

STATE OF NEBRASKA

DEPARTMENT OF PROPERTY ASSESSMENT AND TAXATION

EXHIBIT 148

RICHARDSON COUNTY

The Department of Property Assessment and Taxation in reviewing the Report and Opinion of the Property Tax Administrator for Richardson County determined that the Agricultural Statistics pages erroneously overstated the number of agricultural market areas in the county. In the “running” of the statistics, the last two digits of coding for each market area were added as a result of a data transfer error, resulting in the appearance that the county had six agricultural market areas, rather than the three market areas actually used by the county. After the error was discovered, the Department reviewed all of the agricultural sales in Richardson County to be certain they were attributed to the correct agricultural market area and that the level of value and quality of assessment statistics for each market area accurately reflected the sales occurring in those areas. Following this review, the Department has generated new statistics for agricultural land in Richardson County. During this process, the Richardson County Assessor also indicated to the Department that four sales transactions that had been listed as “unimproved” were, in reality, sales of land with improvements and inappropriate for comparison with unimproved agricultural sales. Therefore the Department wishes to offer the Commission the following:

New statistical reports for the Agricultural Class of Real Property in Richardson County

This exhibit is meant as a substitute for the statistical reports for Agricultural land in the Report and Opinion of the Property Tax Administrator for Richardson County.

PA&T 2006 Draft Statistics

Base Stat

Query: 5013

Type: Qualified
 Date Range: 07/01/2002 to 06/30/2005 Posted Before: 04/20/2006

NUMBER of Sales:	89	MEDIAN:	75	COV:	34.36	95% Median C.I.:	69.92 to 80.33	(!: Derived)
(AgLand) TOTAL Sales Price:	10,596,364	WGT. MEAN:	70	STD:	25.91	95% Wgt. Mean C.I.:	64.23 to 75.19	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,864	MEAN:	75	AVG.ABS.DEV:	17.37	95% Mean C.I.:	70.03 to 80.79	
(AgLand) TOTAL Assessed Value:	7,526,723							
AVG. Adj. Sales Price:	121,313	COD:	23.13	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	84,569	PRD:	108.17	MIN Sales Ratio:	17.71			

Printed: 04/20/2006 15:38:23

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/02 TO 09/30/02	5	83.02	75.13	83.07	19.53	90.44	51.44	94.87	N/A	85,851	71,317
10/01/02 TO 12/31/02	3	99.17	91.28	88.75	9.16	102.85	73.72	100.96	N/A	149,166	132,385
01/01/03 TO 03/31/03	8	84.18	84.35	84.39	11.45	99.95	68.53	102.53	68.53 to 102.53	91,812	77,484
04/01/03 TO 06/30/03	7	80.80	82.39	77.50	12.30	106.31	59.14	103.10	59.14 to 103.10	109,357	84,756
07/01/03 TO 09/30/03	5	80.33	80.57	78.57	4.90	102.55	75.09	86.53	N/A	110,993	87,207
10/01/03 TO 12/31/03	13	76.17	75.81	77.10	11.35	98.33	49.73	93.52	65.37 to 85.76	156,030	120,294
01/01/04 TO 03/31/04	9	76.09	74.48	75.02	10.42	99.28	48.35	90.25	66.09 to 82.47	123,199	92,426
04/01/04 TO 06/30/04	6	81.47	75.35	80.31	20.77	93.82	44.52	96.82	44.52 to 96.82	66,753	53,608
07/01/04 TO 09/30/04	6	65.10	73.91	59.64	23.59	123.93	50.07	111.51	50.07 to 111.51	141,808	84,572
10/01/04 TO 12/31/04	8	68.98	90.15	55.15	61.79	163.46	31.89	200.83	31.89 to 200.83	153,662	84,742
01/01/05 TO 03/31/05	7	54.52	60.15	55.93	25.69	107.54	38.16	106.76	38.16 to 106.76	127,384	71,243
04/01/05 TO 06/30/05	12	55.00	59.49	53.29	32.81	111.64	17.71	125.39	43.75 to 69.92	112,965	60,197
<u>Study Years</u>											
07/01/02 TO 06/30/03	23	83.02	82.66	82.76	14.31	99.88	51.44	103.10	76.61 to 93.94	103,337	85,518
07/01/03 TO 06/30/04	33	76.33	76.09	77.05	12.28	98.75	44.52	96.82	73.54 to 82.47	124,020	95,556
07/01/04 TO 06/30/05	33	60.77	69.68	55.61	38.92	125.31	17.71	200.83	50.17 to 69.30	131,134	72,922
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	33	80.33	80.00	78.69	11.08	101.67	49.73	103.10	76.17 to 85.72	123,738	97,364
01/01/04 TO 12/31/04	29	73.49	78.86	65.16	29.38	121.03	31.89	200.83	64.81 to 82.47	123,774	80,650
<u>ALL</u>											
	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569

