

NEBRASKA DEPARTMENT OF

2006 Reports & Opinions
of the
Property Tax Administrator

PROPERTY ASSESSMENT AND TAXATION

for

Wheeler County
92

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	37	COD	41.25
Total Sales Price	710900	PRD	117.76
Total Adj. Sales Price	714150	COV	59.88
Total Assessed Value	630710	STD	62.28
Avg. Adj. Sales Price	19301.35	Avg. Abs. Dev.	39.33
Avg. Assessed Value	17046.22	Min	10.88
Median	95.35	Max	331.93
Wgt. Mean	88.32	95% Median C.I.	76.38 to 105.53
Mean	104.00	95% Wgt. Mean C.I.	76.74 to 99.90
		95% Mean C.I.	83.93 to 124.07
% of Value of the Class of all Real Property Value in the County			3.09
% of Records Sold in the Study Period			9.23
% of Value Sold in the Study Period			10.78
Average Assessed Value of the Base			14,584

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	37	95.35	41.25	117.76
2005	41	94.83	50.04	134.18
2004	38	100.83	30.81	114.40
2003	31	98	32.31	113.8
2002	30	95	40.95	118.32
2001	28	92	33.95	113.49

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Commercial Real Property - Current

Number of Sales	3	COD	84.30
Total Sales Price	5005000	PRD	192.34
Total Adj. Sales Price	5005000	COV	83.86
Total Assessed Value	2189915	STD	70.57
Avg. Adj. Sales Price	1668333.33	Avg. Abs. Dev.	42.97
Avg. Assessed Value	729971.67	Min	36.29
Median	50.97	Max	165.20
Wgt. Mean	43.75	95% Median C.I.	N/A
Mean	84.16	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	-91.16 to 259.47
% of Value of the Class of all Real Property Value in the County			0.48
% of Records Sold in the Study Period			6.38
% of Value Sold in the Study Period			241.83
Average Assessed Value of the Base			19,267

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2006	3	50.97	84.30	192.34
2005	3	165.20	49.41	165.26
2004	1	96.68	0.00	100.00
2003	3	64	8.26	95.19
2002	7	60	44.77	142.01
2001	7	60	44.77	142.01

2006 Commission Summary

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Agricultural Land - Current

Number of Sales	40	COD	22.73
Total Sales Price	7278326	PRD	100.42
Total Adj. Sales Price	6813326	COV	30.39
Total Assessed Value	5240380	STD	23.47
Avg. Adj. Sales Price	170333.15	Avg. Abs. Dev.	17.30
Avg. Assessed Value	131009.50	Min	6.10
Median	76.10	Max	128.11
Wgt. Mean	76.91	95% Median C.I.	68.88 to 85.94
Mean	77.24	95% Wgt. Mean C.I.	70.00 to 83.83
		95% Mean C.I.	69.96 to 84.51
% of Value of the Class of all Real Property Value in the County			96.43
% of Records Sold in the Study Period			2.84
% of Value Sold in the Study Period			0.07
Average Assessed Value of the Base			129,474

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2006	40	76.10	22.73	100.42
2005	31	75.72	17.39	99.97
2004	28	75.99	19.47	97.92
2003	27	77	22.91	101.58
2002	22	74	17.65	98.61
2001	21	65	23.54	98.66

2006 Opinions of the Property Tax Administrator for Wheeler 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 Wheeler County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Wheeler County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Wheeler County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Wheeler County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Wheeler County is 76% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Wheeler County is in compliance with generally accepted mass appraisal practices.

2006 Opinions of the Property Tax Administrator for Wheeler County

Recommendations

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

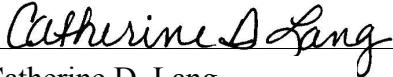
Residential

Commercial

Agricultural

Dated this 10th day of April, 2006.





Catherine D. Lang
Property Tax Administrator

**2006 Correlation Section
for Wheeler County**

Residential Real Property

I. Correlation

Wheeler: RESIDENTIAL: A review of the 2006 Residential statistics indicates that an accurate measurement of the residential property in Wheeler County has been achieved. The median measure of central tendency is within the acceptable level. With removal of the maximum sales ratio the mean falls in range. The weighted mean is below the acceptable range at 88.32. Both the coefficient of dispersion and the price related differential are significantly above the acceptable range as qualitative measures and indicate issues with assessment uniformity. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Wheeler County.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	37	28	75.68
2002	41	30	73.17
2003	42	31	73.81
2004	49	38	77.55
2005	51	41	80.39
2006	46	37	80.43

Wheeler: RESIDENTIAL: A review of the table indicates that the county has utilized a sufficient portion of residential sales for the study period, suggesting that the county has continued consistent measurement of residential properties, and that the county has not excessively trimmed the sample.

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

**2006 Correlation Section
for Wheeler County**

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	92	0.03	92.03	92
2002	95	-0.9	94.15	95
2003	79	15.55	91.28	98
2004	100.83	-5.3	95.49	100.83
2005	79.24	13.21	89.71	94.83
2006	77.56	10.55	85.75	95.35

**2006 Correlation Section
for Wheeler County**

Wheeler: RESIDENTIAL: The Trended Preliminary Ratio and the 2006 Reports and Opinions median ratio are dissimilar and do not appear to support each other. The county raised both improvements and land values at Lake Ericson in which these properties may have been disproportionately represented in the sales file than in the assessed base. There is no information available that would suggest that the Qualified Median is not the best indication of the level of value for the residential class of property.

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)
0.15	2001	2.99
-0.45	2002	-0.9
13.75	2003	16
0	2004	-5.3
11.66	2005	13.21
21.43	2006	10.55

2006 Correlation Section for Wheeler County

Wheeler: RESIDENTIAL: The percent change in the sale base and the percent change in the assessed base are dissimilar and do not appear to support each other. The difference between the two measures may be attributable to the assessment actions of the county. Improvements at Lake Ericson were raised 10% while the price per square foot on lots was increased 35 cents a square foot. Thirty-Eight percent of the sales file is made up of sales at Lake Ericson possibly causing a disproportionate change in the sales file when compared to the residential base of property in Wheeler 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.

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.35	88.32	104.00

Wheeler: RESIDENTIAL: The median measure of central tendency is the only measure that is within the acceptable range. The high mean is attributed to an extreme outlier (the maximum sales ratio). The weighted mean is below the acceptable range. The seven point difference between the median and weighted mean measure is an indication that the higher priced properties are being under assessed.

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

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described above.

	COD	PRD
R&O Statistics	41.25	117.76
Difference	26.25	14.76

Wheeler: RESIDENTIAL: Both the coefficient of dispersion and the price related differential are significantly outside the acceptable range giving the indication that assessments are not uniform or proportionate. There is still a need to equalize values within this class of property. Further analysis is needed.

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	37	37	0
Median	77.56	95.35	17.79
Wgt. Mean	76.91	88.32	11.41
Mean	88.57	104.00	15.43
COD	43.91	41.25	-2.66
PRD	115.16	117.76	2.6
Min Sales Ratio	6.40	10.88	4.48
Max Sales Ratio	331.93	331.93	0

Wheeler: 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 2006 Assessment Actions and the 2006 Statistical Report for the residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Wheeler County.

**2006 Correlation Section
for Wheeler County**

Commerical Real Property

I. Correlation

Wheeler: COMMERCIAL: There is very little activity in the commercial property class and therefore it was not addressed in 2006. The statistics indicate there is a need for further analysis in this class of property. With no further information available it is believed that the level of value for Wheeler County is in compliance but the quality of assessment has not been met.

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	9	7	77.78
2002	8	7	87.5
2003	3	3	100
2004	1	1	100
2005	5	3	60
2006	8	3	37.5

Wheeler: COMMERCIAL: A review of the utilization table shows a decline in the percent of sales used from the previous year. Further review of the non qualified sales revealed that the percentage used is reasonable and the assessment was completed as fairly as possible.

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county

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for Wheeler 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.

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	60	-4.32	57.41	60
2002	60	0	60	60
2003	56	8.51	60.77	64
2004	96.68	0.61	97.27	96.68
2005	165.20	-15.66	139.33	165.20
2006	50.97	-2.08	49.91	50.97

Wheeler: COMMERCIAL: The comparison indicates that the two statistics are similar and support each other.

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

**2006 Correlation Section
for Wheeler County**

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2001	-4.32
0	2002	0
14.2	2003	8.5
N/A	2004	0.61
0	2005	-15.66
0	2006	-2.08

Wheeler: COMMERCIAL: The change in the total assessed value in the sales file and the change in assessed value represent minimal change to the commercial class.

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

2006 Correlation Section for Wheeler County

the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	50.97	43.75	84.16

Wheeler: COMMERCIAL: There were only three qualified sales in the sales file to measure. For purposes of the level of value in the commercial class of property, based on three sales, the model may not give reliable information.

2006 Correlation Section for Wheeler County

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	84.30	192.34
Difference	64.3	89.34

Wheeler: COMMERCIAL: Both the coefficient of dispersion and the price related differential are significantly outside the acceptable range. Three sales do not give reliable information, however this class should be reviewed for corrective action.

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.

**2006 Correlation Section
for Wheeler County**

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	3	3	0
Median	50.97	50.97	0
Wgt. Mean	43.75	43.75	0
Mean	84.16	84.16	0
COD	84.30	84.30	0
PRD	192.34	192.34	0
Min Sales Ratio	36.29	36.29	0
Max Sales Ratio	165.20	165.20	0

Wheeler: COMMERCIAL: As reported by the assessor, commercial values were not changed for 2006; therefore the preliminary statistics and the final Reports and Opinion statistics are the same.

**2006 Correlation Section
for Wheeler County**

Agricultural Land

I. Correlation

Wheeler: AGRICULTURAL UNIMPROVED: A review of the 2006 Agricultural Unimproved statistics indicates that an accurate measurement of the unimproved agricultural property in Wheeler County has been achieved. All three measures of central tendency are within the acceptable range indicating the required level of value has been met. The price related differential is within the acceptable range while the coefficient of dispersion is just slightly above the range, but not significantly so. With the removal of the minimum and maximum sales ratio the measure falls into range. After reviewing the Preliminary Statistical Report, the 2006 Assessment Actions and the 2006 Statistical Report for the Agricultural Unimproved real property, the statistical measurements appear to achieve an acceptable level of value in Wheeler County.

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2001	44	21	47.73
2002	42	22	52.38
2003	45	27	60
2004	48	28	58.33
2005	53	31	58.49
2006	59	40	67.8

Wheeler: AGRICULTURAL UNIMPROVED: A review of the table indicates that the county has utilized a sufficient portion of agricultural unimproved sales for the study period, suggesting that the county has continued consistent measurement of agricultural properties, and that the county has not excessively trimmed the sample.

**2006 Correlation Section
for Wheeler County**

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

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

Adjusting for Selective Reappraisal

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

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

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2001	59	14.53	67.57	65
2002	74	0	74	74
2003	70	12.94	79.06	77
2004	75.99	0.27	76.2	75.99
2005	65.81	16.2	76.47	75.72
2006	68.70	10.3	75.78	76.10

**2006 Correlation Section
for Wheeler County**

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

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

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

Comparison of Average Value Change

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

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
11.17	2001	14.53
0	2002	0
1.75	2003	12.94
0	2004	0.27
17.08	2005	16.2
10.76	2006	10.3

2006 Correlation Section for Wheeler County

Wheeler: AGRICULTURAL UNIMPROVED: The percentage change of total assessed value in the sales file and the percent change in the assessed value are similar and appear to support each other.

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

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

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

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

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

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

**2006 Correlation Section
for Wheeler County**

having the same impact on the calculation regardless of the assessed value or the selling price.

	Median	Wgt. Mean	Mean
R&O Statistics	76.10	76.91	77.24

Wheeler: AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range and closely correlate to one another, indicating the median measure should be used as the level of value for this class.

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	22.73	100.42
Difference	2.73	0

**2006 Correlation Section
for Wheeler County**

Wheeler: AGRICULTURAL UNIMPROVED: The price related differential is within the acceptable range. The coefficient of dispersion is slightly above the range, however with the removal of the minimum and maximum sales ratio the measure falls into range.

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	40	40	0
Median	68.70	76.10	7.4
Wgt. Mean	70.63	76.91	6.28
Mean	70.48	77.24	6.76
COD	23.60	22.73	-0.87
PRD	99.79	100.42	0.63
Min Sales Ratio	5.31	6.10	0.79
Max Sales Ratio	119.63	128.11	8.48

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

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

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	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	5,233,505	5,840,971	607,466	11.61	57,078	10.52
2. Recreational	4,740	7,190	2,450	51.69	0	51.69
3. Ag-Homesite Land, Ag-Res Dwellings	7,005,005	7,050,240	45,235	0.65	*-----	0.65
4. Total Residential (sum lines 1-3)	12,243,250	12,898,401	655,151	5.35	57,078	4.88
5. Commercial	905,420	905,570	150	0.02	18,949	-2.08
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	21,629,152	21,663,157	34,005	0.16	187,425	-0.71
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	22,534,572	22,568,727	34,155	0.15	43,604	-0.04
10. Total Non-Agland Real Property	34,777,822	35,467,128	689,306	1.98	263,452	1.22
11. Irrigated	52,820,995	53,141,915	320,920	0.61		
12. Dryland	4,744,845	6,021,680	1,276,835	26.91		
13. Grassland	81,154,735	93,492,260	12,337,525	15.2		
14. Wasteland	525,415	930,560	405,145	77.11		
15. Other Agland	0	0	0			
16. Total Agricultural Land	139,245,990	153,586,415	14,340,425	10.3		
17. Total Value of All Real Property (Locally Assessed)	174,023,812	189,053,543	15,029,731	8.64	263,452	8.49

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

PA&T 2006 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	37	MEDIAN:	95	COV:	59.88	95% Median C.I.:	76.38 to 105.53
TOTAL Sales Price:	710,900	WGT. MEAN:	88	STD:	62.28	95% Wgt. Mean C.I.:	76.74 to 99.90
TOTAL Adj.Sales Price:	714,150	MEAN:	104	AVG.ABS.DEV:	39.33	95% Mean C.I.:	83.93 to 124.07
TOTAL Assessed Value:	630,710						
AVG. Adj. Sales Price:	19,301	COD:	41.25	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	17,046	PRD:	117.76	MIN Sales Ratio:	10.88		

