

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	41	MEDIAN:	98	COV:	57.82	95% Median C.I.:	80.69 to 100.14
TOTAL Sales Price:	14,197,637	WGT. MEAN:	97	STD:	60.37	95% Wgt. Mean C.I.:	92.78 to 101.25
TOTAL Adj.Sales Price:	14,185,137	MEAN:	104	AVG.ABS.DEV:	33.18	95% Mean C.I.:	85.93 to 122.89
TOTAL Assessed Value:	13,761,361						
AVG. Adj. Sales Price:	345,978	COD:	33.79	MAX Sales Ratio:	391.83		
AVG. Assessed Value:	335,642	PRD:	107.62	MIN Sales Ratio:	18.06		

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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											
10/01/02 TO 12/31/02	2	92.96	92.96	99.54	9.64	93.38	84.00	101.92	N/A	37,750	37,578
01/01/03 TO 03/31/03	1	142.50	142.50	142.50			142.50	142.50	N/A	1,000	1,425
04/01/03 TO 06/30/03	5	63.33	65.93	75.19	14.19	87.68	53.25	80.21	N/A	31,520	23,699
07/01/03 TO 09/30/03	6	85.85	84.87	57.11	43.29	148.59	18.06	157.13	18.06 to 157.13	118,650	67,764
10/01/03 TO 12/31/03	2	87.25	87.25	87.51	10.03	99.70	78.50	96.00	N/A	28,650	25,072
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	6	104.72	112.25	95.59	16.25	117.43	85.26	164.99	85.26 to 164.99	36,472	34,865
07/01/04 TO 09/30/04	2	131.47	131.47	117.23	23.83	112.15	100.14	162.80	N/A	27,500	32,237
10/01/04 TO 12/31/04	3	88.00	70.08	44.12	23.39	158.86	30.25	92.00	N/A	8,666	3,823
01/01/05 TO 03/31/05	5	99.39	116.52	99.31	27.72	117.32	73.41	211.00	N/A	1,507,600	1,497,265
04/01/05 TO 06/30/05	9	99.16	134.41	99.89	54.77	134.56	62.81	391.83	71.93 to 200.00	593,777	593,120
<u>Study Years</u>											
07/01/02 TO 06/30/03	8	77.81	82.26	83.33	25.58	98.71	53.25	142.50	53.25 to 142.50	29,262	24,385
07/01/03 TO 06/30/04	14	98.62	96.94	67.40	25.72	143.84	18.06	164.99	72.67 to 115.63	70,574	47,566
07/01/04 TO 06/30/05	19	99.25	119.24	99.52	41.30	119.82	30.25	391.83	80.69 to 108.59	682,263	678,966
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	14	76.96	82.56	62.15	34.42	132.83	18.06	157.13	53.25 to 109.93	66,271	41,189
01/01/04 TO 12/31/04	11	100.14	104.25	95.10	23.52	109.62	30.25	164.99	85.26 to 162.80	27,257	25,921
<u>ALL</u>	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRUNSWICK	2	89.22	89.22	80.42	29.60	110.95	62.81	115.63	N/A	6,000	4,825
CLEARWATER	6	96.83	100.66	104.41	33.00	96.41	53.25	157.13	53.25 to 157.13	11,250	11,746
ELGIN	3	100.14	133.05	106.78	40.94	124.60	88.00	211.00	N/A	15,166	16,195
NELIGH	11	96.00	101.31	92.13	23.06	109.97	72.67	164.99	75.41 to 162.80	37,836	34,859
OAKDALE	2	57.85	57.85	52.38	9.47	110.44	52.37	63.33	N/A	300,300	157,305
ORCHARD	5	108.59	157.52	105.06	59.77	149.94	85.26	391.83	N/A	87,367	91,785
ROYAL	2	45.00	45.00	30.49	59.86	147.57	18.06	71.93	N/A	16,250	4,955
RURAL	9	99.29	106.80	99.25	16.81	107.61	73.41	200.00	84.00 to 107.20	1,394,888	1,384,410
TILDEN	1	30.25	30.25	30.25			30.25	30.25	N/A	20,000	6,050
<u>ALL</u>	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

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TOTAL Assessed Value:	13,761,361						
AVG. Adj. Sales Price:	345,978	COD:	33.79	MAX Sales Ratio:	391.83		
AVG. Assessed Value:	335,642	PRD:	107.62	MIN Sales Ratio:	18.06		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	31	92.00	103.78	79.09	41.55	131.22	18.06	391.83	75.41 to 101.92	51,004	40,340
2	2	142.00	142.00	99.13	40.85	143.25	84.00	200.00	N/A	5,750	5,700
3	8	99.34	97.43	99.26	4.68	98.15	73.41	107.20	73.41 to 107.20	1,574,062	1,562,426
ALL	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