PA&T 2006 Draft Statistics

Base Stat

Query: 5013

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 04/20/2006

NUMBER of Sales:	89	MEDIAN:	75	COV:	34.36	95% Median C.I.:	69.92 to 80.33	(!: Derived)
(AgLand) TOTAL Sales Price:	10,596,364	WGT. MEAN:	70	STD:	25.91	95% Wgt. Mean C.I.:	64.23 to 75.19	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,864	MEAN:	75	AVG.ABS.DEV:	17.37	95% Mean C.I.:	70.03 to 80.79	
(AgLand) TOTAL Assessed Value:	7,526,723							
AVG. Adj. Sales Price:	121,313	COD:	23.13	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	84,569	PRD:	108.17	MIN Sales Ratio:	17.71			

Printed: 04/20/2006 15:38:23

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4193	7	77.05	79.46	79.12	12.58	100.42	65.39	99.17	65.39 to 99.17	126,713	100,254	
4195	11	74.00	79.69	79.51	15.94	100.23	52.11	125.39	69.30 to 100.18	111,390	88,563	
4197	1	93.94	93.94	93.94			93.94	93.94	N/A	196,500	184,599	
4199	3	76.33	76.89	75.34	3.17	102.06	73.54	80.80	N/A	133,322	100,445	
4417	7	51.44	61.16	57.07	41.11	107.16	31.89	90.06	31.89 to 90.06	159,724	91,158	
4419	6	69.61	85.94	62.83	42.98	136.79	51.60	176.85	51.60 to 176.85	90,416	56,808	
4421	8	68.97	68.75	67.90	26.27	101.25	38.16	94.87	38.16 to 94.87	208,461	141,540	
4423	3	76.61	72.10	55.99	17.52	128.79	49.73	89.98	N/A	83,666	46,842	
4425	2	80.71	80.71	76.69	6.60	105.24	75.39	86.03	N/A	224,500	172,169	
4427	1	61.72	61.72	61.72			61.72	61.72	N/A	46,500	28,700	
4435	7	76.09	64.72	51.88	19.61	124.74	17.71	84.11	17.71 to 84.11	107,142	55,586	
4437	8	70.72	73.83	71.92	12.79	102.66	60.77	103.10	60.77 to 103.10	139,087	100,027	
4439	5	80.33	104.83	85.82	40.56	122.15	65.37	200.83	N/A	92,280	79,192	
4441	6	75.02	73.75	75.83	29.96	97.25	44.52	100.96	44.52 to 100.96	80,060	60,713	
4443	7	83.02	78.95	70.19	23.41	112.49	43.75	111.51	43.75 to 111.51	63,982	44,906	
4445	7	57.89	65.41	62.56	24.31	104.57	47.89	86.53	47.89 to 86.53	108,714	68,006	
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
41	22	75.17	74.06	71.37	19.95	103.77	31.89	125.39	69.30 to 85.76	133,629	95,374	
44	39	75.09	78.02	69.34	30.51	112.52	38.16	200.83	57.89 to 86.53	111,816	77,533	
50	28	74.92	72.83	68.78	15.37	105.89	17.71	103.10	66.78 to 80.41	124,863	85,881	
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569	
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569	

