

**STATE OF NEBRASKA**  
**DEPARTMENT OF PROPERTY ASSESSMENT AND TAXATION**  
**EXHIBIT 154**  
**MADISON COUNTY**

The Department of Property Assessment and Taxation in reviewing the 2006 Reports and Opinions of the Property Tax Administrator for Madison County determined that the Commercial Statistical pages contained coding inaccuracies in the Property Type stratification. In order to correct this clerical error, the Department worked with the Madison County Assessor to identify and properly code the property characteristics for sales in the sales file as the sales are reflected on the property record card. Following this review, the Department has generated new statistics for the Commercial class of real property in Madison County. Therefore the Department wishes to offer the Commission the following:

**New statistical reports for the Commercial Class of Real Property in Madison County**

This exhibit is meant as a substitute for the statistical reports for Commercial class of real property in the 2006 Reports and Opinions of the Property Tax Administrator for Madison County.

**PA&T 2006 R&O Statistics**

Base Stat

Query: 5192

Type: Qualified

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

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

NUMBER of Sales:	163	<b>MEDIAN:</b>	<b>93</b>	COV:	47.00	95% Median C.I.:	89.44 to 96.25
TOTAL Sales Price:	44,551,685	WGT. MEAN:	98	STD:	46.83	95% Wgt. Mean C.I.:	88.46 to 108.25
TOTAL Adj.Sales Price:	44,305,085	MEAN:	100	AVG.ABS.DEV:	26.09	95% Mean C.I.:	92.45 to 106.83
TOTAL Assessed Value:	43,576,546						
AVG. Adj. Sales Price:	271,810	COD:	28.03	MAX Sales Ratio:	388.30		
AVG. Assessed Value:	267,340	PRD:	101.31	MIN Sales Ratio:	29.21		

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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	6	99.92	103.33	107.26	10.17	96.34	91.67	118.78	91.67 to 118.78	347,500	372,728
10/01/02 TO 12/31/02	10	105.03	129.17	115.43	37.47	111.90	63.52	388.30	93.67 to 118.81	167,748	193,638
01/01/03 TO 03/31/03	7	96.25	89.04	93.90	16.42	94.82	47.00	114.19	47.00 to 114.19	232,428	218,255
04/01/03 TO 06/30/03	10	90.47	90.01	84.81	17.79	106.13	47.62	138.21	66.28 to 103.25	222,200	188,444
07/01/03 TO 09/30/03	11	96.26	120.47	131.47	44.75	91.63	64.67	277.61	67.13 to 218.19	120,994	159,070
10/01/03 TO 12/31/03	15	82.00	92.61	99.78	36.33	92.81	29.99	152.50	67.66 to 127.99	477,772	476,721
01/01/04 TO 03/31/04	17	94.52	102.74	95.46	22.50	107.63	56.89	186.03	80.85 to 123.90	305,396	291,522
04/01/04 TO 06/30/04	16	95.40	94.03	93.70	19.60	100.35	47.24	171.43	69.00 to 103.23	242,056	226,806
07/01/04 TO 09/30/04	15	93.06	91.93	85.87	15.14	107.06	56.44	137.91	73.50 to 97.31	253,887	218,008
10/01/04 TO 12/31/04	9	70.18	74.86	78.19	16.01	95.75	59.12	109.24	63.52 to 85.87	78,608	61,461
01/01/05 TO 03/31/05	20	84.07	95.62	98.05	30.59	97.52	29.21	277.61	78.35 to 92.38	155,558	152,532
04/01/05 TO 06/30/05	27	98.08	106.52	101.11	34.85	105.35	38.89	329.67	76.79 to 105.01	426,091	430,823
<u>Study Years</u>											
07/01/02 TO 06/30/03	33	96.11	104.09	99.65	23.43	104.46	47.00	388.30	92.08 to 103.57	230,651	229,847
07/01/03 TO 06/30/04	59	94.71	101.11	99.56	28.56	101.55	29.99	277.61	82.52 to 100.75	297,663	296,362
07/01/04 TO 06/30/05	71	89.44	96.36	96.73	29.24	99.61	29.21	329.67	78.75 to 94.09	269,456	260,650
<u>Calendar Yrs</u>											
01/01/03 TO 12/31/03	43	93.01	98.55	99.73	30.25	98.82	29.99	277.61	80.22 to 101.06	287,128	286,344
01/01/04 TO 12/31/04	57	93.06	93.05	91.37	20.35	101.84	47.24	186.03	85.69 to 96.68	238,253	217,685
<u>ALL</u>											
	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BATTLE CREEK	7	96.11	81.33	49.90	26.37	162.97	29.99	116.11	29.99 to 116.11	40,221	20,071
MADISON	8	93.57	90.27	86.79	11.18	104.02	71.14	110.00	71.14 to 110.00	28,727	24,932
MEADOW GROVE	2	63.03	63.03	81.39	36.23	77.45	40.20	85.87	N/A	12,750	10,377
NEWMAN GROVE	7	97.31	88.53	77.66	20.57	113.99	38.89	123.90	38.89 to 123.90	17,071	13,257
NORFOLK	109	93.06	100.28	99.72	27.26	100.56	29.21	277.61	85.11 to 97.22	327,855	326,930
RURAL	25	93.67	111.79	94.66	38.23	118.10	47.62	388.30	87.50 to 101.06	309,217	292,694
TILDEN	5	90.02	95.87	93.55	26.51	102.48	47.00	158.33	N/A	36,400	34,053
<u>ALL</u>											
	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