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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	4	95.33	83.63	87.67	19.33	95.39	35.10	108.76	N/A	23,925	20,975
10/01/03 TO 12/31/03	5	105.53	145.18	104.24	52.16	139.27	72.55	331.93	N/A	20,500	21,370
01/01/04 TO 03/31/04	3	75.95	85.33	87.31	13.05	97.73	75.15	104.88	N/A	13,266	11,583
04/01/04 TO 06/30/04	8	113.71	116.02	103.76	19.97	111.81	76.38	152.69	76.38 to 152.69	19,956	20,707
07/01/04 TO 09/30/04	8	65.70	92.20	69.46	86.17	132.74	10.88	272.00	10.88 to 272.00	18,375	12,763
10/01/04 TO 12/31/04	3	130.52	141.57	104.82	38.26	135.06	72.20	222.00	N/A	14,166	14,850
01/01/05 TO 03/31/05	2	68.54	68.54	72.10	24.67	95.06	51.63	85.45	N/A	38,000	27,397
04/01/05 TO 06/30/05	4	71.03	76.01	74.71	20.09	101.75	59.27	102.70	N/A	12,750	9,525
____Study Years____											
07/01/03 TO 06/30/04	20	104.19	112.23	98.37	29.60	114.09	35.10	331.93	84.58 to 115.87	19,882	19,558
07/01/04 TO 06/30/05	17	77.87	94.32	75.69	56.38	124.62	10.88	272.00	50.75 to 130.52	18,617	14,091
____Calendar Yrs____											
01/01/04 TO 12/31/04	22	100.06	106.66	89.23	42.65	119.53	10.88	272.00	75.15 to 132.06	17,679	15,775
____ALL____											
	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BARTLETT	7	95.35	130.52	106.15	53.62	122.97	75.95	331.93	75.95 to 331.93	15,678	16,642
ERICSON	5	84.58	110.29	89.21	44.50	123.63	64.20	222.00	N/A	18,710	16,691
LAKE ERICSON	24	98.31	96.26	85.74	37.01	112.27	10.88	272.00	59.27 to 115.87	18,993	16,285
RURAL	1	72.55	72.55	72.55			72.55	72.55	N/A	55,000	39,905
____ALL____											
	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

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	12	89.97	122.09	98.35	51.58	124.14	64.20	331.93	75.95 to 152.69	16,941	16,662
3	25	96.62	95.31	84.32	37.15	113.04	10.88	272.00	72.20 to 108.80	20,434	17,230
____ALL____											
	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

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	30	95.99	107.90	93.65	34.81	115.22	50.75	331.93	77.87 to 108.76	21,638	20,263
2	7	41.85	87.28	35.07	136.37	248.89	10.88	272.00	10.88 to 272.00	9,285	3,256
____ALL____											
	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

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:	37	MEDIAN:	95	COV:	59.88	95% Median C.I.:	76.38 to 105.53
TOTAL Sales Price:	710,900	WGT. MEAN:	88	STD:	62.28	95% Wgt. Mean C.I.:	76.74 to 99.90
TOTAL Adj.Sales Price:	714,150	MEAN:	104	AVG.ABS.DEV:	39.33	95% Mean C.I.:	83.93 to 124.07
TOTAL Assessed Value:	630,710						
AVG. Adj. Sales Price:	19,301	COD:	41.25	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	17,046	PRD:	117.76	MIN Sales Ratio:	10.88		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046
06											
07											
ALL	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046
NonValid School											
ALL	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	41.85	87.28	35.07	136.37	248.89	10.88	272.00	10.88 to 272.00	9,285	3,256
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	77.87	91.06	88.48	24.95	102.92	64.20	152.69	N/A	19,950	17,651
1920 TO 1939	5	102.70	125.55	99.80	41.09	125.80	76.38	222.00	N/A	21,100	21,057
1940 TO 1949	5	105.53	96.18	86.94	14.00	110.63	50.75	115.87	N/A	17,590	15,293
1950 TO 1959	6	95.33	94.02	89.29	26.52	105.31	51.63	132.06	51.63 to 132.06	21,941	19,590
1960 TO 1969	3	96.62	167.03	100.72	89.48	165.85	72.55	331.93	N/A	26,333	26,521
1970 TO 1979	6	95.16	101.31	96.90	24.91	104.54	72.20	151.55	72.20 to 151.55	24,216	23,466
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

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:	37	MEDIAN:	95	COV:	59.88	95% Median C.I.:	76.38 to 105.53
TOTAL Sales Price:	710,900	WGT. MEAN:	88	STD:	62.28	95% Wgt. Mean C.I.:	76.74 to 99.90
TOTAL Adj.Sales Price:	714,150	MEAN:	104	AVG.ABS.DEV:	39.33	95% Mean C.I.:	83.93 to 124.07
TOTAL Assessed Value:	630,710						
AVG. Adj. Sales Price:	19,301	COD:	41.25	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	17,046	PRD:	117.76	MIN Sales Ratio:	10.88		

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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	4	165.40	176.58	180.65	42.58	97.75	103.50	272.00	N/A	2,125	3,838
5000 TO 9999	2	185.39	185.39	185.39	79.04	100.00	38.86	331.93	N/A	7,000	12,977
Total \$ _____											
1 TO 9999	6	165.40	179.51	183.60	57.92	97.77	38.86	331.93	38.86 to 331.93	3,750	6,885
10000 TO 29999	22	98.31	93.41	90.41	29.87	103.31	10.88	152.69	72.20 to 115.87	15,222	13,763
30000 TO 59999	9	80.65	79.55	80.34	18.27	99.02	50.75	118.61	51.63 to 95.31	39,638	31,845
ALL _____											
	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

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	5	103.50	106.81	32.64	63.97	327.19	10.88	272.00	N/A	7,300	2,383
5000 TO 9999	7	64.20	81.93	65.47	52.71	125.15	35.10	222.00	35.10 to 222.00	11,757	7,697
Total \$ _____											
1 TO 9999	12	69.68	92.30	55.38	72.63	166.65	10.88	272.00	38.86 to 108.80	9,900	5,482
10000 TO 29999	18	103.79	114.53	97.90	32.44	116.99	50.75	331.93	80.65 to 130.52	17,200	16,838
30000 TO 59999	7	85.45	96.98	91.62	21.13	105.85	72.55	146.00	72.55 to 146.00	40,821	37,402
ALL _____											
	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	41.85	87.28	35.07	136.37	248.89	10.88	272.00	10.88 to 272.00	9,285	3,256
10	11	115.87	116.03	105.58	20.80	109.90	50.75	152.69	85.45 to 151.55	18,077	19,085
20	4	79.26	82.44	86.03	6.98	95.83	75.95	95.31	N/A	24,375	20,970
30	13	84.58	110.78	86.93	50.67	127.43	51.63	331.93	64.20 to 105.53	22,523	19,579
40	2	95.41	95.41	99.28	24.32	96.10	72.20	118.61	N/A	30,000	29,782
ALL _____											
	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046

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:	37	MEDIAN:	95	COV:	59.88	95% Median C.I.:	76.38 to 105.53
TOTAL Sales Price:	710,900	WGT. MEAN:	88	STD:	62.28	95% Wgt. Mean C.I.:	76.74 to 99.90
TOTAL Adj.Sales Price:	714,150	MEAN:	104	AVG.ABS.DEV:	39.33	95% Mean C.I.:	83.93 to 124.07
TOTAL Assessed Value:	630,710						
AVG. Adj. Sales Price:	19,301	COD:	41.25	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	17,046	PRD:	117.76	MIN Sales Ratio:	10.88		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	41.85	87.28	35.07	136.37	248.89	10.88	272.00	10.88 to 272.00	9,285	3,256	
100	10	80.91	107.21	90.66	49.79	118.25	51.63	331.93	59.27 to 118.61	24,030	21,786	
101	17	100.00	107.62	92.93	29.20	115.80	50.75	222.00	75.95 to 132.06	20,141	18,717	
102	1	80.65	80.65	80.65			80.65	80.65	N/A	30,000	24,195	
104	2	127.38	127.38	130.73	14.62	97.44	108.76	146.00	N/A	18,225	23,825	
ALL	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	7	41.85	87.28	35.07	136.37	248.89	10.88	272.00	10.88 to 272.00	9,285	3,256	
10	1	152.69	152.69	152.69			152.69	152.69	N/A	13,000	19,850	
20	3	102.70	94.26	93.20	16.77	101.13	64.20	115.87	N/A	13,333	12,426	
30	12	106.82	124.97	111.57	37.30	112.01	72.20	331.93	77.87 to 146.00	17,512	19,539	
40	12	85.01	94.22	81.24	33.35	115.97	50.75	222.00	59.27 to 105.53	29,354	23,847	
50	2	85.65	85.65	89.32	11.33	95.90	75.95	95.35	N/A	16,875	15,072	
ALL	37	95.35	104.00	88.32	41.25	117.76	10.88	331.93	76.38 to 105.53	19,301	17,046	

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:	3	MEDIAN:	51	COV:	83.86	95% Median C.I.:	N/A
TOTAL Sales Price:	5,005,000	WGT. MEAN:	44	STD:	70.57	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	5,005,000	MEAN:	84	AVG.ABS.DEV:	42.97	95% Mean C.I.:	-91.16 to 259.47
TOTAL Assessed Value:	2,189,915						
AVG. Adj. Sales Price:	1,668,333	COD:	84.30	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	729,971	PRD:	192.34	MIN Sales Ratio:	36.29		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
04/01/05 TO 06/30/05											
<u>Study Years</u>											
07/01/02 TO 06/30/03											
07/01/03 TO 06/30/04	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
07/01/04 TO 06/30/05	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
01/01/04 TO 12/31/04											
<u>ALL</u>											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ERICSON	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
RURAL	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
3	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
<u>ALL</u>											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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:	3	MEDIAN:	51	COV:	83.86	95% Median C.I.:	N/A
TOTAL Sales Price:	5,005,000	WGT. MEAN:	44	STD:	70.57	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	5,005,000	MEAN:	84	AVG.ABS.DEV:	42.97	95% Mean C.I.:	-91.16 to 259.47
TOTAL Assessed Value:	2,189,915						
AVG. Adj. Sales Price:	1,668,333	COD:	84.30	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	729,971	PRD:	192.34	MIN Sales Ratio:	36.29		

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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	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971
NonValid School											
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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:	3	MEDIAN:	51	COV:	83.86	95% Median C.I.:	N/A
TOTAL Sales Price:	5,005,000	WGT. MEAN:	44	STD:	70.57	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	5,005,000	MEAN:	84	AVG.ABS.DEV:	42.97	95% Mean C.I.:	-91.16 to 259.47
TOTAL Assessed Value:	2,189,915						
AVG. Adj. Sales Price:	1,668,333	COD:	84.30	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	729,971	PRD:	192.34	MIN Sales Ratio:	36.29		

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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 \$ _____											
5000 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
500000 +	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
500000 +	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
10	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
353	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
896	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971
04											
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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:	40	MEDIAN:	76	COV:	30.39	95% Median C.I.:	68.88 to 85.94	
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	77	STD:	23.47	95% Wgt. Mean C.I.:	70.00 to 83.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	77	AVG.ABS.DEV:	17.30	95% Mean C.I.:	69.96 to 84.51	
(AgLand) TOTAL Assessed Value:	5,240,380							
AVG. Adj. Sales Price:	170,333	COD:	22.73	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	131,009	PRD:	100.42	MIN Sales Ratio:	6.10			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	76.17	76.17	76.17			76.17	76.17	N/A	36,000	27,420
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	4	79.83	82.24	85.66	15.49	96.02	62.98	106.34	N/A	105,631	90,478
04/01/03 TO 06/30/03	7	99.80	99.56	100.51	10.43	99.06	70.05	120.53	70.05 to 120.53	91,488	91,952
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	6	81.55	86.66	84.35	17.43	102.74	65.41	128.11	65.41 to 128.11	155,626	131,270
01/01/04 TO 03/31/04	1	69.80	69.80	69.80			69.80	69.80	N/A	193,000	134,715
04/01/04 TO 06/30/04	3	85.64	82.19	85.58	9.03	96.05	68.88	92.06	N/A	168,833	144,485
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	98.77	98.77	98.77			98.77	98.77	N/A	267,750	264,470
01/01/05 TO 03/31/05	10	70.62	66.38	75.82	23.97	87.54	6.10	96.07	46.43 to 85.94	221,927	168,273
04/01/05 TO 06/30/05	7	55.86	55.51	56.73	19.28	97.85	30.65	74.24	30.65 to 74.24	227,728	129,196
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	96.05	91.84	94.00	15.33	97.70	62.98	120.53	76.17 to 106.34	91,578	86,083
07/01/03 TO 06/30/04	10	80.85	83.63	83.01	15.38	100.75	65.41	128.11	68.88 to 92.06	163,326	135,579
07/01/04 TO 06/30/05	18	66.00	63.95	69.87	24.92	91.53	6.10	98.77	54.98 to 76.14	226,729	158,421
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	17	87.47	90.93	89.81	17.77	101.25	62.98	128.11	75.87 to 106.34	117,453	105,482
01/01/04 TO 12/31/04	5	85.64	83.03	86.08	12.18	96.46	68.88	98.77	N/A	193,450	166,528
<u>ALL</u>											
	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1481	1	112.56	112.56	112.56			112.56	112.56	N/A	105,456	118,700
1483	2	90.23	90.23	88.89	6.48	101.51	84.39	96.07	N/A	477,621	424,560
1485	4	71.56	76.67	56.64	28.95	135.37	43.04	120.53	N/A	90,625	51,330
1569	6	79.96	77.74	73.85	11.35	105.27	62.23	87.47	62.23 to 87.47	160,072	118,210
1759	4	61.15	51.11	57.27	40.63	89.26	6.10	76.05	N/A	73,200	41,918
1761	6	84.10	80.11	71.18	17.36	112.55	54.98	98.23	54.98 to 98.23	229,926	163,662
1763	5	76.78	82.02	85.58	20.03	95.84	62.98	106.34	N/A	140,855	120,538
1765	1	67.26	67.26	67.26			67.26	67.26	N/A	244,800	164,650
1853	2	80.90	80.90	84.69	5.86	95.53	76.17	85.64	N/A	179,000	151,595
1855	7	66.77	67.31	65.63	22.53	102.55	30.65	101.90	30.65 to 101.90	151,585	99,486
1857	2	113.96	113.96	113.42	12.42	100.47	99.80	128.11	N/A	194,580	220,695
<u>ALL</u>											
	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

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:	40	MEDIAN:	76	COV:	30.39	95% Median C.I.:	68.88 to 85.94	
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	77	STD:	23.47	95% Wgt. Mean C.I.:	70.00 to 83.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	77	AVG.ABS.DEV:	17.30	95% Mean C.I.:	69.96 to 84.51	
(AgLand) TOTAL Assessed Value:	5,240,380							
AVG. Adj. Sales Price:	170,333	COD:	22.73	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	131,009	PRD:	100.42	MIN Sales Ratio:	6.10			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009
____ALL____	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009
____ALL____	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006	1	68.88	68.88	68.88			68.88	68.88	N/A	52,500	36,160
02-0018											
39-0055											
45-0029	2	58.64	58.64	47.50	26.60	123.45	43.04	74.24	N/A	140,000	66,500
45-0137											
92-0045	37	76.17	78.47	78.25	23.05	100.28	6.10	128.11	69.80 to 87.04	175,157	137,060
NonValid School											
____ALL____	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	6.10	6.10	6.10			6.10	6.10	N/A	53,000	3,235
30.01 TO 50.00	6	72.15	77.71	68.46	29.36	113.51	30.65	120.53	30.65 to 120.53	38,000	26,014
50.01 TO 100.00	4	75.96	68.63	69.56	9.85	98.66	46.43	76.17	N/A	68,950	47,965
100.01 TO 180.00	12	73.29	76.22	72.24	22.15	105.51	43.04	106.34	62.98 to 93.86	142,293	102,799
180.01 TO 330.00	7	76.14	76.44	71.27	15.87	107.25	54.98	98.77	54.98 to 98.77	270,069	192,480
330.01 TO 650.00	6	78.42	80.76	77.45	16.49	104.27	62.23	112.56	62.23 to 112.56	219,018	169,622
650.01 +	4	97.94	102.09	95.99	12.11	106.36	84.39	128.11	N/A	336,100	322,627
____ALL____	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

