mail, return receipt requested, 7095 1160 0001 1212 9288.

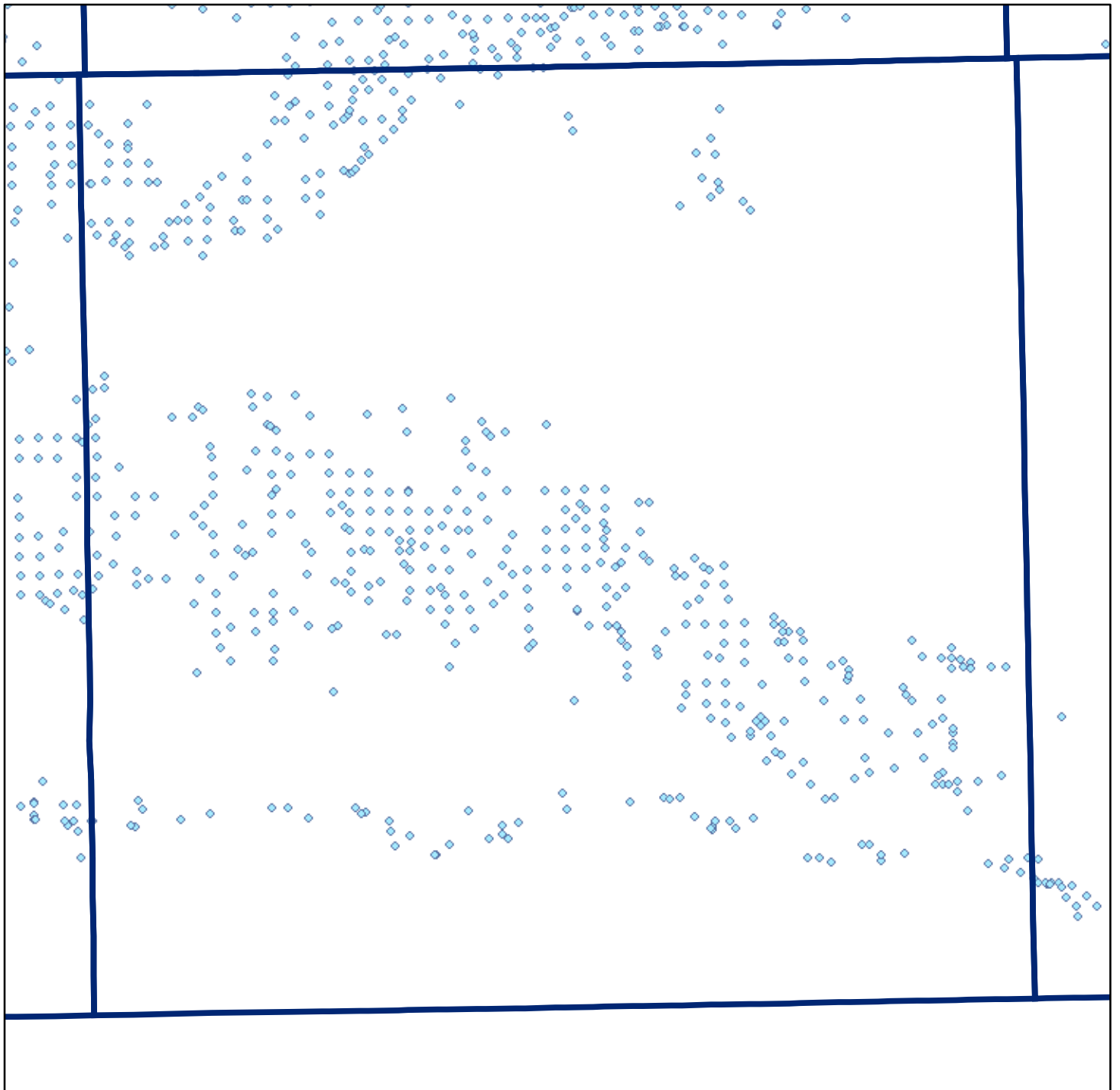
Dated this 10th day of April, 2006.