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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	142	93.04	98.73	99.05	27.72	99.67	29.21	329.67	87.50 to 96.72	261,531	259,047
2	14	93.31	92.48	89.57	16.73	103.25	47.62	138.21	66.28 to 101.26	414,312	371,081
3	7	94.62	132.53	116.78	55.91	113.49	56.89	388.30	56.89 to 388.30	195,320	228,094
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

**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	138	93.58	101.35	99.56	27.32	101.80	29.99	388.30	89.36 to 97.08	295,706	294,405
2	23	91.42	91.56	84.68	30.96	108.13	29.21	329.67	70.18 to 94.62	149,896	126,924
3	2	74.44	74.44	58.71	47.76	126.81	38.89	110.00	N/A	24,955	14,650
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
59-0001	8	93.57	90.27	86.79	11.18	104.02	71.14	110.00	71.14 to 110.00	28,727	24,932
59-0002	111	94.09	102.51	100.01	28.98	102.50	29.21	329.67	87.50 to 98.08	324,095	324,129
59-0003	14	93.31	111.74	96.00	30.68	116.40	58.68	388.30	84.42 to 101.26	376,934	361,848
59-0005	8	98.39	88.44	59.91	27.89	147.61	29.99	138.21	29.99 to 138.21	39,693	23,782
59-0013	7	97.31	88.53	77.66	20.57	113.99	38.89	123.90	38.89 to 123.90	17,071	13,257
59-0020	6	92.35	87.76	88.64	21.40	99.00	47.62	133.33	47.62 to 133.33	320,833	284,390
59-0024											
59-0025											
59-0037	1	60.26	60.26	60.26			60.26	60.26	N/A	235,000	141,600
59-0048	1	56.89	56.89	56.89			56.89	56.89	N/A	19,000	10,809
59-0080	7	88.00	86.49	92.06	27.81	93.95	40.20	158.33	40.20 to 158.33	29,642	27,288
59-0095											
59-0097											
NonValid School											
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

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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	38	94.57	111.30	127.93	43.84	87.00	29.21	388.30	83.72 to 102.91	195,376	249,945
Prior TO 1860											
1860 TO 1899	9	100.75	94.44	106.21	25.83	88.91	47.00	142.89	60.17 to 125.64	29,466	31,297
1900 TO 1919	21	96.68	102.92	101.87	19.43	101.03	64.67	171.43	89.44 to 116.11	79,690	81,177
1920 TO 1939	11	96.25	110.26	89.89	26.93	122.65	66.28	186.03	73.03 to 183.31	119,531	107,451
1940 TO 1949											
1950 TO 1959	7	90.02	88.37	84.17	13.84	104.99	67.08	118.16	67.08 to 118.16	84,285	70,941
1960 TO 1969	14	81.11	82.35	80.45	24.66	102.37	47.62	150.00	56.44 to 96.11	162,107	130,413
1970 TO 1979	30	84.61	92.03	96.43	19.29	95.44	59.12	152.50	78.35 to 98.86	407,091	392,542
1980 TO 1989	17	96.00	100.73	89.12	28.64	113.03	58.16	233.33	63.52 to 108.80	670,399	597,444
1990 TO 1994	5	75.23	73.57	86.10	21.90	85.44	38.89	100.00	N/A	402,200	346,295
1995 TO 1999	6	93.04	92.72	89.87	8.10	103.17	80.06	103.57	80.06 to 103.57	542,833	487,861
2000 TO Present	5	101.06	123.85	105.62	29.32	117.26	92.06	218.19	N/A	378,036	399,269
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