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:	40	MEDIAN:	76	COV:	30.39	95% Median C.I.:	68.88 to 85.94	
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	77	STD:	23.47	95% Wgt. Mean C.I.:	70.00 to 83.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	77	AVG.ABS.DEV:	17.30	95% Mean C.I.:	69.96 to 84.51	
(AgLand) TOTAL Assessed Value:	5,240,380							
AVG. Adj. Sales Price:	170,333	COD:	22.73	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	131,009	PRD:	100.42	MIN Sales Ratio:	6.10			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	5	74.24	69.18	71.79	33.48	96.36	30.65	101.90	N/A	146,900	105,463
GRASS	17	76.78	77.84	82.11	22.20	94.80	6.10	128.11	67.26 to 87.47	154,875	127,171
GRASS-N/A	1	62.98	62.98	62.98			62.98	62.98	N/A	60,000	37,785
IRRGTD-N/A	17	75.87	79.84	74.23	20.28	107.56	54.98	120.53	65.22 to 98.23	199,172	147,844
ALL	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
DRY-N/A	4	69.56	67.92	71.65	44.67	94.79	30.65	101.90	N/A	173,625	124,405
GRASS	18	76.47	77.02	81.69	22.06	94.28	6.10	128.11	67.26 to 87.04	149,605	122,205
IRRGTD	13	75.87	80.94	73.27	21.06	110.46	54.98	120.53	65.22 to 98.77	198,379	145,354
IRRGTD-N/A	4	77.72	76.29	77.29	17.32	98.70	55.86	93.86	N/A	201,750	155,937
ALL	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	74.24	69.18	71.79	33.48	96.36	30.65	101.90	N/A	146,900	105,463
GRASS	18	76.47	77.02	81.69	22.06	94.28	6.10	128.11	67.26 to 87.04	149,605	122,205
IRRGTD	17	75.87	79.84	74.23	20.28	107.56	54.98	120.53	65.22 to 98.23	199,172	147,844
ALL	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	85.98	85.98	86.38	18.52	99.53	70.05	101.90	N/A	19,500	16,845
30000 TO 59999	5	74.24	69.18	62.73	32.79	110.29	6.10	120.53	N/A	42,300	26,534
60000 TO 99999	7	75.87	65.18	66.13	18.88	98.56	30.65	87.47	30.65 to 87.47	69,757	46,129
100000 TO 149999	8	92.96	94.02	93.57	9.39	100.48	76.14	112.56	76.14 to 112.56	124,044	116,071
150000 TO 249999	10	68.53	74.90	74.01	23.37	101.20	43.04	128.11	55.86 to 99.80	200,994	148,761
250000 TO 499999	7	66.77	75.70	74.02	20.94	102.27	54.98	98.77	54.98 to 98.77	354,998	262,766
500000 +	1	84.39	84.39	84.39			84.39	84.39	N/A	587,243	495,565
ALL	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

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:	40	MEDIAN:	76	COV:	30.39	95% Median C.I.:	68.88 to 85.94	
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	77	STD:	23.47	95% Wgt. Mean C.I.:	70.00 to 83.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	77	AVG.ABS.DEV:	17.30	95% Mean C.I.:	69.96 to 84.51	
(AgLand) TOTAL Assessed Value:	5,240,380							
AVG. Adj. Sales Price:	170,333	COD:	22.73	MAX Sales Ratio:	128.11			
AVG. Assessed Value:	131,009	PRD:	100.42	MIN Sales Ratio:	6.10			

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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	1	6.10	6.10	6.10			6.10	6.10	N/A	53,000	3,235
Total \$ _____											
1 TO 9999	1	6.10	6.10	6.10			6.10	6.10	N/A	53,000	3,235
10000 TO 29999	6	72.15	66.57	57.58	24.30	115.63	30.65	101.90	30.65 to 101.90	40,250	23,174
30000 TO 59999	5	76.78	83.33	79.55	19.84	104.75	62.98	120.53	N/A	52,900	42,081
60000 TO 99999	4	75.96	70.98	69.09	6.74	102.74	55.86	76.14	N/A	116,150	80,245
100000 TO 149999	12	86.49	82.59	77.55	18.22	106.50	43.04	112.56	65.22 to 98.23	158,128	122,633
150000 TO 249999	6	75.07	84.28	79.94	25.73	105.43	62.23	128.11	62.23 to 128.11	246,599	197,133
250000 TO 499999	6	85.02	81.11	79.26	14.58	102.32	54.98	98.77	54.98 to 98.77	402,098	318,719
ALL _____											
	40	76.10	77.24	76.91	22.73	100.42	6.10	128.11	68.88 to 85.94	170,333	131,009

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:	37	MEDIAN:	78	COV:	65.41	95% Median C.I.:	72.55 to 93.67
TOTAL Sales Price:	710,900	WGT. MEAN:	77	STD:	57.93	95% Wgt. Mean C.I.:	66.19 to 87.64
TOTAL Adj.Sales Price:	714,150	MEAN:	89	AVG.ABS.DEV:	34.06	95% Mean C.I.:	69.90 to 107.23
TOTAL Assessed Value:	549,255						
AVG. Adj. Sales Price:	19,301	COD:	43.91	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	14,844	PRD:	115.16	MIN Sales Ratio:	6.40		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	4	83.02	70.51	74.74	25.01	94.34	20.65	95.35	N/A	23,925	17,881
10/01/03 TO 12/31/03	5	93.67	135.59	98.36	62.05	137.85	72.55	331.93	N/A	20,500	20,164
01/01/04 TO 03/31/04	3	75.15	74.88	74.71	1.07	100.22	73.53	75.95	N/A	13,266	9,911
04/01/04 TO 06/30/04	8	99.16	100.46	93.90	20.86	106.98	64.00	152.69	64.00 to 152.69	19,956	18,738
07/01/04 TO 09/30/04	8	54.82	65.71	55.70	76.71	117.96	6.40	160.00	6.40 to 160.00	18,375	10,235
10/01/04 TO 12/31/04	3	105.33	127.50	86.80	52.80	146.89	55.16	222.00	N/A	14,166	12,296
01/01/05 TO 03/31/05	2	54.16	54.16	57.51	29.43	94.16	38.22	70.10	N/A	38,000	21,855
04/01/05 TO 06/30/05	4	71.03	68.04	68.20	18.25	99.78	45.95	84.15	N/A	12,750	8,695
____Study Years____											
07/01/03 TO 06/30/04	20	85.54	99.41	88.52	34.95	112.31	20.65	331.93	75.15 to 103.50	19,882	17,599
07/01/04 TO 06/30/05	17	68.87	75.80	62.33	53.25	121.62	6.40	222.00	38.22 to 105.33	18,617	11,603
____Calendar Yrs____											
01/01/04 TO 12/31/04	22	76.97	88.02	76.72	45.42	114.72	6.40	222.00	64.00 to 108.07	17,679	13,564
____ALL____											
	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
BARTLETT	7	95.35	130.52	106.15	53.62	122.97	75.95	331.93	75.95 to 331.93	15,678	16,642
ERICSON	5	83.88	110.15	88.86	44.87	123.96	64.20	222.00	N/A	18,710	16,626
LAKE ERICSON	24	73.91	72.50	67.94	38.21	106.70	6.40	160.00	45.95 to 93.67	18,993	12,905
RURAL	1	72.55	72.55	72.55			72.55	72.55	N/A	55,000	39,905
____ALL____											
	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	12	89.62	122.04	98.19	51.85	124.28	64.20	331.93	75.95 to 152.69	16,941	16,635
3	25	73.53	72.50	68.44	36.92	105.93	6.40	160.00	55.16 to 87.19	20,434	13,985
____ALL____											
	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	30	78.36	95.83	82.48	38.36	116.19	38.22	331.93	74.29 to 94.83	21,638	17,847
2	7	24.62	57.43	21.28	161.11	269.82	6.40	160.00	6.40 to 160.00	9,285	1,976
____ALL____											
	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

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:	37	MEDIAN:	78	COV:	65.41	95% Median C.I.:	72.55 to 93.67
TOTAL Sales Price:	710,900	WGT. MEAN:	77	STD:	57.93	95% Wgt. Mean C.I.:	66.19 to 87.64
TOTAL Adj.Sales Price:	714,150	MEAN:	89	AVG.ABS.DEV:	34.06	95% Mean C.I.:	69.90 to 107.23
TOTAL Assessed Value:	549,255						
AVG. Adj. Sales Price:	19,301	COD:	43.91	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	14,844	PRD:	115.16	MIN Sales Ratio:	6.40		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844
06											
07											
ALL	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844
NonValid School											
ALL	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	24.62	57.43	21.28	161.11	269.82	6.40	160.00	6.40 to 160.00	9,285	1,976
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	77.87	90.92	88.15	24.77	103.14	64.20	152.69	N/A	19,950	17,586
1920 TO 1939	5	84.15	115.20	90.33	47.86	127.54	68.87	222.00	N/A	21,100	19,059
1940 TO 1949	5	87.19	80.29	72.73	19.30	110.40	40.77	105.53	N/A	17,590	12,793
1950 TO 1959	6	87.11	78.63	75.12	27.88	104.68	38.22	108.07	38.22 to 108.07	21,941	16,481
1960 TO 1969	3	77.56	160.68	96.61	111.47	166.31	72.55	331.93	N/A	26,333	25,441
1970 TO 1979	6	74.34	81.51	77.78	20.51	104.80	55.16	120.30	55.16 to 120.30	24,216	18,835
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

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:	37	MEDIAN:	78	COV:	65.41	95% Median C.I.:	72.55 to 93.67
TOTAL Sales Price:	710,900	WGT. MEAN:	77	STD:	57.93	95% Wgt. Mean C.I.:	66.19 to 87.64
TOTAL Adj.Sales Price:	714,150	MEAN:	89	AVG.ABS.DEV:	34.06	95% Mean C.I.:	69.90 to 107.23
TOTAL Assessed Value:	549,255						
AVG. Adj. Sales Price:	19,301	COD:	43.91	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	14,844	PRD:	115.16	MIN Sales Ratio:	6.40		

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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	4	131.75	137.38	154.29	40.70	89.03	64.00	222.00	N/A	2,125	3,278
5000 TO 9999	2	177.39	177.39	177.39	87.11	100.00	22.86	331.93	N/A	7,000	12,417
Total \$ _____											
1 TO 9999	6	131.75	150.71	168.67	66.23	89.36	22.86	331.93	22.86 to 331.93	3,750	6,325
10000 TO 29999	22	77.71	79.46	77.08	32.83	103.10	6.40	152.69	64.20 to 105.33	15,222	11,732
30000 TO 59999	9	72.55	69.38	70.97	17.76	97.77	38.22	94.83	40.77 to 83.88	39,638	28,131
ALL _____											
	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

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	7	24.62	57.43	21.28	161.11	269.82	6.40	160.00	6.40 to 160.00	9,285	1,976
5000 TO 9999	7	75.15	91.67	77.73	37.57	117.94	45.95	222.00	45.95 to 222.00	10,614	8,250
Total \$ _____											
1 TO 9999	14	69.24	74.55	51.39	56.36	145.07	6.40	222.00	22.86 to 103.50	9,950	5,113
10000 TO 29999	17	93.67	103.33	86.89	39.23	118.93	38.22	331.93	68.87 to 120.30	18,270	15,874
30000 TO 59999	6	77.62	79.43	78.64	8.28	101.01	70.10	94.83	70.10 to 94.83	44,041	34,634
ALL _____											
	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	24.62	57.43	21.28	161.11	269.82	6.40	160.00	6.40 to 160.00	9,285	1,976
10	11	93.67	96.47	87.78	24.70	109.90	40.77	152.69	70.10 to 124.60	18,077	15,867
20	4	76.91	75.39	75.32	3.87	100.09	68.87	78.86	N/A	24,375	18,358
30	13	76.38	104.79	82.12	55.06	127.60	38.22	331.93	64.20 to 105.53	22,523	18,496
40	2	74.99	74.99	78.30	26.45	95.78	55.16	94.83	N/A	30,000	23,490
ALL _____											
	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

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:	37	MEDIAN:	78	COV:	65.41	95% Median C.I.:	72.55 to 93.67
TOTAL Sales Price:	710,900	WGT. MEAN:	77	STD:	57.93	95% Wgt. Mean C.I.:	66.19 to 87.64
TOTAL Adj.Sales Price:	714,150	MEAN:	89	AVG.ABS.DEV:	34.06	95% Mean C.I.:	69.90 to 107.23
TOTAL Assessed Value:	549,255						
AVG. Adj. Sales Price:	19,301	COD:	43.91	MAX Sales Ratio:	331.93		
AVG. Assessed Value:	14,844	PRD:	115.16	MIN Sales Ratio:	6.40		

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STYLE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	24.62	57.43	21.28	161.11	269.82	6.40	160.00	6.40 to 160.00	9,285	1,976
100	10	74.34	93.88	76.77	50.16	122.29	38.22	331.93	45.95 to 94.83	24,030	18,447
101	17	84.15	97.38	84.83	30.38	114.79	40.77	222.00	74.29 to 108.07	20,141	17,085
102	1	68.87	68.87	68.87			68.87	68.87	N/A	30,000	20,660
104	2	105.90	105.90	109.26	17.67	96.92	87.19	124.60	N/A	18,225	19,912
ALL	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	24.62	57.43	21.28	161.11	269.82	6.40	160.00	6.40 to 160.00	9,285	1,976
10	1	152.69	152.69	152.69			152.69	152.69	N/A	13,000	19,850
20	3	84.15	80.67	80.24	11.67	100.54	64.20	93.67	N/A	13,333	10,698
30	12	82.53	107.65	93.66	44.64	114.93	55.16	331.93	73.53 to 120.30	17,512	16,402
40	12	76.97	84.76	72.82	35.64	116.40	38.22	222.00	45.95 to 105.33	29,354	21,375
50	2	85.65	85.65	89.32	11.33	95.90	75.95	95.35	N/A	16,875	15,072
ALL	37	77.56	88.57	76.91	43.91	115.16	6.40	331.93	72.55 to 93.67	19,301	14,844