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	31	98.21	105.67	97.10	29.86	108.83	18.06	391.83	84.00 to 99.48	454,630	441,438
2	10	89.94	100.51	83.80	50.17	119.93	30.25	200.00	53.25 to 162.80	9,160	7,676
ALL	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0004	3	99.25	99.30	99.30	0.11	100.00	99.16	99.48	N/A	2,500,000	2,482,456
02-0006	9	98.21	97.34	99.23	24.75	98.09	53.25	157.13	57.43 to 142.50	566,944	562,596
02-0009	13	80.69	94.63	68.65	29.03	137.84	52.37	164.99	72.67 to 102.23	78,215	53,697
02-0018	4	103.67	126.58	106.84	31.36	118.48	88.00	211.00	N/A	13,250	14,156
02-0035											
02-0049	9	92.00	129.07	99.87	66.56	129.23	18.06	391.83	71.93 to 200.00	53,426	53,359
06-0001											
45-0029											
54-0013											
59-0080	1	30.25	30.25	30.25			30.25	30.25	N/A	20,000	6,050
70-0005	2	89.22	89.22	80.42	29.60	110.95	62.81	115.63	N/A	6,000	4,825
NonValid School											
ALL	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

PA&T 2006 R&O Statistics

What If ID: 4552

Query: 5154

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	41	MEDIAN:	98	COV:	57.82	95% Median C.I.:	80.69 to 100.14
TOTAL Sales Price:	14,197,637	WGT. MEAN:	97	STD:	60.37	95% Wgt. Mean C.I.:	92.78 to 101.25
TOTAL Adj.Sales Price:	14,185,137	MEAN:	104	AVG.ABS.DEV:	33.18	95% Mean C.I.:	85.93 to 122.89
TOTAL Assessed Value:	13,761,361						
AVG. Adj. Sales Price:	345,978	COD:	33.79	MAX Sales Ratio:	391.83		
AVG. Assessed Value:	335,642	PRD:	107.62	MIN Sales Ratio:	18.06		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank Prior TO 1860	8	68.00	93.37	81.65	62.21	114.34	30.25	200.00	30.25 to 200.00	10,825	8,839
1860 TO 1899	1	88.00	88.00	88.00			88.00	88.00	N/A	2,500	2,200
1900 TO 1919	7	100.14	165.89	122.62	67.70	135.28	96.00	391.83	96.00 to 391.83	17,557	21,529
1920 TO 1939	6	102.69	103.05	96.53	19.12	106.76	62.81	142.50	62.81 to 142.50	11,083	10,698
1940 TO 1949	2	92.00	92.00	98.96	18.03	92.97	75.41	108.59	N/A	193,750	191,727
1950 TO 1959	4	72.67	88.71	56.10	36.55	158.12	52.37	157.13	N/A	164,375	92,222
1960 TO 1969	4	82.35	82.54	84.02	2.54	98.24	80.21	85.26	N/A	48,334	40,610
1970 TO 1979	3	78.50	66.26	75.34	35.74	87.95	18.06	102.23	N/A	34,266	25,818
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	6	99.34	99.75	99.33	0.52	100.42	99.16	101.92	99.16 to 101.92	2,094,250	2,080,219
2000 TO Present											
ALL	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

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	8	103.81	121.24	118.32	44.35	102.47	57.43	211.00	57.43 to 211.00	2,450	2,898
5000 TO 9999	6	85.07	130.87	123.90	80.18	105.62	53.25	391.83	53.25 to 391.83	7,000	8,673
Total \$											
1 TO 9999	14	95.11	125.37	122.13	58.40	102.65	53.25	391.83	62.81 to 200.00	4,400	5,373
10000 TO 29999	11	96.00	98.31	91.43	38.10	107.52	18.06	164.99	30.25 to 162.80	18,700	17,097
30000 TO 59999	6	87.83	87.35	88.78	13.57	98.40	72.67	102.23	72.67 to 102.23	37,916	33,660
60000 TO 99999	1	101.92	101.92	101.92			101.92	101.92	N/A	65,500	66,756
100000 TO 149999	2	80.33	80.33	80.82	6.13	99.39	75.41	85.26	N/A	124,918	100,964
250000 TO 499999	1	108.59	108.59	108.59			108.59	108.59	N/A	275,000	298,615
500000 +	6	99.27	91.49	97.17	7.96	94.16	52.37	99.48	52.37 to 99.48	2,183,333	2,121,465
ALL	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

PA&T 2006 R&O Statistics

What If ID: 4552

Query: 5154

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	14,197,637	WGT. MEAN:	97	STD:	60.37	95% Wgt. Mean C.I.:	92.78 to 101.25
TOTAL Adj.Sales Price:	14,185,137	MEAN:	104	AVG.ABS.DEV:	33.18	95% Mean C.I.:	85.93 to 122.89
TOTAL Assessed Value:	13,761,361						
AVG. Adj. Sales Price:	345,978	COD:	33.79	MAX Sales Ratio:	391.83		
AVG. Assessed Value:	335,642	PRD:	107.62	MIN Sales Ratio:	18.06		