**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	88.03	83.62	83.82	27.43	99.76	40.20	118.24	N/A	2,675	2,242
5000 TO 9999	2	79.20	79.20	79.12	27.12	100.09	57.72	100.67	N/A	7,475	5,914
Total \$											
1 TO 9999	6	88.03	82.15	81.08	26.42	101.31	40.20	118.24	40.20 to 118.24	4,275	3,466
10000 TO 29999	22	96.92	108.64	112.98	26.42	96.15	47.00	329.67	96.00 to 110.00	19,535	22,071
30000 TO 59999	23	90.88	100.83	102.30	35.59	98.56	38.89	218.19	71.14 to 114.65	42,055	43,024
60000 TO 99999	19	97.08	124.62	126.27	46.23	98.70	64.67	388.30	80.06 to 127.99	79,789	100,749
100000 TO 149999	21	89.44	90.15	89.33	12.56	100.91	67.08	150.00	78.35 to 95.76	123,131	109,998
150000 TO 249999	25	92.65	82.77	82.75	21.62	100.02	29.21	118.81	73.32 to 97.22	191,389	158,372
250000 TO 499999	25	87.93	102.30	100.07	35.08	102.23	56.44	277.61	75.23 to 96.49	337,520	337,757
500000 +	22	98.47	97.82	99.59	17.16	98.22	58.16	179.96	82.52 to 105.01	1,161,722	1,156,962
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

**PA&T 2006 R&O Statistics**

Base Stat

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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	6	68.24	73.20	63.82	36.49	114.70	40.20	118.24	40.20 to 118.24	4,700	2,999
5000 TO 9999	1	100.67	100.67	100.67			100.67	100.67	N/A	7,450	7,500
Total \$ _____											
1 TO 9999	7	78.75	77.13	71.52	31.07	107.83	40.20	118.24	40.20 to 118.24	5,092	3,642
10000 TO 29999	27	96.00	89.36	82.97	19.19	107.71	38.89	158.33	71.55 to 100.00	24,385	20,232
30000 TO 59999	18	86.21	89.31	69.61	31.50	128.29	29.21	183.31	67.13 to 108.33	67,568	47,037
60000 TO 99999	22	91.54	105.48	89.43	33.99	117.95	47.24	329.67	80.06 to 118.16	90,156	80,627
100000 TO 149999	27	92.08	97.22	86.71	25.06	112.12	47.62	218.19	78.35 to 96.09	140,993	122,252
150000 TO 249999	19	92.95	102.06	94.31	24.28	108.22	63.52	233.33	79.35 to 109.24	204,769	193,120
250000 TO 499999	22	89.99	102.22	89.18	30.59	114.62	66.22	388.30	76.13 to 101.26	370,590	330,498
500000 +	21	101.06	121.33	106.44	30.98	113.99	58.16	277.61	93.02 to 117.62	1,169,566	1,244,915
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	94.57	114.65	119.45	45.61	95.99	29.21	388.30	80.00 to 102.91	146,731	175,264
10	37	96.25	95.00	78.45	22.21	121.10	47.00	158.33	85.69 to 100.75	210,504	165,141
15	4	77.57	80.91	80.90	5.74	100.02	76.13	92.38	N/A	357,000	288,799
20	89	92.06	95.68	100.81	22.99	94.91	29.99	233.33	84.79 to 96.68	340,899	343,675
40	1	218.19	218.19	218.19			218.19	218.19	N/A	52,937	115,501
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