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:	3	MEDIAN:	51	COV:	83.86	95% Median C.I.:	N/A
TOTAL Sales Price:	5,005,000	WGT. MEAN:	44	STD:	70.57	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	5,005,000	MEAN:	84	AVG.ABS.DEV:	42.97	95% Mean C.I.:	-91.16 to 259.47
TOTAL Assessed Value:	2,189,915						
AVG. Adj. Sales Price:	1,668,333	COD:	84.30	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	729,971	PRD:	192.34	MIN Sales Ratio:	36.29		

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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____											
07/01/02 TO 09/30/02											
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03											
04/01/03 TO 06/30/03											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
04/01/05 TO 06/30/05											
____Study Years____											
07/01/02 TO 06/30/03											
07/01/03 TO 06/30/04	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
07/01/04 TO 06/30/05	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
____Calendar Yrs____											
01/01/03 TO 12/31/03	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
01/01/04 TO 12/31/04											
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ERICSON	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
RURAL	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
3	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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:	3	MEDIAN:	51	COV:	83.86	95% Median C.I.:	N/A
TOTAL Sales Price:	5,005,000	WGT. MEAN:	44	STD:	70.57	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	5,005,000	MEAN:	84	AVG.ABS.DEV:	42.97	95% Mean C.I.:	-91.16 to 259.47
TOTAL Assessed Value:	2,189,915						
AVG. Adj. Sales Price:	1,668,333	COD:	84.30	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	729,971	PRD:	192.34	MIN Sales Ratio:	36.29		

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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	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971
NonValid School											
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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:	3	MEDIAN:	51	COV:	83.86	95% Median C.I.:	N/A
TOTAL Sales Price:	5,005,000	WGT. MEAN:	44	STD:	70.57	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	5,005,000	MEAN:	84	AVG.ABS.DEV:	42.97	95% Mean C.I.:	-91.16 to 259.47
TOTAL Assessed Value:	2,189,915						
AVG. Adj. Sales Price:	1,668,333	COD:	84.30	MAX Sales Ratio:	165.20		
AVG. Assessed Value:	729,971	PRD:	192.34	MIN Sales Ratio:	36.29		

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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 \$ _____											
5000 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
500000 +	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
Total \$ _____											
1 TO 9999	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
500000 +	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
10	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
353	1	165.20	165.20	165.20			165.20	165.20	N/A	5,000	8,260
896	2	43.63	43.63	43.63	16.82	100.00	36.29	50.97	N/A	2,500,000	1,090,827
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971
04											
ALL _____											
	3	50.97	84.16	43.75	84.30	192.34	36.29	165.20	N/A	1,668,333	729,971

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:	40	MEDIAN:	69	COV:	31.81	95% Median C.I.:	64.57 to 75.72	
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	71	STD:	22.42	95% Wgt. Mean C.I.:	64.66 to 76.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	70	AVG.ABS.DEV:	16.22	95% Mean C.I.:	63.53 to 77.43	
(AgLand) TOTAL Assessed Value:	4,812,180							
AVG. Adj. Sales Price:	170,333	COD:	23.60	MAX Sales Ratio:	119.63			
AVG. Assessed Value:	120,304	PRD:	99.79	MIN Sales Ratio:	5.31			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	1	66.35	66.35	66.35			66.35	66.35	N/A	36,000	23,885
10/01/02 TO 12/31/02											
01/01/03 TO 03/31/03	4	69.27	74.24	77.75	20.96	95.48	52.88	105.52	N/A	105,631	82,127
04/01/03 TO 06/30/03	7	92.64	91.01	92.64	13.21	98.25	61.03	119.63	61.03 to 119.63	91,488	84,751
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	6	75.50	79.76	78.36	10.55	101.79	64.87	111.24	64.87 to 111.24	155,626	121,955
01/01/04 TO 03/31/04	1	69.04	69.04	69.04			69.04	69.04	N/A	193,000	133,245
04/01/04 TO 06/30/04	3	84.06	81.22	84.31	9.07	96.34	68.36	91.24	N/A	168,833	142,335
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	98.04	98.04	98.04			98.04	98.04	N/A	267,750	262,515
01/01/05 TO 03/31/05	10	64.46	57.75	65.38	20.53	88.33	5.31	76.22	40.46 to 74.77	221,927	145,099
04/01/05 TO 06/30/05	7	54.43	50.28	54.01	19.49	93.08	24.54	66.17	24.54 to 66.17	227,728	123,005
<u>Study Years</u>											
07/01/02 TO 06/30/03	12	84.19	83.37	86.05	19.76	96.88	52.88	119.63	66.35 to 98.08	91,578	78,804
07/01/03 TO 06/30/04	10	75.50	79.13	79.10	11.35	100.03	64.87	111.24	68.36 to 91.24	163,326	129,198
07/01/04 TO 06/30/05	18	60.41	57.08	63.08	24.31	90.49	5.31	98.04	53.12 to 66.17	226,729	143,030
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	17	76.22	83.10	82.81	19.24	100.34	52.88	119.63	66.56 to 98.08	117,453	97,264
01/01/04 TO 12/31/04	5	84.06	82.15	85.06	12.34	96.58	68.36	98.04	N/A	193,450	164,553
<u>ALL</u>											
	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1481	1	98.08	98.08	98.08			98.08	98.08	N/A	105,456	103,435
1483	2	74.74	74.74	74.40	1.98	100.46	73.26	76.22	N/A	477,621	355,350
1485	4	62.82	69.81	48.60	38.50	143.64	33.95	119.63	N/A	90,625	44,045
1569	6	71.91	69.03	65.91	9.10	104.74	54.09	76.22	54.09 to 76.22	160,072	105,500
1759	4	57.86	49.07	55.47	45.27	88.47	5.31	75.27	N/A	73,200	40,603
1761	6	78.68	77.77	69.65	20.29	111.66	54.43	97.34	54.43 to 97.34	229,926	160,154
1763	5	66.56	77.52	83.25	25.88	93.12	52.88	105.52	N/A	140,855	117,257
1765	1	58.39	58.39	58.39			58.39	58.39	N/A	244,800	142,935
1853	2	75.20	75.20	82.28	11.78	91.40	66.35	84.06	N/A	179,000	147,282
1855	7	62.43	60.12	62.03	18.55	96.92	24.54	81.60	24.54 to 81.60	151,585	94,035
1857	2	99.01	99.01	98.54	12.36	100.47	86.77	111.24	N/A	194,580	191,747
<u>ALL</u>											
	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

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:	40	MEDIAN:	69	COV:	31.81	95% Median C.I.:	64.57 to 75.72	
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	71	STD:	22.42	95% Wgt. Mean C.I.:	64.66 to 76.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	70	AVG.ABS.DEV:	16.22	95% Mean C.I.:	63.53 to 77.43	
(AgLand) TOTAL Assessed Value:	4,812,180							
AVG. Adj. Sales Price:	170,333	COD:	23.60	MAX Sales Ratio:	119.63			
AVG. Assessed Value:	120,304	PRD:	99.79	MIN Sales Ratio:	5.31			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006	1	68.36	68.36	68.36			68.36	68.36	N/A	52,500	35,890
02-0018											
39-0055											
45-0029	2	45.62	45.62	37.29	25.58	122.35	33.95	57.29	N/A	140,000	52,200
45-0137											
92-0045	37	71.98	71.88	72.09	22.46	99.71	5.31	119.63	64.87 to 76.22	175,157	126,267
NonValid School											
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	5.31	5.31	5.31			5.31	5.31	N/A	53,000	2,815
30.01 TO 50.00	6	64.69	68.74	60.93	32.65	112.81	24.54	119.63	24.54 to 119.63	38,000	23,155
50.01 TO 100.00	4	70.80	64.33	66.53	15.44	96.70	40.46	75.27	N/A	68,950	45,871
100.01 TO 180.00	12	67.80	72.13	69.06	24.40	104.43	33.95	105.52	53.12 to 92.64	142,293	98,273
180.01 TO 330.00	7	66.17	71.45	68.65	13.63	104.07	54.43	98.04	54.43 to 98.04	270,069	185,403
330.01 TO 650.00	6	68.16	71.82	69.68	18.90	103.08	54.09	98.08	54.09 to 98.08	219,018	152,607
650.01 +	4	81.50	86.87	81.39	14.89	106.74	73.26	111.24	N/A	336,100	273,548
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

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:	40	MEDIAN:	69	COV:	31.81	95% Median C.I.:	64.57 to 75.72
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	71	STD:	22.42	95% Wgt. Mean C.I.:	64.66 to 76.60
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	70	AVG.ABS.DEV:	16.22	95% Mean C.I.:	63.53 to 77.43
(AgLand) TOTAL Assessed Value:	4,812,180						
AVG. Adj. Sales Price:	170,333	COD:	23.60	MAX Sales Ratio:	119.63		
AVG. Assessed Value:	120,304	PRD:	99.79	MIN Sales Ratio:	5.31		

(!: land+NAT=0)

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	5	57.29	54.72	56.85	34.68	96.26	24.54	81.60	N/A	146,900	83,508
GRASS	17	66.56	67.69	71.36	22.27	94.86	5.31	111.24	58.39 to 76.22	154,875	110,513
GRASS-N/A	1	52.88	52.88	52.88			52.88	52.88	N/A	60,000	31,730
IRRGTD-N/A	17	75.26	78.94	73.37	20.38	107.60	53.12	119.63	64.57 to 97.34	199,172	146,128
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	57.29	57.29	57.29			57.29	57.29	N/A	40,000	22,915
DRY-N/A	4	55.09	54.08	56.82	45.08	95.17	24.54	81.60	N/A	173,625	98,656
GRASS	18	66.45	66.87	70.94	22.21	94.25	5.31	111.24	58.39 to 75.72	149,605	106,136
IRRGTD	13	75.26	80.24	72.63	21.08	110.49	54.43	119.63	64.57 to 98.04	198,379	144,075
IRRGTD-N/A	4	76.55	74.72	75.74	17.82	98.65	53.12	92.64	N/A	201,750	152,800
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	57.29	54.72	56.85	34.68	96.26	24.54	81.60	N/A	146,900	83,508
GRASS	18	66.45	66.87	70.94	22.21	94.25	5.31	111.24	58.39 to 75.72	149,605	106,136
IRRGTD	17	75.26	78.94	73.37	20.38	107.60	53.12	119.63	64.57 to 97.34	199,172	146,128
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	71.31	71.31	71.58	14.42	99.63	61.03	81.60	N/A	19,500	13,957
30000 TO 59999	5	66.35	63.39	57.40	37.80	110.44	5.31	119.63	N/A	42,300	24,279
60000 TO 99999	7	66.56	58.74	60.38	23.37	97.28	24.54	76.22	24.54 to 76.22	69,757	42,120
100000 TO 149999	8	91.94	87.68	87.46	11.66	100.25	66.12	105.52	66.12 to 105.52	124,044	108,488
150000 TO 249999	10	64.46	67.58	66.69	20.38	101.34	33.95	111.24	53.12 to 86.77	200,994	134,038
250000 TO 499999	7	66.17	71.13	69.60	18.34	102.20	54.09	98.04	54.09 to 98.04	354,998	247,076
500000 +	1	73.26	73.26	73.26			73.26	73.26	N/A	587,243	430,200
ALL	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304

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:	40	MEDIAN:	69	COV:	31.81	95% Median C.I.:	64.57 to 75.72	
(AgLand) TOTAL Sales Price:	7,278,326	WGT. MEAN:	71	STD:	22.42	95% Wgt. Mean C.I.:	64.66 to 76.60	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,813,326	MEAN:	70	AVG.ABS.DEV:	16.22	95% Mean C.I.:	63.53 to 77.43	
(AgLand) TOTAL Assessed Value:	4,812,180							
AVG. Adj. Sales Price:	170,333	COD:	23.60	MAX Sales Ratio:	119.63			
AVG. Assessed Value:	120,304	PRD:	99.79	MIN Sales Ratio:	5.31			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	5.31	5.31	5.31			5.31	5.31	N/A	53,000	2,815	
Total \$ _____												
1 TO 9999	1	5.31	5.31	5.31			5.31	5.31	N/A	53,000	2,815	
10000 TO 29999	6	59.16	55.21	47.75	24.42	115.63	24.54	81.60	24.54 to 81.60	40,250	19,218	
30000 TO 59999	5	68.36	76.73	72.10	22.35	106.43	52.88	119.63	N/A	52,900	38,140	
60000 TO 99999	7	74.77	64.89	59.96	13.96	108.22	33.95	75.72	33.95 to 75.72	136,310	81,728	
100000 TO 149999	11	71.98	79.60	75.49	20.97	105.45	58.39	105.52	62.43 to 98.08	167,160	126,184	
150000 TO 249999	4	75.82	79.24	74.50	26.07	106.37	54.09	111.24	N/A	262,199	195,333	
250000 TO 499999	6	74.74	75.37	73.03	14.38	103.20	54.43	98.04	54.43 to 98.04	402,098	293,649	
ALL _____												
	40	68.70	70.48	70.63	23.60	99.79	5.31	119.63	64.57 to 75.72	170,333	120,304	

2006 Assessment Survey for Wheeler County

March 19, 2006

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff:
0
2. Appraiser(s) on staff:
0
3. Other full-time employees:
(Does not include anyone counted in 1 and 2 above)
1. The clerk assists with all functions of the ex-officio office.
4. Other part-time employees:
(Does not include anyone counted in 1 through 3 above)
0
5. Number of shared employees:
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
0
6. Assessor's requested budget for current fiscal year: \$ **5,050.**
(This would be the "total budget" for the assessor's office)
 - a. Does this include employee benefits?
No. Benefits are included in the county general fund.
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?)
8. Adopted budget, or granted budget if different from above: \$ **same as above.**
 - a. Does this amount include employee benefits?
No
9. Amount of total budget set aside for appraisal work: \$ **0.**
10. Amount of the total budget set aside for education/workshops: \$ **1,000.**
11. Appraisal/Reappraisal budget, if not part of the total budget: \$ **4,000.**
12. Other miscellaneous funds: \$ **1,700.**
(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.)

The above amount is for the contract with MIPS Inc. for the computer system.

13. Total budget \$ **5,050.**

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

Yes, \$4,150 was not used and returned to the county general fund.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Assessor and Staff

2. Valuation done by:

Assessor and Staff

3. Date of last appraisal: ¹

A contractor was hired for a reappraisal of Lake Ericson in 1998. The villages of Bartlett and Ericson in 1999 and the rural residential were done in 2000-2001.

4. Date of last "update": ²

2006. Residential properties were reviewed through a market analysis and adjusted according to the market as indicated.

5. Pickup work done by: ³

Contract appraiser, High Plains Appraisal

Property Type	# of Permits	# of Info. Statements	Other		Total
Residential	5	0	0		5

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

1996 Marshall-Swift

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

1998 for Lake Ericson

1999 for the villages of Bartlett and Ericson

2000-2001 for rural residential

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 assessor does not currently use the sales comparison approach.