Property Assessment & Taxation



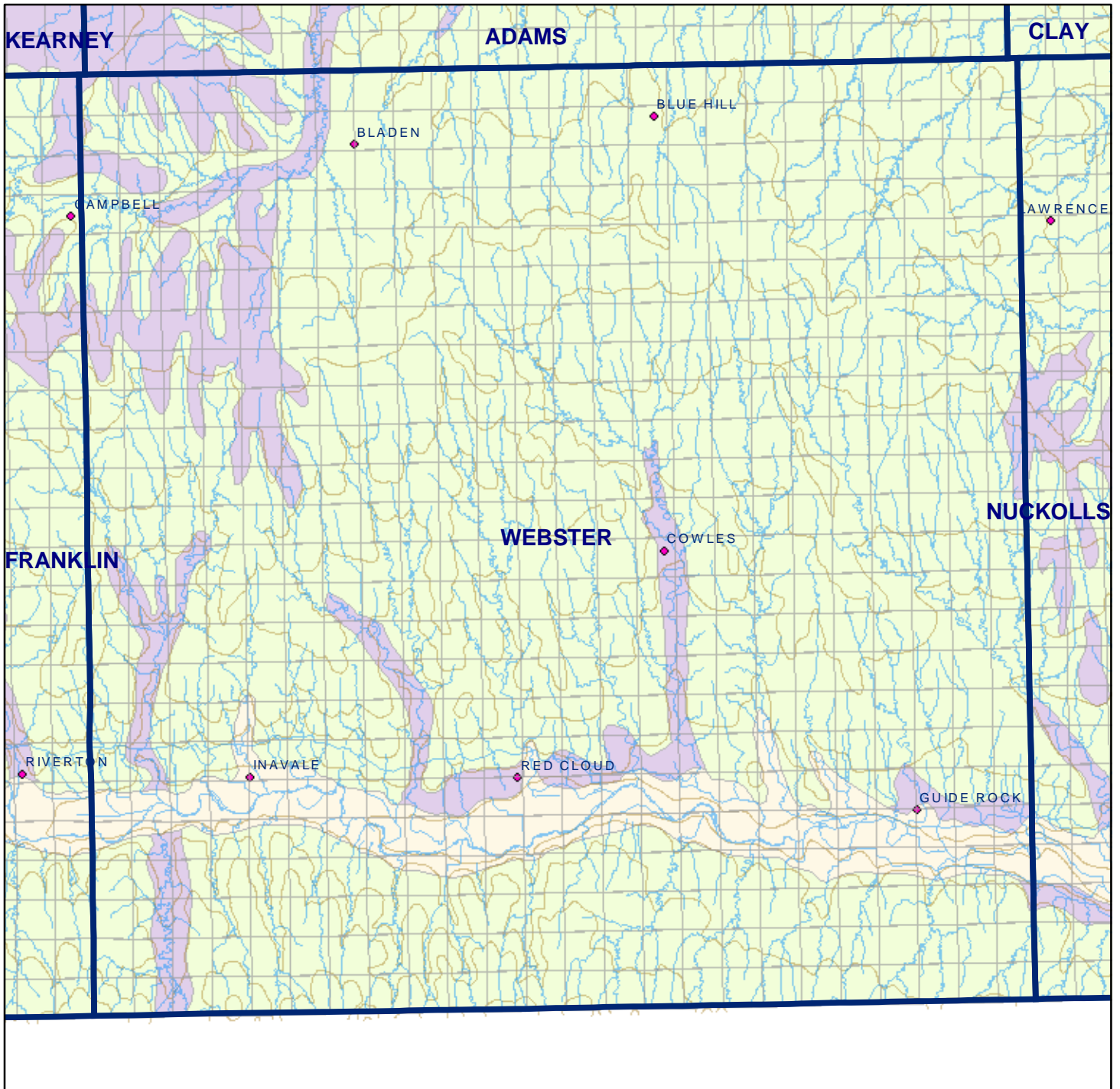
 Market Areas



● Registered Wells > 500 GPM

4009	4007	4005	4003	4001	3999
4127	4129	4131	4133	4135	4137
4249	4247	4245	4243	4241	4239
4367	4369	4371	4373	4375	4377
4495	4493	4491	4489	4487	4485