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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)	33	94.52	111.53	114.74	44.89	97.21	29.21	388.30	84.42 to 97.22	140,746	161,489
300	31	89.44	94.36	90.33	19.75	104.46	64.67	186.03	78.35 to 96.26	334,254	301,943
311	1	108.80	108.80	108.80			108.80	108.80	N/A	249,000	270,900
319	1	117.62	117.62	117.62			117.62	117.62	N/A	1,150,000	1,352,578
325	6	82.96	84.74	74.30	16.86	114.04	56.44	114.19	56.44 to 114.19	94,000	69,843
326	2	68.10	68.10	45.38	42.89	150.07	38.89	97.31	N/A	20,250	9,189
330	1	105.00	105.00	105.00			105.00	105.00	N/A	4,690,887	4,925,431
332	1	73.03	73.03	73.03			73.03	73.03	N/A	345,000	251,939
334	2	92.87	92.87	85.01	11.15	109.25	82.52	103.23	N/A	645,000	548,300
336	1	100.00	100.00	100.00			100.00	100.00	N/A	22,410	22,410
340	1	58.16	58.16	58.16			58.16	58.16	N/A	2,860,000	1,663,491
341	3	104.08	87.96	83.57	20.61	105.25	47.72	112.08	N/A	137,800	115,163
343	2	95.01	95.01	99.24	5.25	95.73	90.02	100.00	N/A	541,000	536,908
344	16	92.35	99.25	100.24	25.78	99.02	60.26	233.33	67.08 to 112.55	215,046	215,555
349	3	79.41	123.64	88.55	60.81	139.62	73.32	218.19	N/A	223,479	197,894
350	5	100.67	103.53	103.98	16.46	99.57	69.00	133.81	N/A	345,010	358,738
351	1	96.25	96.25	96.25			96.25	96.25	N/A	12,000	11,550
352	1	101.06	101.06	101.06			101.06	101.06	N/A	725,000	732,677
353	17	96.00	101.69	134.68	23.07	75.50	60.17	183.31	76.41 to 114.65	237,588	319,979
381	3	123.90	121.79	128.51	9.41	94.77	103.25	138.21	N/A	19,333	24,845
384	1	47.00	47.00	47.00			47.00	47.00	N/A	10,000	4,700
405	1	81.17	81.17	81.17			81.17	81.17	N/A	180,000	146,104
406	11	92.08	97.66	96.28	32.43	101.44	47.62	152.50	56.89 to 150.00	118,181	113,788
410	3	107.34	104.95	103.89	8.94	101.02	89.36	118.16	N/A	126,666	131,598
411	4	96.06	93.98	93.61	7.67	100.40	80.22	103.57	N/A	94,500	88,460
418	1	142.89	142.89	142.89			142.89	142.89	N/A	59,197	84,586
421	2	114.40	114.40	118.26	3.85	96.74	110.00	118.81	N/A	111,955	132,400
433	1	71.79	71.79	71.79			71.79	71.79	N/A	275,000	197,432
442	2	122.46	122.46	142.05	39.98	86.21	73.50	171.43	N/A	50,000	71,025
470	1	64.09	64.09	64.09			64.09	64.09	N/A	45,000	28,839
472	1	64.50	64.50	64.50			64.50	64.50	N/A	52,000	33,538
531	1	66.22	66.22	66.22			66.22	66.22	N/A	450,000	297,991
533	1	85.69	85.69	85.69			85.69	85.69	N/A	25,000	21,423
589	1	87.50	87.50	87.50			87.50	87.50	N/A	2,400,000	2,100,000
851	1	71.14	71.14	71.14			71.14	71.14	N/A	43,000	30,591
ALL	163	93.06	99.64	98.36	28.03	101.31	29.21	388.30	89.44 to 96.25	271,810	267,340

**PA&T 2006 R&O Statistics**

Base Stat

Query: 5192

Type: Qualified

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

NUMBER of Sales:	163	<b>MEDIAN:</b>	<b>93</b>	COV:	47.00	95% Median C.I.:	89.44 to 96.25
TOTAL Sales Price:	44,551,685	WGT. MEAN:	98	STD:	46.83	95% Wgt. Mean C.I.:	88.46 to 108.25
TOTAL Adj.Sales Price:	44,305,085	MEAN:	100	AVG.ABS.DEV:	26.09	95% Mean C.I.:	92.45 to 106.83
TOTAL Assessed Value:	43,576,546						
AVG. Adj. Sales Price:	271,810	COD:	28.03	MAX Sales Ratio:	388.30		
AVG. Assessed Value:	267,340	PRD:	101.31	MIN Sales Ratio:	29.21		

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

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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
02	35	91.67	92.68	91.03	16.35	101.81	64.67	186.03	80.22 to 96.26	327,140	297,800
03	126	94.52	101.65	101.05	31.19	100.59	29.21	388.30	89.36 to 97.22	254,803	257,491
04	2	94.62	94.62	94.62	0.00	100.00	94.62	94.62	N/A	375,000	354,820
<u>ALL</u>	<u>163</u>	<u>93.06</u>	<u>99.64</u>	<u>98.36</u>	<u>28.03</u>	<u>101.31</u>	<u>29.21</u>	<u>388.30</u>	<u>89.44 to 96.25</u>	<u>271,810</u>	<u>267,340</u>