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

4 – Bartlett, Ericson, Lake Ericson, and Rural

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

These market areas are defined by location, specifically by town and rural.

C. Commercial/Industrial Appraisal Information

1. Data collection done by:
Assessor and Staff
2. Valuation done by:
Assessor and Staff
3. Date of last appraisal: ¹
1999
4. Date of last “update”: ²
2003. This update included new pricing on commercial lots.
5. Pickup work done by whom: ³
Contract appraiser, High Plains Appraisal

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

6. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
1996 – Marshall-Swift
7. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?
1999
8. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? ⁵
The income approach is not utilized.
9. When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? ⁴
The assessor does not currently use the sales comparison approach.
10. Number of market areas/neighborhoods for this property class?
3 – Bartlett, Ericson and Rural
11. How are these defined?
These are defined by location, specifically by town and rural.

D. Agricultural Appraisal Information

1. Data collection done by:
Assessor and Staff
2. Valuation done by:
Assessor and Staff
3. Date of last appraisal: ¹
Improvements were last appraised in 2001, while the last land reappraisal was completed in 1999.
4. Date of last “update”: ²

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

5. Pickup work done by whom: ³
Assessor and Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	10	1	0	11

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 income approach has not been utilized.

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

N/A

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

1988

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

1999

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

FSA maps and physical inspections

- b. By whom?

Assessor and Staff

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

100%

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

1

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

Wheeler County has determined there are not different market areas for agricultural land in the county.

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

No

E. Computer, Automation Information and GIS

1. Administrative software:

MIPS Inc. (Includes processing, but does not include forms.

2. CAMA software:

None, the contract appraiser, High Plains Appraisal prices all improvements with computer programs using Marshall Swift data.

3. Cadastral maps or GIS software:

Cadastral maps

- a. Who maintains the Cadastral Maps?

Assessor and Staff

b. Who maintains the GIS software and maps?

N/A

4. Personal Property software:

MIPS Inc.

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?

Bartlett and Ericson

c. When was zoning implemented?

1998

G. Contracted Services

1. Appraisal Services

High Plains Appraisal

2. Other Services

None

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

II. Assessment Actions

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

1. **Residential**

For the assessment year 2006 all Lake Ericson properties were physically inspected by the assessor. With the property record card in hand every property was physically checked for any changes to that property and updated accordingly. The assessor and clerk also performed a market study of Lake Ericson and determined that all residential improvements would receive a 10% increase while the price per square foot on lots would be increased to 85 cents per square foot.

The Wheeler County Assessor reviewed all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. If there still is a question with the sale a physical inspection of the property is performed.

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

2. Commercial

The Wheeler County Assessor reviewed all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. If there still is a question with the sale a physical inspection of the property is performed.

Overall, no action was taken in the commercial class of property for 2006 unless any changes were found through sales verification or pick up work.

3. Agricultural

The Wheeler County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response from the questionnaire, an interview in person or by telephone with the buyer, seller, broker or banker is conducted. All agricultural sales are plotted on a county map in the office for the public to view.

For the assessment year 2006, the assessor completed a spreadsheet analysis of agricultural valuation and adjusted values accordingly. Dry land values increased 30% countywide, Grass land values increased 15% countywide, and Irrigated values remained the same.

The Assessor works with the local Farm Service Agency office for information regarding land use and acres.

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

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 92 - Wheeler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	1,856	Value	189,053,543	Total Growth (Sum 17, 25, & 41)	263,452
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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	32	110,185	0	0	62	229,706	94	339,891	
2. Res Improv Land	152	610,005	0	0	144	751,430	296	1,361,435	
3. Res Improvements	155	2,405,360	0	0	144	1,734,285	299	4,139,645	
4. Res Total	187	3,125,550	0	0	206	2,715,421	393	5,840,971	57,078
% of Total	47.58	53.51	0.00	0.00	52.41	46.48	21.17	3.08	21.66
5. Rec UnImp Land	0	0	0	0	7	7,025	7	7,025	
6. Rec Improv Land	0	0	0	0	1	165	1	165	
7. Rec Improvements	0	0	0	0	1	0	1	0	
8. Rec Total	0	0	0	0	8	7,190	8	7,190	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.43	0.00	0.00
Res+Rec Total	187	3,125,550	0	0	214	2,722,611	401	5,848,161	57,078
% of Total	46.63	53.44	0.00	0.00	53.36	46.55	21.60	3.09	21.66

County 92 - Wheeler

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,856	Value 189,053,543	Total Growth 263,452 (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	7	13,095	0	0	0	0	7	13,095	
10. Comm Improv Land	37	87,790	0	0	4	5,955	41	93,745	
11. Comm Improvements	36	586,125	0	0	4	212,605	40	798,730	
12. Comm Total	43	687,010	0	0	4	218,560	47	905,570	18,949
% of Total	91.48	75.86	0.00	0.00	8.51	24.13	2.53	0.47	7.19
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	43	687,010	0	0	4	218,560	0	0	0
% of Total	91.48	75.86	0.00	0.00	8.51	24.13	2.53	0.47	7.19
17. Taxable Total	230	3,812,560	0	0	218	2,941,171	448	6,753,731	76,027
% of Total	51.33	56.45	0.00	0.00	48.66	40.31	24.13	3.57	28

County 92 - Wheeler

2006 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	32	0	51	83

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,026	108,361,535	1,026	108,361,535
28. Ag-Improved Land	0	0	0	0	392	47,545,395	392	47,545,395
29. Ag-Improvements	0	0	0	0	382	26,392,882	382	26,392,882
30. Ag-Total Taxable							1,408	182,299,812

County 92 - Wheeler

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	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	1	1.000	1,190	1	1.000	1,190	
32. HomeSite Improv Land	252	278.780	331,755	252	278.780	331,755	
33. HomeSite Improvements	247		6,717,295	247		6,717,295	162,770
34. HomeSite Total				248	279.780	7,050,240	
35. FarmSite UnImp Land	15	150.390	112,800	15	150.390	112,800	
36. FarmSite Impr Land	342	2,499.570	1,874,770	342	2,499.570	1,874,770	
37. FarmSite Improv	331		19,675,587	331		19,675,587	24,655
38. FarmSite Total				346	2,649.960	21,663,157	
39. Road & Ditches		1,864.120			1,864.120		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				594	4,793.860	28,713,397	187,425

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	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

County 92 - Wheeler

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	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,270.100	1,759,125	1,270.100	1,759,125
47. 2A1	0.000	0	0.000	0	486.450	608,065	486.450	608,065
48. 2A	0.000	0	0.000	0	1,005.800	1,186,845	1,005.800	1,186,845
49. 3A1	0.000	0	0.000	0	3,069.010	3,207,250	3,069.010	3,207,250
50. 3A	0.000	0	0.000	0	12,409.460	12,471,770	12,409.460	12,471,770
51. 4A1	0.000	0	0.000	0	25,344.760	23,951,200	25,344.760	23,951,200
52. 4A	0.000	0	0.000	0	11,251.390	9,957,660	11,251.390	9,957,660
53. Total	0.000	0	0.000	0	54,836.970	53,141,915	54,836.970	53,141,915
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	418.200	489,295	418.200	489,295
56. 2D1	0.000	0	0.000	0	219.000	200,400	219.000	200,400
57. 2D	0.000	0	0.000	0	507.500	459,330	507.500	459,330
58. 3D1	0.000	0	0.000	0	1,277.420	1,136,905	1,277.420	1,136,905
59. 3D	0.000	0	0.000	0	2,076.230	1,380,795	2,076.230	1,380,795
60. 4D1	0.000	0	0.000	0	3,263.380	1,778,675	3,263.380	1,778,675
61. 4D	0.000	0	0.000	0	1,388.500	576,280	1,388.500	576,280
62. Total	0.000	0	0.000	0	9,150.230	6,021,680	9,150.230	6,021,680
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	452.270	316,590	452.270	316,590
65. 2G1	0.000	0	0.000	0	370.200	194,385	370.200	194,385
66. 2G	0.000	0	0.000	0	1,776.930	808,610	1,776.930	808,610
67. 3G1	0.000	0	0.000	0	4,779.640	2,234,850	4,779.640	2,234,850
68. 3G	0.000	0	0.000	0	31,129.600	13,489,185	31,129.600	13,489,185
69. 4G1	0.000	0	0.000	0	103,138.140	36,953,500	103,138.140	36,953,500
70. 4G	0.000	0	0.000	0	147,047.570	39,495,140	147,047.570	39,495,140
71. Total	0.000	0	0.000	0	288,694.350	93,492,260	288,694.350	93,492,260
72. Waste	0.000	0	0.000	0	8,720.720	930,560	8,720.720	930,560
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.280		0.000		516.740		517.020	
75. Total	0.000	0	0.000	0	361,402.270	153,586,415	361,402.270	153,586,415

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	0.000	0	54,836.970	53,141,915	54,836.970	53,141,915
77.Dry Land	0.000	0	0.000	0	9,150.230	6,021,680	9,150.230	6,021,680
78.Grass	0.000	0	0.000	0	288,694.350	93,492,260	288,694.350	93,492,260
79.Waste	0.000	0	0.000	0	8,720.720	930,560	8,720.720	930,560
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.280	0	0.000	0	516.740	0	517.020	0
82.Total	0.000	0	0.000	0	361,402.270	153,586,415	361,402.270	153,586,415

2006 Agricultural Land Detail

County 92 - Wheeler

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,270.100	2.32%	1,759,125	3.31%	1,385.028
2A1	486.450	0.89%	608,065	1.14%	1,250.005
2A	1,005.800	1.83%	1,186,845	2.23%	1,180.000
3A1	3,069.010	5.60%	3,207,250	6.04%	1,045.043
3A	12,409.460	22.63%	12,471,770	23.47%	1,005.021
4A1	25,344.760	46.22%	23,951,200	45.07%	945.015
4A	11,251.390	20.52%	9,957,660	18.74%	885.015
Irrigated Total	54,836.970	100.00%	53,141,915	100.00%	969.089

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	418.200	4.57%	489,295	8.13%	1,170.002
2D1	219.000	2.39%	200,400	3.33%	915.068
2D	507.500	5.55%	459,330	7.63%	905.083
3D1	1,277.420	13.96%	1,136,905	18.88%	890.000
3D	2,076.230	22.69%	1,380,795	22.93%	665.049
4D1	3,263.380	35.66%	1,778,675	29.54%	545.040
4D	1,388.500	15.17%	576,280	9.57%	415.037
Dry Total	9,150.230	100.00%	6,021,680	100.00%	658.090

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	452.270	0.16%	316,590	0.34%	700.002
2G1	370.200	0.13%	194,385	0.21%	525.081
2G	1,776.930	0.62%	808,610	0.86%	455.060
3G1	4,779.640	1.66%	2,234,850	2.39%	467.577
3G	31,129.600	10.78%	13,489,185	14.43%	433.323
4G1	103,138.140	35.73%	36,953,500	39.53%	358.291
4G	147,047.570	50.94%	39,495,140	42.24%	268.587
Grass Total	288,694.350	100.00%	93,492,260	100.00%	323.845

Irrigated Total	54,836.970	15.17%	53,141,915	34.60%	969.089
Dry Total	9,150.230	2.53%	6,021,680	3.92%	658.090
Grass Total	288,694.350	79.88%	93,492,260	60.87%	323.845
Waste	8,720.720	2.41%	930,560	0.61%	106.706
Other	0.000	0.00%	0	0.00%	0.000
Exempt	517.020	0.14%			
Market Area Total	361,402.270	100.00%	153,586,415	100.00%	424.973

As Related to the County as a Whole

Irrigated Total	54,836.970	100.00%	53,141,915	100.00%	
Dry Total	9,150.230	100.00%	6,021,680	100.00%	
Grass Total	288,694.350	100.00%	93,492,260	100.00%	
Waste	8,720.720	100.00%	930,560	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	517.020	100.00%			
Market Area Total	361,402.270	100.00%	153,586,415	100.00%	

2006 Agricultural Land Detail

County 92 - Wheeler

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	54,836.970	53,141,915
Dry	0.000	0	0.000	0	9,150.230	6,021,680
Grass	0.000	0	0.000	0	288,694.350	93,492,260
Waste	0.000	0	0.000	0	8,720.720	930,560
Other	0.000	0	0.000	0	0.000	0
Exempt	0.280	0	0.000	0	516.740	0
Total	0.000	0	0.000	0	361,402.270	153,586,415

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	54,836.970	53,141,915	54,836.970	15.17%	53,141,915	34.60%	969.089
Dry	9,150.230	6,021,680	9,150.230	2.53%	6,021,680	3.92%	658.090
Grass	288,694.350	93,492,260	288,694.350	79.88%	93,492,260	60.87%	323.845
Waste	8,720.720	930,560	8,720.720	2.41%	930,560	0.61%	106.706
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	517.020	0	517.020	0.14%	0	0.00%	0.000
Total	361,402.270	153,586,415	361,402.270	100.00%	153,586,415	100.00%	424.973

* Department of Property Assessment & Taxation Calculates

2005 THREE YEAR ASSESSMENT PLAN FOR WHEELER COUNTY

Assessment Years 2006, 2007 and 2008 GENERAL DESCRIPTION OF COUNTY

Wheeler County is located in the Sandhills of Nebraska, and has a population of 886. There are two villages in the county, the county seat, Bartlett, population 113, and Ericson, population 104. The county economic base consists of mainly of Agricultural activities. The largest use of the land is raising cattle on grassland, row crops under center pivot irrigation and some dry land farming. One major cattle feedlot operation and several major swine facilities are located in the county. Countywide zoning was implemented in 1998. The County seat is located in Bartlett.

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. State. 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.

General Description of Real Property in Wheeler County:

Per the 2005 County Abstract, Wheeler County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	639	33.21%	7.04%
Commercial	47	2.45%	.52%
Recreational	8	.42%	less than .01%
Agricultural	1232	63.95%	92.44

Agricultural land – 361,431 Total Taxable Acres

98.04% of County is agricultural and of that 79.95% consists primarily of grassland.

New Property: For assessment year 2005, an estimated 14 building permits and or information statements were filed for new property constructions/additions in the county. For more information see 2005 Reports & Opinions, Abstract and Assessor Survey.

CURRENT RESOURCES:

- A. **Staff/Budget/Training:** The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor & Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The Assessor has 28 years working knowledge in the Assessor's office.
- B. **Maps:** The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.

RURAL: The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).

URBAN: The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Vllg Additions.

LAKE: The Lake Ericson properties parcel cards are light green colored coded and organized in file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.

COMMERICAL: Commercial property cards are color coded white and are organized in file cabinets within the class of property the Commercial is located, (i.e., rural, urban, Lake.

- D. Software – MIPS County Solution, Data entry and reports only, no appraisal software.
- E. Web based –None

PROCEDURE MANUAL

Wheeler County has written policies and procedures. The assessor and Staff work together in updating the County policies and procedures. The Assessor reviews the policies and procedures with the County Attorney and County Commissioners.