 Geo Codes



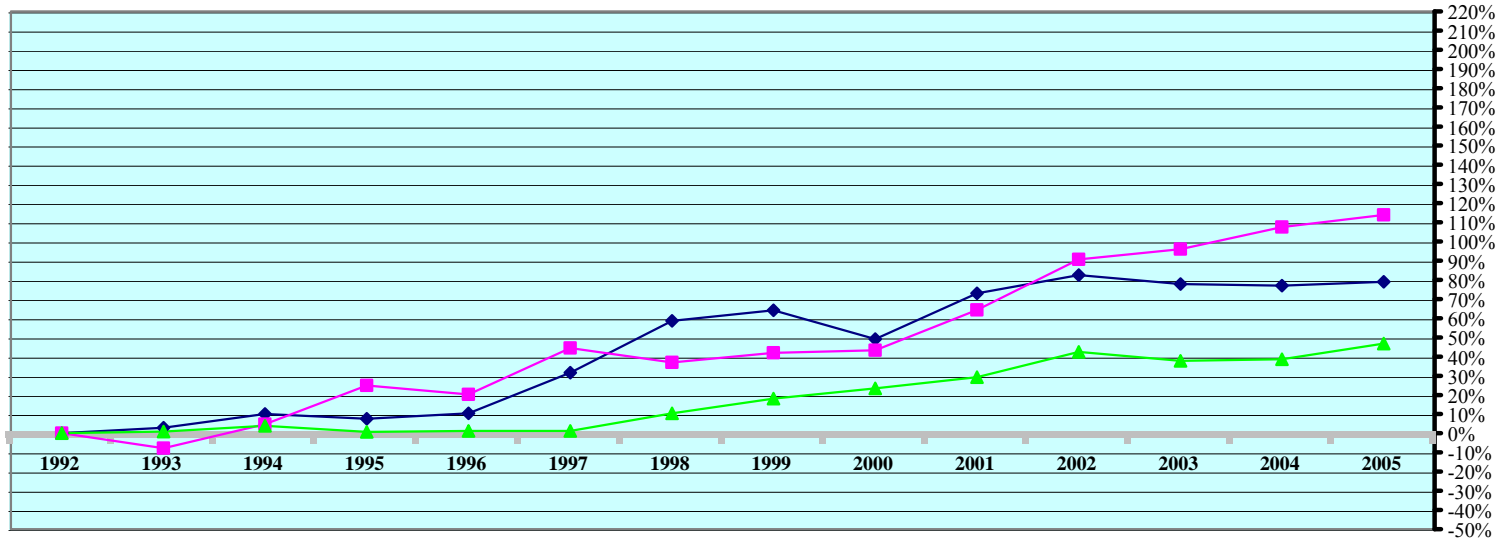
Legend

- 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

Webster 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	22,506,440	--	--	--	8,064,390	--	--	--	123,263,530	--	--	--
1993	23,144,570	638,130	2.84%	2.84%	7,436,350	-628,040	-7.79%	-7.79%	124,291,905	1,028,375	0.83%	0.83%
1994	24,776,130	1,631,560	7.05%	10.08%	8,440,870	1,004,520	13.51%	4.67%	128,110,225	3,818,320	3.07%	3.93%
1995	24,221,230	-554,900	-2.24%	7.62%	10,073,890	1,633,020	19.35%	24.92%	124,180,355	-3,929,870	-3.07%	0.74%
1996	24,853,570	632,340	2.61%	10.43%	9,691,515	-382,375	-3.80%	20.18%	124,695,880	515,525	0.42%	1.16%
1997	29,634,530	4,780,960	19.24%	31.67%	11,650,010	1,958,495	20.21%	44.46%	124,727,645	31,765	0.03%	1.19%
1998	35,715,440	6,080,910	20.52%	58.69%	11,046,945	-603,065	-5.18%	36.98%	136,059,640	11,331,995	9.09%	10.38%