PA&T 2006 Draft Statistics

Base Stat

Query: 5013

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 04/20/2006

NUMBER of Sales:	89	MEDIAN:	75	COV:	34.36	95% Median C.I.:	69.92 to 80.33	(! : Derived)
(AgLand) TOTAL Sales Price:	10,596,364	WGT. MEAN:	70	STD:	25.91	95% Wgt. Mean C.I.:	64.23 to 75.19	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,864	MEAN:	75	AVG.ABS.DEV:	17.37	95% Mean C.I.:	70.03 to 80.79	
(AgLand) TOTAL Assessed Value:	7,526,723							
AVG. Adj. Sales Price:	121,313	COD:	23.13	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	84,569	PRD:	108.17	MIN Sales Ratio:	17.71			

Printed: 04/20/2006 15:38:23

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
64-0023											
67-0001											
74-0047	3	76.61	73.74	72.76	19.64	101.35	49.73	94.87	N/A	146,000	106,224
74-0056	38	74.77	76.29	70.75	23.67	107.83	17.71	200.83	66.09 to 82.47	123,214	87,178
74-0070	26	72.86	72.58	61.57	30.83	117.88	31.89	176.85	51.60 to 84.57	109,229	67,253
74-0501	20	75.17	77.80	75.66	13.98	102.82	50.07	125.39	71.40 to 82.33	138,562	104,841
74-0515	2	74.00	74.00	76.11	21.96	97.23	57.75	90.25	N/A	32,750	24,925
NonValid School											
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
0.01 TO 10.00	2	78.03	78.03	85.46	15.31	91.31	66.09	89.98	N/A	9,250	7,905
10.01 TO 30.00	8	83.97	87.44	67.21	37.61	130.10	44.09	176.85	44.09 to 176.85	21,797	14,649
30.01 TO 50.00	16	79.26	77.44	76.53	14.95	101.20	52.11	103.10	65.37 to 87.22	49,280	37,712
50.01 TO 100.00	30	73.25	76.27	69.23	25.24	110.17	31.89	200.83	65.39 to 80.33	101,203	70,064
100.01 TO 180.00	25	73.72	68.40	65.31	19.95	104.74	17.71	100.96	57.89 to 80.41	203,133	132,659
180.01 TO 330.00	6	78.88	79.17	77.16	19.65	102.61	43.75	106.76	43.75 to 106.76	219,266	169,178
330.01 TO 650.00	1	93.52	93.52	93.52			93.52	93.52	N/A	377,000	352,564
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	27	73.49	72.47	67.30	15.63	107.69	31.89	102.53	65.37 to 80.41	139,442	93,839
DRY-N/A	45	76.33	76.92	72.90	22.34	105.52	38.16	176.85	69.92 to 82.47	131,729	96,027
GRASS	6	59.10	68.71	55.31	34.82	124.22	40.84	111.51	40.84 to 111.51	41,997	23,228
GRASS-N/A	10	81.38	83.09	62.61	35.80	132.71	17.71	200.83	44.52 to 96.82	84,363	52,820
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569

PA&T 2006 Draft Statistics

Base Stat

Query: 5013

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 04/20/2006

NUMBER of Sales:	89	MEDIAN:	75	COV:	34.36	95% Median C.I.:	69.92 to 80.33	(! : Derived)
(AgLand) TOTAL Sales Price:	10,596,364	WGT. MEAN:	70	STD:	25.91	95% Wgt. Mean C.I.:	64.23 to 75.19	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,864	MEAN:	75	AVG.ABS.DEV:	17.37	95% Mean C.I.:	70.03 to 80.79	
(AgLand) TOTAL Assessed Value:	7,526,723							
AVG. Adj. Sales Price:	121,313	COD:	23.13	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	84,569	PRD:	108.17	MIN Sales Ratio:	17.71			