APPRAISAL FUNCTIONS, CONTRACT WITH APPRAISER FOR THE DATA COLLECTION AND PRICING COLLECTION, REVIEW ASSESSMENT SALES RATIO STUDIES BEFORE ASSESSMENT ACTIONS: RECONCILIATION OF FINAL VALUE AND DOCUMENTATION.

Wheeler County contracts with a certified appraiser in the appraisal of improvements and annual pickup work. The appraiser is certified and follows all Regulations and IA00 guide lines. Appraiser is contracted on an annual basis to do the County’s pickup work. The Assessor maintains a continuous list of pick-up work throughout the year. The Assessor reviews with the contracted Appraiser the list of pick-up work properties, discussing their locations by virtue of maps, and provides a signed notice to the Appraiser to be presented to the owner for the reason of property inspection. New improvements in the county are located by means of owner reporting, zoning permits, word of mouth and Assessor and Commissioner’s driving of the county. The pickup work involves on site inspection, measurements, interior inspection when ever possible and interviewing the owner. The pickup work is completed every year in a timely matter and the growth calculated. Every effort is made to insure that information on all new construction is collected and included in the assessment rolls on an annual basis. Values are updated on an Annual Basis based on sales.

There are no Industrial or Special Value classes in Wheeler County, yr 2005.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94.83%	50.04%	134.18%
Commercial	Not enough Sales to Determine		
Recreational	Not enough Sales to Determine		
Agricultural	75.72%	17.39%	99.97%

*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.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics:

Assessment Actions Planned for Assessment Year 2007.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Assessment Actions Planned for Assessment Year 2008.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Functions preformed by the assessor's office:

Record Maintenance, Mapping updates, & Ownership changes. All Property Record cards, i.e. Rural, Urban, Lake, Commercial, are maintained manually on the front of the card as well as electronic (MIPS) information on pages printed on demand and inserted in the card. Made record as part of the record card are, the Parcel number, Cadastral Information, Tax District Information, School District Codes, Legal Description, Status, Present Use, Zoning, Size, School District, Photos of Major Improvements, four or more prior year's history of the final assessed value of land and improvements, area of documentation ownership changes and noting of splits or additions. The current owner Name, Address is continually updated. Location of properties is found on area maps. After the County has 911 physical locations will be made part of the property cards. Annual functions of the County Assessor are but not limited to:

- a. Annually prepare and filed Assessor Administrative Reports required by law/regulation:
- b. Abstracts (Real & Personal Property)
- c. Assessor Survey
- d. Sales information to PA&T rosters & Annual Assessed Value Update w/Abstract
- e. Certification of Value to Political Subdivisions
- f. School District Taxable Value Report
- g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- h. Certificate of Taxes Levied Report
- i. Report of current values for properties owned by Board of Education Lands & Funds.
- j. Report of all Exempt Property and Taxable Government Owned Property
- k. Annual Plan of Assessment Report

PERSONAL PROPERTY:

The Assessor annually assesses all personal property in the County. Reminder post cards are sent at the January 1st of every year followed up by reminders March 1st. Penalties applied when statutorily required.

Schedules 264 Value \$9,422,180.

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. A list of permissive exemptions published in the legal designated newspaper the month of September.

HOMESTEAD EXEMPTION:

The Assessor distributes homestead exemption forms for applicants of previous years (received by Dept. of Revenue) and also has available in her office pertinent information and forms for new applicants.

Filings 31 Value Exempted \$ 588,290.
OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:

- a. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. 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.
- c. No Tax Increment Financing in Wheeler County in 2005
- d. Tax Districts and Tax Rates – management of school district and other tax entity coundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections – prepare tax list correction documents for county board approval.
- g. County Board of Equalization – attends taxpayer appeal hearings before TERC, defend valuation.
- h. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- i. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.

Conclusion:

CONCLUSION

The Assessor is a Clerk-Ex officio who has numerous duties in addition to the Assessor's function. She has one employee to assist her in all her various duties. The county board, in the past, has authorized general appraisals by outside appraisers when the need arises. Wheeler county will, of course, continue annually updating values based on market studies and sales, maintain & update all Assessor's records and to do the annual pickup work. In the event that a disparity in general valuations and values appear in any classification we will undertake a general professional revaluation study for that classification. Wheeler County will maintain the standards of Level of Value and Quality of Assessment as required by Nebraska Law and Regulations.

Respectfully submitted. Date July 26, 2005
Lorraine Woepfel
Wheeler County Assessor

Purpose Statements

Commission Summary

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

Property Tax Administrator's Opinions & Recommendations

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

Correlation Section

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

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

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

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

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

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

Statistical Reports Section

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

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

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

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

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

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

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

County Assessment Survey

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

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

County Reports Section

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

County Abstract of Assessment for Real Property, Form 45

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

County Agricultural Land Detail

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

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

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

Special Valuation Section

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

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

Nebraska Constitutional Provisions:

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

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

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

Nebraska Statutory Provisions for Agricultural Land:

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

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

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

Nebraska Statutory Provisions for Special Valuation:

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

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

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

Nebraska Statutory Provisions for Measurement of Level of Value:

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

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

Discussion of the Constitutional and Statutory Provisions:

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

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

Discussion of Special Valuation:

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

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

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

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

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

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

Measurement of Special Valuation

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

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

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

Rent Data

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

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

Rate Data

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

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

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

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

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

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

Valuation Calculation

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

Measurement Calculation

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

Measurement of Recapture Valuation

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

Measurement of Agricultural Land Valuation

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

Purpose Statements Section

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

Glossary

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

Technical Specifications Section

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

Certification

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

Map Section

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

Valuation History Charts Section

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

Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1-use the sale without adjustment

2-use the sale with an adjustment

3-substantially changed sale should not be used in study

4-exclude the sale

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

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

Commission Summary Calculations

For all classes of real property

For Statistical Header Information and History: see Statistical Calculations

For Residential Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Commercial Real Property

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

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

% of records sold in study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

For Agricultural Land

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

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

% of records sold in the study period:

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

% of value sold in the study period:

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

Average assessed value of the base:

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

Correlation Table Calculations

I. Correlation - Text only

II. Analysis of Percentage of Sales Used

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

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: no2006

Calculation:

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

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

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

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2001, 2002, 2003, 2004, 2005

Field: median

Calculations:

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

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

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

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

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

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

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

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

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

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

VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

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

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

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

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

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

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

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

Calculations:

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

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

Statistical Reports Query

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

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

Residential:

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

Commercial:

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

Unimproved Agricultural:

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

Agricultural: (Optional)

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

Minimally Improved Agricultural: (Optional)

Property Class Code: Property Type 05, All Statuses

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

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

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

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

Statistical Calculations

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

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

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

Coding Information & Calculations

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

Number of Sales

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

Total Sales Price

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

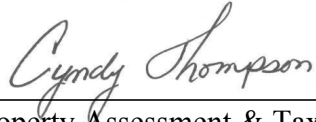
City Class:	Village	Second Class	First Class	Primary Class	Metropolitan
Population:	100-800	801-5,000	5,001-100,000	100,001-299,999	300,000 or more
Zoning Auth	1 mile outside city	1 mile outside city	2 mile outside city	3 mile outside city	3 mile outside city
Neb. Rev. Stat. § §	17-201 & 17-1001	17-101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

Certification

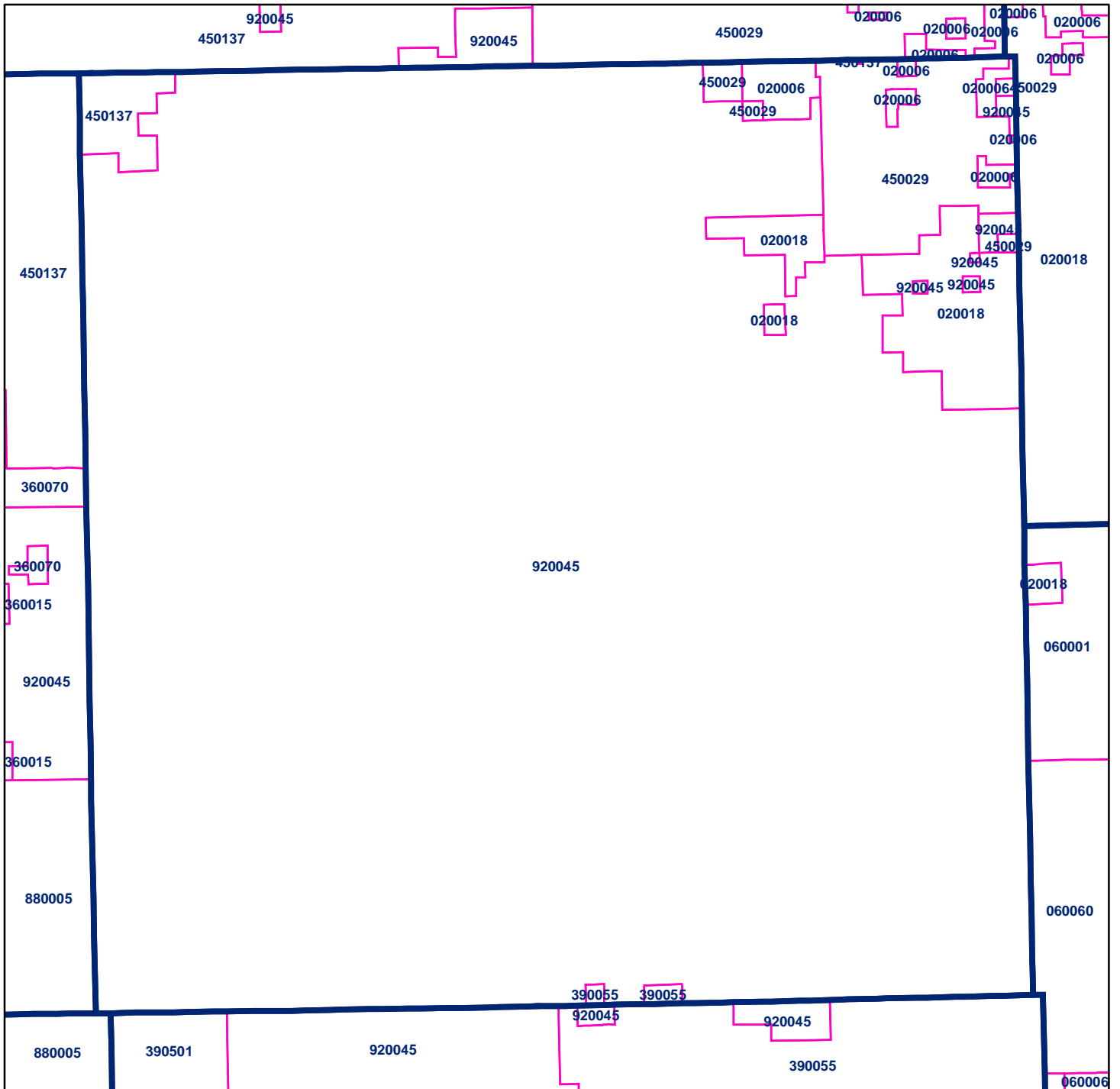
This is to certify that the 2006 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Wheeler County County Assessor, by certified mail, return receipt requested, 7096 1160 0001 1212 9295.

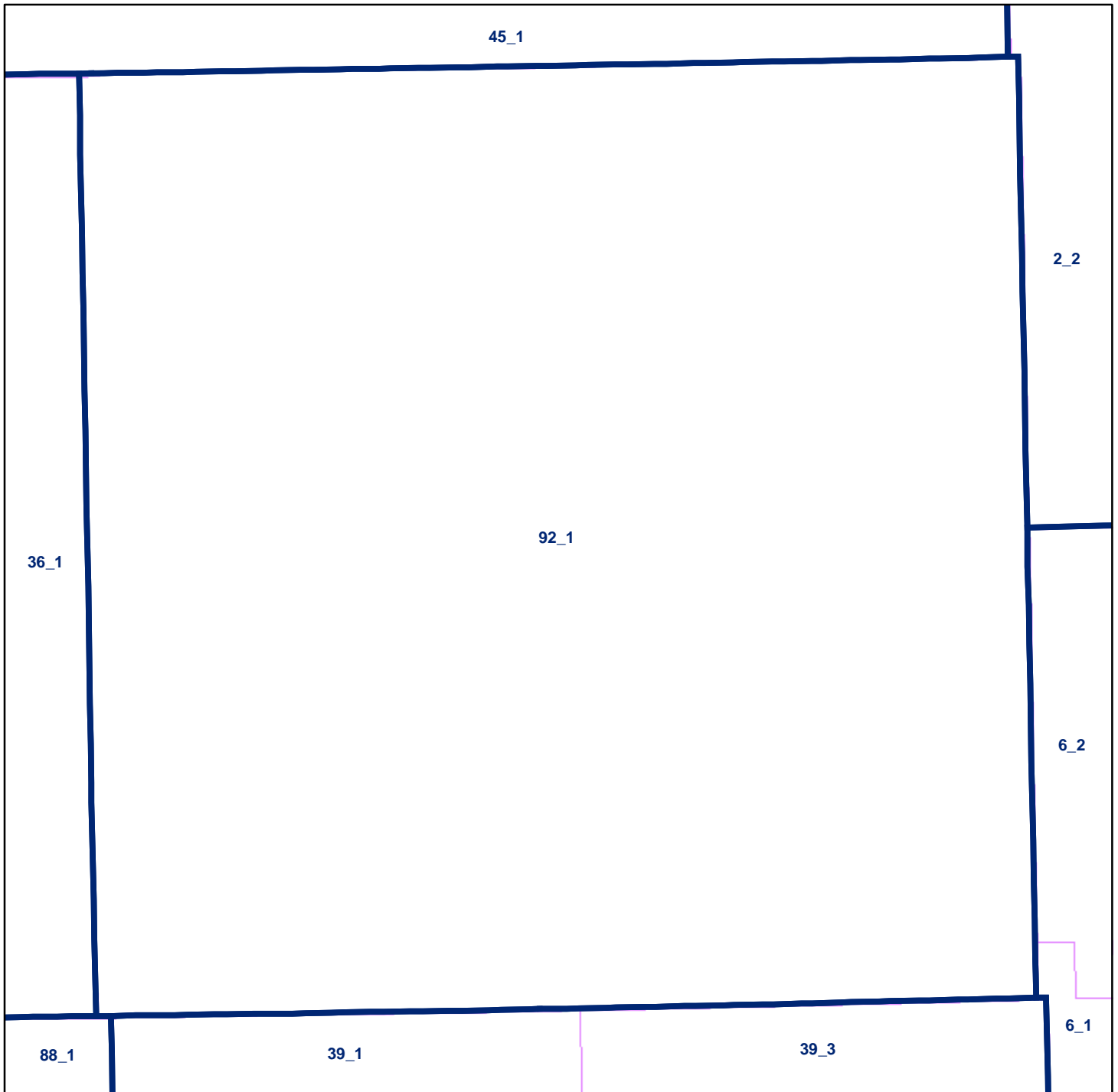
Dated this 10th day of April, 2006.