1999	36,954,370	1,238,930	3.47%	64.19%	11,442,170	395,225	3.58%	41.89%	145,627,865	9,568,225	7.03%	18.14%
2000	33,550,755	-3,403,615	-9.21%	49.07%	11,553,685	111,515	0.97%	43.27%	152,041,495	6,413,630	4.40%	23.35%
2001	38,924,815	5,374,060	16.02%	72.95%	13,245,935	1,692,250	14.65%	64.25%	159,318,660	7,277,165	4.79%	29.25%
2002	41,074,835	2,150,020	5.52%	82.50%	15,380,075	2,134,140	16.11%	90.72%	175,653,085	16,334,425	10.25%	42.50%
2003	40,008,870	-1,065,965	-2.60%	77.77%	15,804,075	424,000	2.76%	95.97%	169,798,225	-5,854,860	-3.33%	37.75%
2004	39,816,930	-191,940	-0.48%	76.91%	16,733,590	929,515	5.88%	107.50%	170,908,105	1,109,880	0.65%	38.65%
2005	40,269,865	452,935	1.14%	78.93%	17,248,705	515,115	3.08%	113.89%	180,872,560	9,964,455	5.83%	46.74%

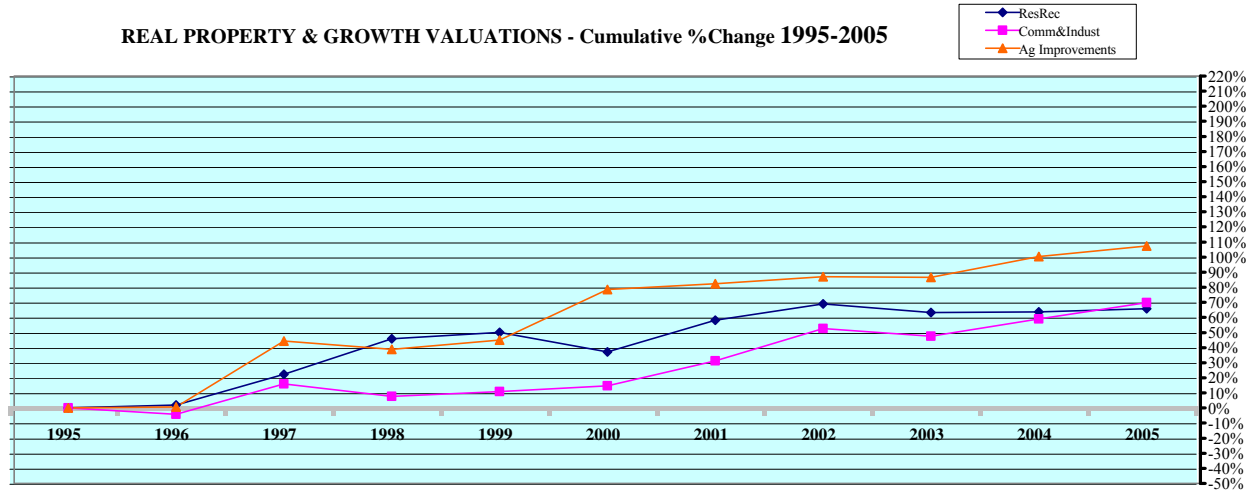
1992-2005 Rate Ann. %chg: Resid & Rec. **4.58%** Comm & Indust **6.02%** Agland **2.99%**