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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	9	88.00	92.24	51.62	45.21	178.71	18.06	200.00	53.25 to 142.50	5,288	2,730
5000 TO 9999	8	82.35	93.26	74.31	38.67	125.50	30.25	211.00	30.25 to 211.00	9,250	6,873
Total \$ _____											
1 TO 9999	17	84.00	92.72	65.43	43.19	141.72	18.06	211.00	57.43 to 115.63	7,152	4,680
10000 TO 29999	11	99.03	135.14	105.21	53.79	128.45	72.67	391.83	73.41 to 164.99	22,563	23,739
30000 TO 59999	3	100.14	99.27	99.66	2.26	99.61	95.44	102.23	N/A	41,666	41,525
60000 TO 99999	2	88.66	88.66	85.17	14.95	104.11	75.41	101.92	N/A	89,000	75,797
100000 TO 149999	1	85.26	85.26	85.26			85.26	85.26	N/A	137,337	117,090
250000 TO 499999	2	80.48	80.48	70.04	34.93	114.91	52.37	108.59	N/A	437,500	306,422
500000 +	5	99.29	99.32	99.32	0.09	100.00	99.16	99.48	N/A	2,500,000	2,482,912
ALL _____											
	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	68.00	93.37	81.65	62.21	114.34	30.25	200.00	30.25 to 200.00	10,825	8,839
15	1	84.00	84.00	84.00			84.00	84.00	N/A	10,000	8,400
20	30	99.09	109.63	98.91	30.24	110.84	18.06	391.83	88.00 to 100.14	440,451	435,646
25	2	80.48	80.48	70.04	34.93	114.91	52.37	108.59	N/A	437,500	306,422
ALL _____											
	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

PA&T 2006 R&O Statistics

What If ID: 4552

Query: 5154

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	41	MEDIAN:	98	COV:	57.82	95% Median C.I.:	80.69 to 100.14
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TOTAL Adj.Sales Price:	14,185,137	MEAN:	104	AVG.ABS.DEV:	33.18	95% Mean C.I.:	85.93 to 122.89
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AVG. Adj. Sales Price:	345,978	COD:	33.79	MAX Sales Ratio:	391.83		
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	68.00	93.37	81.65	62.21	114.34	30.25	200.00	30.25 to 200.00	10,825	8,839
300	1	96.00	96.00	96.00			96.00	96.00	N/A	29,500	28,321
319	1	75.41	75.41	75.41			75.41	75.41	N/A	112,500	84,839
326	2	145.85	145.85	108.61	44.67	134.28	80.69	211.00	N/A	7,000	7,603
344	4	100.47	97.50	94.06	11.22	103.66	73.41	115.63	N/A	32,225	30,309
350	1	80.21	80.21	80.21			80.21	80.21	N/A	35,000	28,075
351	1	92.00	92.00	92.00			92.00	92.00	N/A	3,500	3,220
353	4	93.11	89.57	95.66	10.32	93.64	71.93	100.14	N/A	14,250	13,631
381	1	84.00	84.00	84.00			84.00	84.00	N/A	10,000	8,400
384	1	164.99	164.99	164.99			164.99	164.99	N/A	13,000	21,449
386	1	102.23	102.23	102.23			102.23	102.23	N/A	50,000	51,116
396	5	99.29	99.32	99.32	0.09	100.00	99.16	99.48	N/A	2,500,000	2,482,912
406	2	118.97	118.97	96.75	19.78	122.97	95.44	142.50	N/A	18,000	17,415
420	1	109.93	109.93	109.93			109.93	109.93	N/A	15,000	16,490
421	2	80.48	80.48	70.04	34.93	114.91	52.37	108.59	N/A	437,500	306,422
442	1	391.83	391.83	391.83			391.83	391.83	N/A	6,000	23,510
446	1	157.13	157.13	157.13			157.13	157.13	N/A	15,000	23,570
528	2	40.44	40.44	28.91	55.34	139.87	18.06	62.81	N/A	16,500	4,770
531	2	81.88	81.88	84.12	4.13	97.34	78.50	85.26	N/A	82,568	69,456
ALL	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

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	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642
04											
ALL	41	98.21	104.41	97.01	33.79	107.62	18.06	391.83	80.69 to 100.14	345,978	335,642

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 5154

What If ID: 4552

Desc: New Whatif for Query ID: 5154

<u>Strata Hdg.</u>	<u>Strata</u>	<u>Chg.Value</u>	<u>Chg.Type</u>	<u>Pct.Chg.</u>	<u>Group</u>	<u>Priority</u>
Assessor Location	Neligh	Total	Increase	6.870	A	1