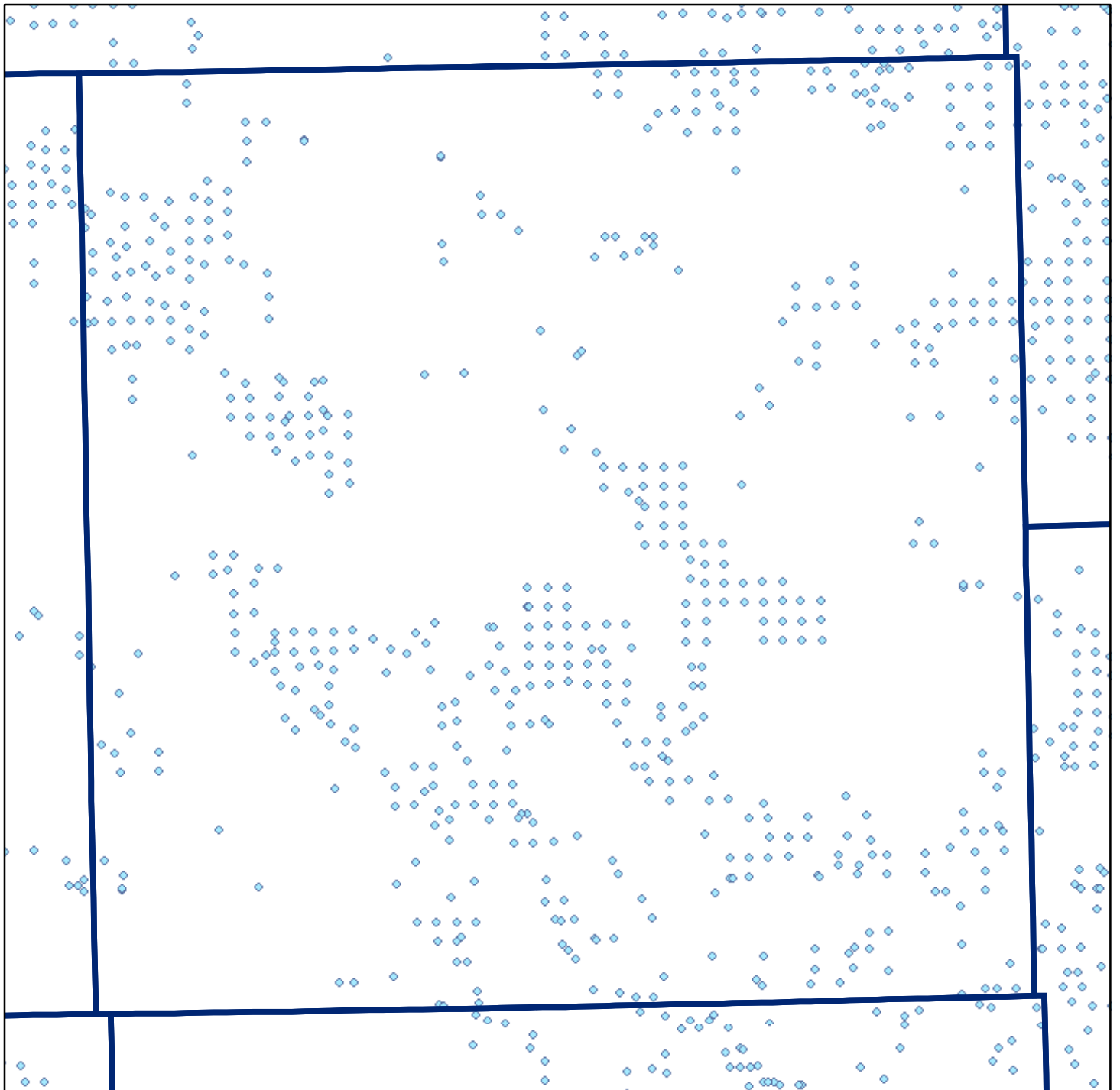
Property Assessment & Taxation



 School Districts



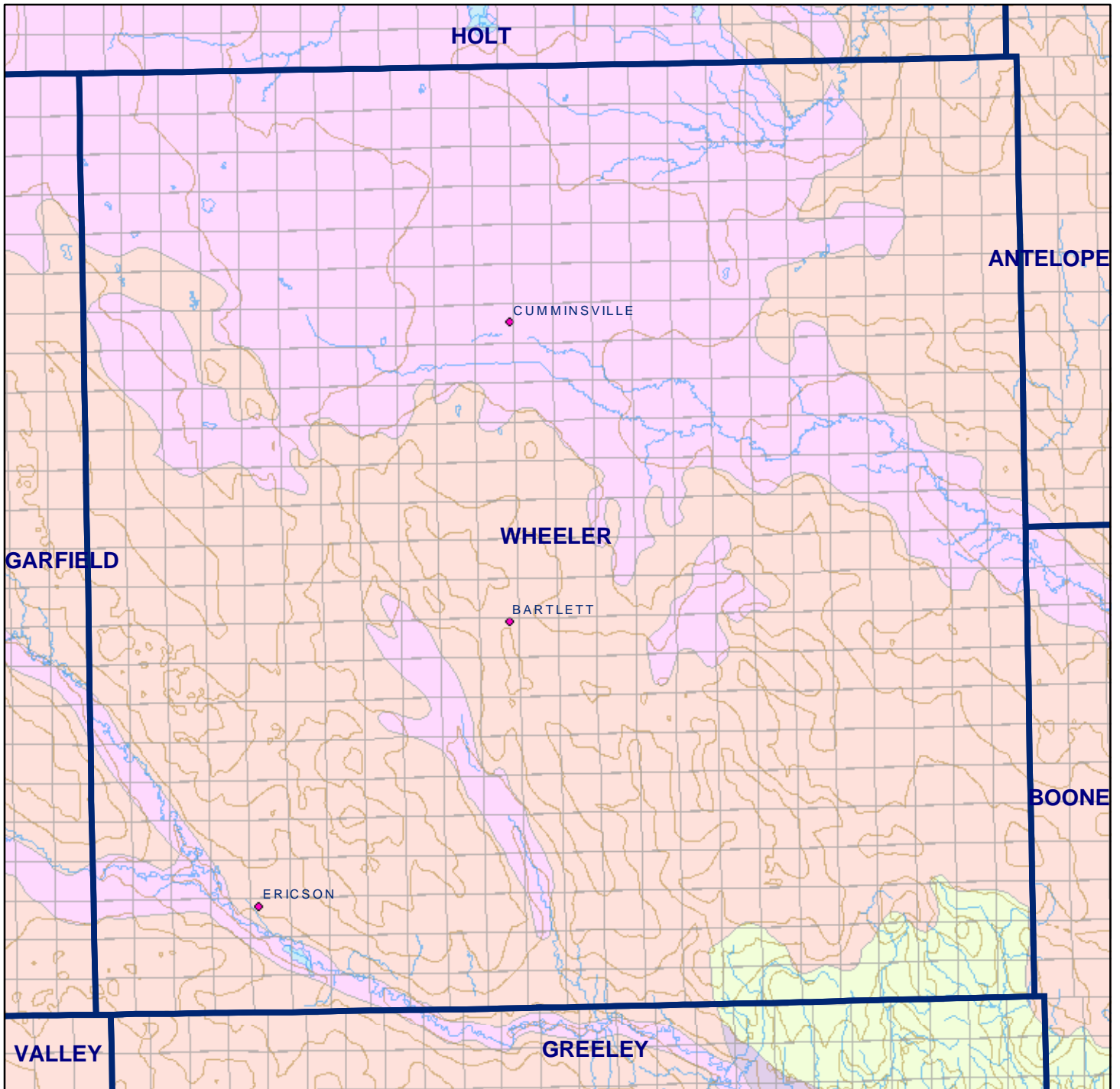
 Market Areas







● Registered Wells > 500 GPM

1295	1293	1291	1289	1287	1285
1477	1479	1481	1483	1485	1487
1575	1573	1571	1569	1567	1565
1757	1759	1761	1763	1765	1767
1859	1857	1855	1853	1851	1849
2041	2043	2045	2047	2049	2051

 Geo Codes



Legend

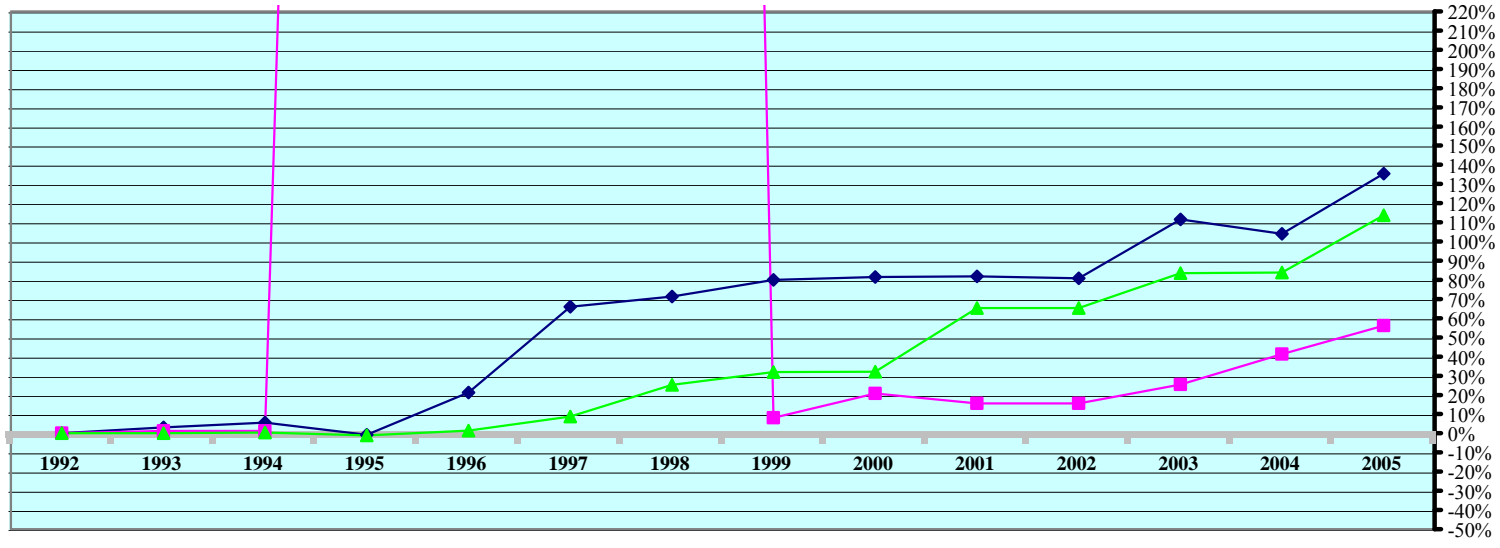
-  Sections
 -  Towns
 -  Rivers and Streams
 -  Topography
- Soil Classes**
-  0 - Lakes and Ponds
 -  1- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
 -  2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills
 -  3 - 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

Wheeler County



REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2005

◆ ResRec
■ Comm&Indust
▲ Total Agland



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	2,225,790	--	--	--	579,760	--	--	--	65,155,530	--	--	--
1993	2,294,640	68,850	3.09%	3.09%	586,470	6,710	1.16%	1.16%	65,176,855	21,325	0.03%	0.03%
1994	2,348,150	53,510	2.33%	5.50%	586,555	85	0.01%	1.17%	65,409,270	232,415	0.36%	0.39%
1995	2,207,650	-140,500	-5.98%	-0.81%	10,401,821	9,815,266	1673.38%	1694.16%	64,484,400	-924,870	-1.41%	-1.03%
1996	2,700,044	492,394	22.30%	21.31%	13,310,041	2,908,220	27.96%	2195.78%	66,056,360	1,571,960	2.44%	1.38%
1997	3,696,104	996,060	36.89%	66.06%	14,510,479	1,200,438	9.02%	2402.84%	70,886,480	4,830,120	7.31%	8.80%
1998	3,812,312	116,208	3.14%	71.28%	14,535,139	24,660	0.17%	2407.10%	81,565,775	10,679,295	15.07%	25.19%
1999	4,006,939	194,627	5.11%	80.02%	626,555	-13,908,584	-95.69%	8.07%	85,917,440	4,351,665	5.34%	31.87%
2000	4,038,039	31,100	0.78%	81.42%	700,140	73,585	11.74%	20.76%	86,029,720	112,280	0.13%	32.04%
2001	4,047,154	9,115	0.23%	81.83%	669,905	-30,235	-4.32%	15.55%	107,696,770	21,667,050	25.19%	65.29%
2002	4,023,344	-23,810	-0.59%	80.76%	669,905	0	0.00%	15.55%	107,750,400	53,630	0.05%	65.37%
2003	4,707,340	683,996	17.00%	111.49%	726,915	57,010	8.51%	25.38%	119,512,665	11,762,265	10.92%	83.43%
2004	4,540,770	-166,570	-3.54%	104.01%	818,990	92,075	12.67%	41.26%	119,784,145	271,480	0.23%	83.84%
2005	5,238,245	697,475	15.36%	135.34%	905,420	86,430	10.55%	56.17%	139,245,990	19,461,845	16.25%	113.71%

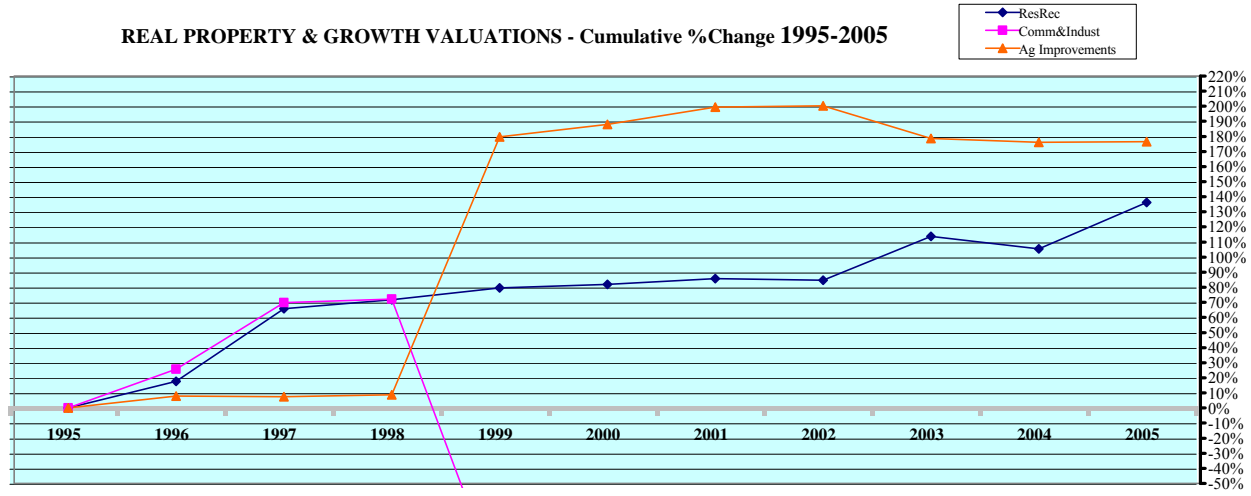
1992-2005 Rate Ann. %chg: Resid & Rec. 6.81% Comm & Indust 3.49% Agland 6.02%