Printed: 04/20/2006 15:38:23

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	49	73.72	74.86	72.17	17.87	103.73	31.89	125.39	69.30 to 80.33	150,835	108,863
DRY-N/A	23	76.61	76.08	66.06	24.41	115.17	38.16	176.85	57.75 to 83.02	100,079	66,113
GRASS	10	75.92	84.51	76.88	41.56	109.93	40.84	200.83	51.44 to 111.51	61,108	46,982
GRASS-N/A	6	76.61	66.33	40.81	26.36	162.52	17.71	96.82	17.71 to 96.82	80,755	32,959
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	1	50.17	50.17	50.17			50.17	50.17	N/A	8,480	4,254
DRY	70	74.22	73.78	70.68	18.81	104.39	31.89	125.39	69.92 to 80.33	137,925	97,482
DRY-N/A	2	126.73	126.73	81.88	39.55	154.77	76.61	176.85	N/A	19,000	15,558
GRASS	15	77.05	77.80	59.78	37.71	130.14	17.71	200.83	51.44 to 91.98	67,907	40,595
GRASS-N/A	1	76.17	76.17	76.17			76.17	76.17	N/A	77,000	58,649
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	121.47	121.47	106.36	45.59	114.20	66.09	176.85	N/A	2,750	2,925
5000 TO 9999	2	80.84	80.84	74.30	37.94	108.80	50.17	111.51	N/A	6,990	5,193
Total \$											
1 TO 9999	4	88.80	101.15	83.35	48.46	121.36	50.17	176.85	N/A	4,870	4,059
10000 TO 29999	8	86.50	89.77	89.85	34.52	99.92	44.52	200.83	44.52 to 200.83	19,395	17,425
30000 TO 59999	16	78.93	76.01	74.61	15.68	101.89	44.09	103.10	61.72 to 87.22	42,381	31,619
60000 TO 99999	19	76.09	76.74	76.24	20.18	100.65	40.84	125.39	65.37 to 86.53	78,741	60,033
100000 TO 149999	9	73.49	75.22	74.25	15.22	101.30	48.35	102.53	58.74 to 91.98	114,932	85,339
150000 TO 249999	23	73.72	71.88	72.20	17.64	99.56	31.89	100.96	65.39 to 82.37	186,841	134,892
250000 TO 499999	10	55.37	58.43	59.49	29.99	98.22	17.71	93.52	41.58 to 82.33	311,629	185,396
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569

PA&T 2006 Draft Statistics

Base Stat

Query: 5013

Type: Qualified

Date Range: 07/01/2002 to 06/30/2005 Posted Before: 04/20/2006

NUMBER of Sales:	89	MEDIAN:	75	COV:	34.36	95% Median C.I.:	69.92 to 80.33	(! : Derived)
(AgLand) TOTAL Sales Price:	10,596,364	WGT. MEAN:	70	STD:	25.91	95% Wgt. Mean C.I.:	64.23 to 75.19	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,796,864	MEAN:	75	AVG.ABS.DEV:	17.37	95% Mean C.I.:	70.03 to 80.79	
(AgLand) TOTAL Assessed Value:	7,526,723							
AVG. Adj. Sales Price:	121,313	COD:	23.13	MAX Sales Ratio:	200.83			
AVG. Assessed Value:	84,569	PRD:	108.17	MIN Sales Ratio:	17.71			

Printed: 04/20/2006 15:38:24

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	3	66.09	97.70	72.27	63.90	135.18	50.17	176.85	N/A	4,660	3,368	
5000 TO 9999	2	78.02	78.02	66.16	42.93	117.93	44.52	111.51	N/A	8,515	5,633	
Total \$												
1 TO 9999	5	66.09	89.83	68.91	58.61	130.35	44.52	176.85	N/A	6,202	4,274	
10000 TO 29999	14	76.83	73.54	69.73	17.43	105.47	44.09	96.82	54.34 to 89.98	31,080	21,671	
30000 TO 59999	23	69.30	74.03	59.12	30.61	125.21	17.71	200.83	58.74 to 85.72	76,929	45,482	
60000 TO 99999	18	73.74	72.86	67.46	19.89	108.00	31.89	106.76	65.39 to 80.48	118,710	80,081	
100000 TO 149999	15	73.72	75.54	70.10	17.57	107.76	41.58	125.39	65.04 to 80.41	180,084	126,237	
150000 TO 249999	12	82.35	76.40	73.54	16.59	103.88	48.18	100.96	59.14 to 93.94	246,024	180,935	
250000 TO 499999	2	84.45	84.45	84.25	10.74	100.24	75.39	93.52	N/A	385,500	324,792	
ALL	89	75.09	75.41	69.71	23.13	108.17	17.71	200.83	69.92 to 80.33	121,313	84,569	