Cnty# **91**
County **WEBSTER**

FL area **7**

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
Source: 1992 - 2005 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	22,506,440	not avail.	--	--	--	--	8,064,390	not avail.	--	--	--	--
1993	23,144,570	not avail.	--	--	--	--	7,436,350	not avail.	--	--	--	--
1994	24,776,130	not avail.	--	--	--	--	8,440,870	not avail.	--	--	--	--
1995	24,221,230	120,405	0.50%	24,100,825	--	--	10,073,890	25,050	0.25%	10,048,840	--	--
1996	24,853,570	270,255	1.09%	24,583,315	1.49%	2.00%	9,691,515	65,600	0.68%	9,625,915	-4.45%	-4.21%
1997	29,634,530	130,387	0.44%	29,504,143	18.71%	22.42%	11,650,010	2,840	0.02%	11,647,170	20.18%	15.91%
1998	35,715,440	553,953	1.55%	35,161,487	18.65%	45.89%	11,046,945	214,980	1.95%	10,831,965	-7.02%	7.79%
1999	36,954,370	758,635	2.05%	36,195,735	1.34%	50.18%	11,442,170	303,060	2.65%	11,139,110	0.83%	10.85%
2000	33,550,755	467,400	1.39%	33,083,355	-10.48%	37.27%	11,553,685	28,795	0.25%	11,524,890	0.72%	14.69%
2001	38,924,815	794,395	2.04%	38,130,420	13.65%	58.21%	13,245,935	68,890	0.52%	13,177,045	14.05%	31.13%
2002	41,074,835	331,950	0.81%	40,742,885	4.67%	69.05%	15,380,075	31,280	0.20%	15,348,795	15.88%	52.74%
2003	40,008,870	680,840	1.70%	39,328,030	-4.25%	63.18%	15,804,075	977,090	6.18%	14,826,985	-3.60%	47.55%
2004	39,816,930	388,840	0.98%	39,428,090	-1.45%	63.60%	16,733,590	759,160	4.54%	15,974,430	1.08%	58.97%
2005	40,269,865	298,635	0.74%	39,971,230	0.39%	65.85%	17,248,705	176,830	1.03%	17,071,875	2.02%	69.89%

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

Resid & Rec. 5.19%

Comm & Indust 5.44%

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	15,630,580					
1993	not avail	not avail	15,186,840					
1994	not avail	not avail	15,167,555					
1995	10,282,773	6,348,727	16,631,500	294,845	1.77%	16,336,655	--	--
1996	9,566,793	7,485,837	17,052,630	611,735	3.59%	16,440,895	-1.15%	0.64%
1997	17,599,325	6,303,095	23,902,420	324,898	1.36%	23,577,522	38.26%	44.32%
1998	17,629,995	5,213,155	22,843,150	167,305	0.73%	22,675,845	-5.13%	38.80%
1999	19,862,290	5,304,245	25,166,535	1,467,130	5.83%	23,699,405	3.75%	45.07%
2000	24,005,290	5,520,425	29,525,715	365,785	1.24%	29,159,930	15.87%	78.49%
2001	25,315,715	5,034,655	30,350,370	551,777	1.82%	29,798,593	0.92%	82.40%
2002	25,484,180	5,106,050	30,590,230	42,805	0.14%	30,547,425	0.65%	86.99%
2003	26,158,500	5,033,300	31,191,800	707,015	2.27%	30,484,785	-0.34%	86.60%
2004	26,516,075	6,492,275	33,008,350	261,935	0.79%	32,746,415	4.98%	100.45%
2005	28,028,870	6,573,145	34,602,015	726,065	2.10%	33,875,950	2.63%	107.36%