Cnty# 92
 County WHEELER

FL area 11

(1) Resid. & Recreat. excludes agdwll & 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	2,225,790	not avail.	--	--	--	--	579,760	not avail.	--	--	--	--
1993	2,294,640	not avail.	--	--	--	--	586,470	not avail.	--	--	--	--
1994	2,348,150	not avail.	--	--	--	--	586,555	not avail.	--	--	--	--
1995	2,207,650	33,770	1.53%	2,173,880	--	--	10,401,821	1,969,520	18.93%	8,432,301	--	--
1996	2,700,044	143,055	5.30%	2,556,989	15.82%	17.62%	13,310,041	2,701,340	20.30%	10,608,701	1.99%	25.81%
1997	3,696,104	92,870	2.51%	3,603,234	33.45%	65.75%	14,510,479	182,235	1.26%	14,328,244	7.65%	69.92%
1998	3,812,312	78,040	2.05%	3,734,272	1.03%	71.78%	14,535,139	24,730	0.17%	14,510,409	0.00%	72.08%
1999	4,006,939	105,020	2.62%	3,901,919	2.35%	79.49%	626,555	2,230,045	355.92%	-1,603,490	-111.03%	-119.02%
2000	4,038,039	83,960	2.08%	3,954,079	-1.32%	81.89%	700,140	51,135	7.30%	649,005	3.58%	-92.30%
2001	4,047,154	11,445	0.28%	4,035,709	-0.06%	85.65%	669,905	0	0.00%	669,905	-4.32%	-92.06%
2002	4,023,344	7,885	0.20%	4,015,459	-0.78%	84.71%	669,905	0	0.00%	669,905	0.00%	-92.06%
2003	4,707,340	60,345	1.28%	4,646,995	15.50%	113.77%	726,915	0	0.00%	726,915	8.51%	-91.38%
2004	4,540,770	74,565	1.64%	4,466,205	-5.12%	105.45%	818,990	86,155	10.52%	732,835	0.81%	-91.31%
2005	5,238,245	101,481	1.94%	5,136,764	13.13%	136.29%	905,420	183,500	20.27%	721,920	-11.85%	-91.44%

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

Resid & Rec. **8.98%**

Comm & Indust **-21.79%**

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	16,273,735					
1993	not avail	not avail	16,475,880					
1994	not avail	not avail	17,151,305					
1995	3,982,683	6,407,761	10,390,444	269,475	2.59%	10,120,969	--	--
1996	4,611,139	6,367,582	10,978,721	50,350	0.46%	10,928,371	5.18%	7.98%
1997	4,669,542	6,347,431	11,016,973	146,330	1.33%	10,870,643	-0.98%	7.41%
1998	4,868,627	6,172,737	11,041,364	42,070	0.38%	10,999,294	-0.16%	8.68%
1999	5,230,766	23,202,512	28,433,278	123,000	0.43%	28,310,278	156.40%	179.72%
2000	5,441,326	24,023,114	29,464,440	318,720	1.08%	29,145,720	2.51%	187.97%
2001	6,992,545	23,403,478	30,396,023	81,095	0.27%	30,314,928	2.89%	199.53%
2002	7,008,610	23,424,428	30,433,038	49,645	0.16%	30,383,393	-0.04%	200.20%
2003	7,089,010	21,234,177	28,323,187	119,355	0.42%	28,203,832	-7.32%	178.67%
2004	6,771,520	21,268,927	28,040,447	100,780	0.36%	27,939,667	-1.35%	176.06%
2005	7,005,005	21,629,152	28,634,157	655,985	2.29%	27,978,172	-0.22%	176.44%

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

Ag Imprvmts **10.70%**

(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# **92**
County **WHEELER**

FL area **11**

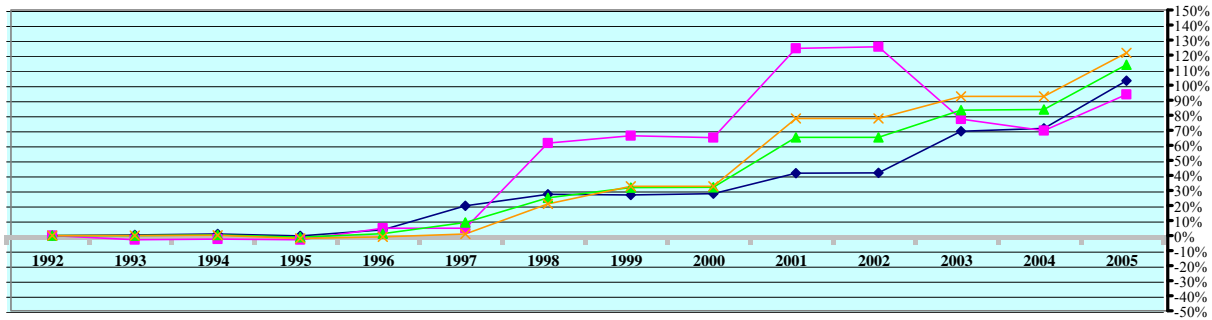
CHART 2

EXHIBIT

92B

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	26,022,690	--	--	--	2,449,060	--	--	--	36,643,365	--	--	--
1993	26,132,105	109,415	0.42%	0.42%	2,380,855	-68,205	-2.78%	-2.78%	36,623,480	-19,885	-0.05%	-0.05%
1994	26,279,375	147,270	0.56%	0.99%	2,393,365	12,510	0.53%	-2.27%	36,696,115	72,635	0.20%	0.14%
1995	25,943,120	-336,255	-1.28%	-0.31%	2,379,990	-13,375	-0.56%	-2.82%	35,952,185	-743,930	-2.03%	-1.89%
1996	27,041,450	1,098,330	4.23%	3.91%	2,568,525	188,535	7.92%	4.88%	36,364,380	412,195	1.15%	-0.76%
1997	31,189,045	4,147,595	15.34%	19.85%	2,566,405	-2,120	-0.08%	4.79%	37,048,910	684,530	1.88%	1.11%
1998	33,164,450	1,975,405	6.33%	27.44%	3,955,785	1,389,380	54.14%	61.52%	44,363,360	7,314,450	19.74%	21.07%
1999	33,071,195	-93,255	-0.28%	27.09%	4,076,965	121,180	3.06%	66.47%	48,687,180	4,323,820	9.75%	32.87%
2000	33,254,955	183,760	0.56%	27.79%	4,044,690	-32,275	-0.79%	65.15%	48,648,005	-39,175	-0.08%	32.76%
2001	36,818,545	3,563,590	10.72%	41.49%	5,498,155	1,453,465	35.94%	124.50%	65,204,700	16,556,695	34.03%	77.94%
2002	36,890,620	72,075	0.20%	41.76%	5,525,240	27,085	0.49%	125.61%	65,159,170	-45,530	-0.07%	77.82%
2003	44,058,665	7,168,045	19.43%	69.31%	4,346,230	-1,179,010	-21.34%	77.47%	70,583,925	5,424,755	8.33%	92.62%
2004	44,556,685	498,020	1.13%	71.22%	4,156,160	-190,070	-4.37%	69.70%	70,545,885	-38,040	-0.05%	92.52%
2005	52,820,995	8,264,310	18.55%	102.98%	4,744,845	588,685	14.16%	93.74%	81,154,735	10,608,850	15.04%	121.47%

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	--	--	--	--	40,415	--	--	--	65,155,530	--	--	--
1993	--	--	--	--	40,415	0	0.00%	0.00%	65,176,855	21,325	0.03%	0.03%
1994	--	--	--	--	40,415	--	0.00%	0.00%	65,409,270	232,415	0.36%	0.39%
1995	--	--	--	--	209,105	168,690	417.39%	417.39%	64,484,400	-924,870	-1.41%	-1.03%
1996	--	--	--	--	82,005	-127,100	-60.78%	102.91%	66,056,360	1,571,960	2.44%	1.38%
1997	--	--	--	--	82,120	115	0.14%	103.19%	70,886,480	4,830,120	7.31%	8.80%
1998	--	--	--	--	82,180	60	0.07%	103.34%	81,565,775	10,679,295	15.07%	25.19%
1999	--	--	--	--	82,100	-80	-0.10%	103.14%	85,917,440	4,351,665	5.34%	31.87%
2000	--	--	--	--	82,070	-30	-0.04%	103.07%	86,029,720	112,280	0.13%	32.04%
2001	--	--	--	--	175,370	93,300	113.68%	333.92%	107,696,770	21,667,050	25.19%	65.29%
2002	--	--	--	--	175,370	0	0.00%	333.92%	107,750,400	53,630	0.05%	65.37%
2003	523,845	n/a	n/a	n/a	0	n/a	n/a	n/a	119,512,665	11,762,265	10.92%	83.43%
2004	525,415	1,570	0.30%	0.30%	0	0	0	0	119,784,145	271,480	0.23%	83.84%
2005	525,415	0	0.00%	0.30%	0	0	0	0	139,245,990	19,461,845	16.25%	113.71%

1992-2005 Rate Ann.%chg: Total Agland

Cnty#
County

FL area

CHART 3 EXHIBIT 92B Page 3

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

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	26,021,980	63,880	407	--	--	2,449,000	8,606	285	--	--	36,636,450	263,648	139	--	--
1993	26,117,805	64,135	407	0.00%	0.00%	2,380,590	8,606	277	-2.81%	-2.81%	36,606,830	263,420	139	0.00%	0.00%
1994	26,279,595	64,317	409	0.49%	0.49%	2,389,350	8,607	278	0.36%	-2.46%	36,696,335	263,237	139	0.00%	0.00%
1995	25,948,430	63,936	406	-0.73%	-0.25%	2,381,670	8,792	271	-2.52%	-4.91%	35,977,695	263,570	137	-1.44%	-1.44%
1996	27,099,960	63,936	424	4.43%	4.18%	2,534,395	8,792	288	6.27%	1.05%	36,364,090	263,570	138	0.73%	-0.72%
1997	31,185,050	63,804	489	15.33%	20.15%	2,566,405	8,916	288	0.00%	1.05%	37,050,810	263,306	141	2.17%	1.44%
1998	33,164,450	58,869	563	15.13%	38.33%	3,937,750	14,561	270	-6.25%	-5.26%	44,387,620	262,559	169	19.86%	21.58%
1999	33,215,705	58,418	569	1.07%	39.80%	4,079,735	15,184	269	-0.37%	-5.61%	48,679,795	262,141	186	10.06%	33.81%
2000	33,200,765	58,352	569	0.00%	39.80%	4,076,965	15,174	269	0.00%	-5.61%	48,638,850	261,931	186	0.00%	33.81%
2001	37,173,015	59,226	628	10.37%	54.30%	5,388,450	15,703	343	27.51%	20.35%	65,137,355	277,822	234	25.81%	68.35%
2002	36,818,545	58,650	628	0.00%	54.30%	5,498,155	16,056	342	-0.29%	20.00%	65,204,700	278,077	234	0.00%	68.35%
2003	48,021,785	58,819	816	29.94%	100.49%	6,653,800	16,074	414	21.05%	45.26%	66,575,255	277,850	240	2.56%	72.66%
2004	44,627,815	54,411	820	0.51%	101.52%	4,156,160	9,398	442	6.82%	55.17%	70,526,495	288,913	244	1.71%	75.62%
2005	52,746,390	54,434	969	18.14%	138.08%	4,719,780	9,301	507	14.75%	78.05%	81,192,630	288,975	281	15.10%	102.13%

1992-2005 Rate Ann.%chg AvgVal/Acre: 6.90%

4.54%

5.56%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	39,690	7,938	5	--	--	725	145	5	--	--	65,147,845	344,217	189	--	--
1993	39,690	7,938	5	0.00%		725	145	5	0.00%		65,145,640	344,244	189	0.00%	0.00%
1994	39,690	7,938	5	0.00%		725	145	5	0.00%		65,405,695	344,244	190	0.53%	0.53%
1995	205,285	7,423	28	460.00%		0	0				64,513,080	343,721	188	-1.05%	-0.53%
1996	82,005	8,200	10	-64.29%		0	0				66,080,450	344,498	192	2.13%	1.59%
1997						81,940	8,200	10	--		70,884,205	344,227	206	7.29%	8.99%
1998						82,120	8,218	10	0.00%		81,571,940	344,208	237	15.05%	25.40%
1999						82,130	8,219	10	0.00%		86,057,365	343,961	250	5.49%	32.28%
2000						82,100	8,216	10	0.00%		85,998,680	343,672	250	0.00%	32.28%
2001						175,370	8,779	20	100.00%		107,874,190	361,529	298	19.20%	57.67%
2002						175,370	8,779	20	0.00%		107,696,770	361,562	298	0.00%	57.67%
2003	0	0		n/a	n/a	438,255	8,779	50	n/a	n/a	121,689,095	361,523	337	13.09%	78.31%
2004	525,415	8,721	60		n/a	0	0		n/a	n/a	119,835,885	361,443	332	-1.62%	75.42%
2005	525,415	8,721	60	0.00%	n/a	0	0		n/a	n/a	139,184,215	361,431	385	16.15%	103.75%

1992-2005 Rate Ann.%chg AvgVal/Acre: 5.63%

92
WHEELER

FL area 11

CHART 4 EXHIBIT 92B Page 4

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

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

County Population	County:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwll & Homesite	AgImprvmts Farmsite	Minerals	Total Value
886	WHEELER	9,396,310	481,501	105,104	5,233,505	905,420	0	4,740	139,245,990	7,005,005	21,629,152	0	184,006,727
<i>cnty sectorvalue % of total value:</i>		5.11%	0.26%	0.06%	2.84%	0.49%		0.00%	75.67%	3.81%	11.75%		100.00%

City's Sector Values:

City Population	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwll & Homesite	AgImprvmts Farmsite	Minerals	Total Value
128	BARTLET	89,389	0	0	1,538,190	203,715	0	0	0	0	0	0	1,831,294
104	ERICSON	121,676	67,447	4,567	1,551,370	483,295	0	0	0	0	0	0	2,228,355
Total of All City Values:		211,065	67,447	4,567	3,089,560	687,010	0	0	0	0	0	0	4,059,649
<i>% total citysect of cnty sector</i>		2.25%	14.01%	4.35%	59.03%	75.88%							2.21%

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

%citypop. to cntypop.	Cities:	Personal Property	CentralAsd Personal	CentralAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwll & Homesite	AgImprvmts Farmsite	Minerals	Total Value
14.45%	BARTLET	0.95%			29.39%	22.50%							1.00%
11.74%	ERICSON	1.29%	14.01%	4.35%	29.64%	53.38%							1.21%

Cnty#
 County

FL area