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

Ag Imprvmts 7.57%

(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

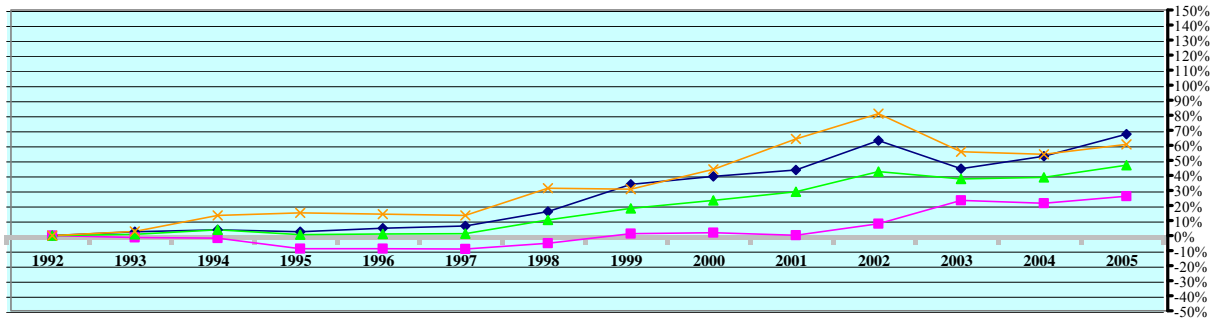
Cnty# 91
County WEBSTER

FL area 7

CHART 2

EXHIBIT 91B 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	33,223,845	--	--	--	56,415,440	--	--	--	33,341,590	--	--	--
1993	34,097,020	873,175	2.63%	2.63%	55,662,780	-752,660	-1.33%	-1.33%	34,253,305	911,715	2.73%	2.73%
1994	34,529,380	432,360	1.27%	3.93%	55,441,675	-221,105	-0.40%	-1.73%	37,827,855	3,574,550	10.44%	13.46%
1995	34,038,555	-490,825	-1.42%	2.45%	51,513,720	-3,927,955	-7.08%	-8.69%	38,385,665	557,810	1.47%	15.13%
1996	34,836,440	797,885	2.34%	4.85%	51,548,170	34,450	0.07%	-8.63%	38,063,255	-322,410	-0.84%	14.16%
1997	35,333,750	497,310	1.43%	6.35%	51,366,455	-181,715	-0.35%	-8.95%	37,780,670	-282,585	-0.74%	13.31%
1998	38,536,260	3,202,510	9.06%	15.99%	53,484,890	2,118,435	4.12%	-5.19%	43,816,605	6,035,935	15.98%	31.42%
1999	44,530,975	5,994,715	15.56%	34.03%	57,176,150	3,691,260	6.90%	1.35%	43,620,190	-196,415	-0.45%	30.83%
2000	46,292,220	1,761,245	3.96%	39.33%	57,443,415	267,265	0.47%	1.82%	48,034,855	4,414,665	10.12%	44.07%
2001	47,747,015	1,454,795	3.14%	43.71%	56,516,235	-927,180	-1.61%	0.18%	54,781,825	6,746,970	14.05%	64.30%
2002	54,199,355	6,452,340	13.51%	63.13%	60,812,860	4,296,625	7.60%	7.79%	60,367,670	5,585,845	10.20%	81.06%
2003	47,976,815	-6,222,540	-11.48%	44.40%	69,638,965	8,826,105	14.51%	23.44%	51,908,610	-8,459,060	-14.01%	55.69%
2004	50,743,970	2,767,155	5.77%	52.73%	68,522,410	-1,116,555	-1.60%	21.46%	51,365,695	-542,915	-1.05%	54.06%
2005	55,598,175	4,854,205	9.57%	67.34%	71,227,065	2,704,655	3.95%	26.25%	53,574,125	2,208,430	4.30%	60.68%

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	--	--	--	--	282,655	--	--	--	123,263,530	--	--	--
1993	--	--	--	--	278,800	-3,855	-1.36%	-1.36%	124,291,905	1,028,375	0.83%	0.83%
1994	--	--	--	--	311,315	--	0.00%	10.14%	128,110,225	3,818,320	3.07%	3.93%
1995	--	--	--	--	242,415	-68,900	-22.13%	-14.24%	124,180,355	-3,929,870	-3.07%	0.74%
1996	--	--	--	--	248,015	5,600	2.31%	-12.26%	124,695,880	515,525	0.42%	1.16%
1997	--	--	--	--	246,770	-1,245	-0.50%	-12.70%	124,727,645	31,765	0.03%	1.19%
1998	--	--	--	--	221,885	-24,885	-10.08%	-21.50%	136,059,640	11,331,995	9.09%	10.38%
1999	--	--	--	--	300,550	78,665	35.45%	6.33%	145,627,865	9,568,225	7.03%	18.14%
2000	--	--	--	--	271,005	-29,545	-9.83%	-4.12%	152,041,495	6,413,630	4.40%	23.35%
2001	--	--	--	--	273,585	2,580	0.95%	-3.21%	159,318,660	7,277,165	4.79%	29.25%
2002	--	--	--	--	273,200	-385	-0.14%	-3.35%	175,653,085	16,334,425	10.25%	42.50%
2003	273,690	n/a	n/a	n/a	145	n/a	n/a	n/a	169,798,225	-5,854,860	-3.33%	37.75%
2004	275,885	2,195	0.80%	0.80%	145	0	0.00%	0.00%	170,908,105	1,109,880	0.65%	38.65%
2005	473,015	197,130	71.45%	72.83%	180	35	24.14%	24.14%	180,872,560	9,964,455	5.83%	46.74%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 91B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	33,225,475	43,134	770	--	--	56,347,350	135,789	415	--	--	33,296,735	161,249	206	--	--
1993	34,089,100	44,461	767	-0.39%	-0.39%	55,594,615	134,820	412	-0.72%	-0.72%	34,206,955	161,498	212	2.91%	2.91%
1994	34,529,380	45,127	765	-0.26%	-0.65%	55,441,675	134,343	413	0.24%	-0.48%	37,896,445	161,892	234	10.38%	13.59%
1995	33,960,640	45,449	747	-2.35%	-2.99%	51,858,320	134,556	385	-6.78%	-7.23%	38,151,179	161,250	237	1.28%	15.05%
1996	34,269,640	45,811	748	0.13%	-2.86%	51,792,965	134,417	385	0.00%	-7.23%	38,233,080	161,709	236	-0.42%	14.56%
1997	35,425,995	47,421	747	-0.13%	-2.99%	51,339,610	133,406	385	0.00%	-7.23%	37,771,625	159,947	236	0.00%	14.56%
1998	38,486,640	48,044	801	7.23%	4.03%	54,621,790	132,647	412	7.01%	-0.72%	42,997,170	159,970	269	13.98%	30.58%
1999	44,795,900	51,770	865	7.99%	12.34%	57,092,165	119,928	476	15.53%	14.70%	43,568,430	169,001	258	-4.09%	25.24%
2000	46,176,360	52,179	885	2.31%	14.94%	57,502,730	118,381	486	2.10%	17.11%	48,040,775	170,770	281	8.91%	36.41%
2001	47,963,795	52,881	907	2.49%	17.79%	56,432,980	118,323	477	-1.85%	14.94%	54,760,575	171,784	319	13.52%	54.85%
2002	54,366,780	53,975	1,007	11.03%	30.78%	60,797,495	118,265	514	7.76%	23.86%	60,264,905	170,788	353	10.66%	71.36%
2003	48,569,630	56,738	856	-15.00%	11.17%	69,684,205	117,545	593	15.37%	42.89%	51,456,925	168,710	305	-13.60%	48.06%
2004	50,925,950	59,360	858	0.22%	11.42%	68,536,105	115,664	593	-0.08%	42.78%	51,136,975	167,659	305	0.00%	48.06%
2005	55,911,220	62,100	900	4.94%	16.93%	71,217,415	114,126	624	5.31%	50.37%	53,267,255	166,460	320	4.92%	55.34%

1992-2005 Rate Ann.%chg AvgVal/Acre: 1.21%

3.19%

3.45%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
1992	207,100	6,903	30	--	--	33,000	22	1,500	--	--	123,109,660	347,097	355	--	--
1993	204,370	6,812	30	0.00%		33,000	22	1,500	0.00%		124,128,040	347,613	357	0.56%	0.56%
1994	204,790	6,826	30	0.00%		33,180	28	1,185	-21.00%		128,105,470	348,216	368	3.08%	3.66%
1995	204,395	6,813	30	0.00%		33,000	22	1,500	26.58%		124,207,534	348,090	357	-2.99%	0.56%
1996	214,870	7,162	30	0.00%		33,000	0				124,543,555	349,099	357	0.00%	0.56%
1997						215,250	8,631	25	--		124,752,480	349,405	357	0.00%	0.56%
1998						221,355	7,829	28	12.00%		136,326,955	348,490	391	9.52%	10.14%
1999						298,570	8,010	37	32.14%		145,755,065	348,709	418	6.91%	17.75%
2000						271,560	8,877	31	-16.22%		151,991,425	350,207	434	3.83%	22.25%
2001						273,240	8,031	34	9.68%		159,430,590	351,019	454	4.61%	27.89%
2002						273,145	8,118	34	0.00%		175,702,325	351,146	500	10.13%	40.85%
2003	273,285	7,720	35	n/a	n/a	535	461	1	n/a	n/a	169,984,580	351,174	484	-3.20%	36.34%
2004	276,285	7,820	35	0.94%	n/a	535	105	5	410.50%	n/a	170,875,850	350,608	487	0.70%	37.29%
2005	473,015	7,760	61	72.53%	n/a	1,370	110	12	144.41%	n/a	180,870,275	350,557	516	5.86%	45.34%

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

2.92%

91
WEBSTER

FL area 7

(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
4,061	WEBSTER	20,839,650	4,326,551	7,213,976	40,269,865	17,248,705	0	0	180,872,560	28,028,870	6,573,145	0	305,373,322
<i>cnty sectorvalue % of total value:</i>		6.82%	1.42%	2.36%	13.19%	5.65%			59.23%	9.18%	2.15%		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
291	BLADEN	230,072	50,847	114,369	2,311,810	632,010	0	0	36,295	17,410	1,470	0	3,394,283
867	BLUE HILL	1,213,771	219,916	164,712	18,056,890	2,609,700	0	0	28,320	3,215	1,780	0	22,298,304
48	COWLES	96,021	22,626	116,485	321,300	96,665	0	0	92,960	0	20,020	0	766,077
245	GUIDE ROCK	302,844	147,232	125,413	1,992,435	546,280	0	0	48,965	0	0	0	3,163,169
1,131	RED CLOUD	656,306	555,593	264,269	16,640,365	3,405,815	0	0	48,675	7,070	490	0	21,578,583
Total of All City Values:		2,499,014	996,214	785,248	42,412,360	7,977,480	0	0	255,215	27,695	23,760	0	55,260,065
<i>% total citysect of cnty sector</i>		11.99%	23.03%	10.89%	105.32%	46.25%			0.14%	0.10%	0.36%		18.10%

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
7.17%	BLADEN	1.10%	1.18%	1.59%	5.74%	3.66%			0.02%	0.06%	0.02%		1.11%
21.35%	BLUE HILL	5.82%	5.08%	2.28%	44.84%	15.13%			0.02%	0.01%	0.03%		7.30%
1.18%	COWLES	0.46%	0.52%	1.61%	0.80%	0.56%			0.05%		0.30%		0.25%
6.03%	GUIDE ROCK	1.45%	3.40%	1.74%	4.95%	3.17%			0.03%				1.04%
27.85%	RED CLOUD	3.15%	12.84%	3.66%	41.32%	19.75%			0.03%	0.03%	0.01%		7.07%

Cnty# **91**
County **WEBSTER**

FL area **7**

Sources: 2005 Certificate of Taxes Levied CTL, 2000 US Census; Dec2005 City Pop. per NE Dept Revenue State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2006