


	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH				
1																																	
2																																	
3																																	
4	waste	other	total 80% ag acres	roads	farm_site	home_site	recreation	nonag	land_cyav	non ag value	improv_cyav	total_cyav	saleamt	adjustments	adj sale price	ratio	median	absolute difference															
5	15				500	3000															CURRENT STATISTICS									What If - Statistics - Verifies that data is correct, will be the same as current stat			
6	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	45390	0	0	45390	49000		49000	92.63%	77.53%	15.10%			median	77.53%	45390	49000	92.63%	77.53%	15.10%	median	77.53%				
7	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	45160	0	0	45160	41000	0	41000	110.15%		32.61%			mean	78.79%	45160	41000	110.15%		32.61%	mean	78.79%				
8	0.00	0.00	331.00	7.00	0.00	0.00	0.00	7.00	139355	0	0	139355	153000	0	153000	91.08%		13.55%			w/mean	79.92%	139355	153000	91.08%		13.55%	w/mean	79.92%				
9	0.00	0.00	78.00	2.00	0.00	0.00	0.00	2.00	54840	0	0	54840	56000		56000	97.93%		20.40%			PRD	98.59%	54840	56000	97.93%		20.40%	PRD	98.59%				
10	9.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	103855	0	0	103855	164000	-36000	128000	81.14%		3.60%			AAD	12.38%	103855	128000	81.14%		3.60%	AAD	12.38%				
11	0.00	0.00	317.15	2.00	0.00	0.00	0.00	2.00	92560	0	0	92560	92500	0	92500	100.06%		22.53%			COD	15.96%	92559	92500	100.06%		22.53%	COD	15.96%				
12	0.00	0.00	474.00	6.00	0.00	0.00	0.00	6.00	150060	0	0	150060	180000	0	180000	83.37%		5.83%					150060	180000	83.37%		5.83%						
13	0.00	0.00	151.83	4.00	0.00	0.00	0.00	4.00	41390	0	0	41390	59331	0	59331	69.76%		7.77%					41392	59331	69.76%		7.77%						
14	0.00	0.00	154.53	4.00	0.00	0.00	0.00	4.00	33930	0	0	33930	40000	0	40000	84.83%		7.29%					33931	40000	84.83%		7.29%						
15	0.00	0.00	156.00	4.00	0.00	0.00	0.00	4.00	61640	0	0	61640	63000	0	63000	97.84%		20.31%					61640	63000	97.84%		20.31%						
16	0.00	0.00	318.00	2.00	0.00	0.00	0.00	2.00	66310	0	0	66310	96000	0	96000	69.07%		8.46%					66310	96000	69.07%		8.46%						
17	0.00	0.00	153.35	0.00	0.00	0.00	0.00	0.00	67475	0	0	67475	108000	0	108000	62.48%		15.06%					67474	108000	62.48%		15.06%						
18	3.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	169845	0	0	169845	248500	0	248500	68.35%		9.18%					169845	248500	68.35%		9.18%						
19	0.00	0.00	459.00	9.50	0.00	0.00	0.00	9.50	154125	0	0	154125	170000	0	170000	90.66%		13.13%					154125	170000	90.66%		13.13%						
20	0.00	0.00	235.52	0.00	0.00	0.00	0.00	0.00	49305	0	0	49305	56404	0	56404	87.41%		8.88%					49304	56404	87.41%		8.88%						
21	0.00	0.00	72.83	3.00	0.00	0.00	0.00	3.00	13995	0	0	13995	25836	0	25836	54.17%		23.36%					13997	25836	54.17%		23.36%						
22	38.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	51750	0	0	51750	65000	0	65000	79.62%		2.08%					51750	65000	79.62%		2.08%						
23	0.00	0.00	640.00	0.00	0.00	0.00	0.00	0.00	135820	0	0	135820	135500	0	135500	100.24%		22.70%					135820	135500	100.24%		22.70%						
24	0.00	0.00	1274.00	6.00	0.00	0.00	0.00	6.00	356315	0	0	356315	357504	0	357504	99.67%		22.14%					356315	357504	99.67%		22.14%						
25	0.00	0.00	161.00	2.64	0.00	1.00	0.00	3.64	73840	3000	0	73840	82147	0	82147	89.50%		11.97%					70840	79147	89.50%		11.97%						
26	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	50480	0	0	50480	55000	0	55000	91.78%		14.25%					50480	55000	91.78%		14.25%						
27	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	70400	0	0	70400	102000	0	102000	69.02%		8.51%					70400	102000	69.02%		8.51%						
28	7.00	0.00	161.00	5.00	0.00	0.00	0.00	5.00	82675	0	0	82675	100000	0	100000	82.68%		5.14%					82675	100000	82.68%		5.14%						
29	0.00	0.00	381.00	2.00	0.00	0.00	0.00	2.00	72520	0	0	72520	117000	0	117000	61.98%		15.55%					72520	117000	61.98%		15.55%						
30	0.00	0.00	753.00	2.00	0.00	0.00	0.00	2.00	223715	0	0	223715	219360	0	219360	101.99%		24.45%					223715	219360	101.99%		24.45%						
31	0.00	0.00	81.00	0.00	0.00	0.00	0.00	0.00	15390	0	0	15390	16400	0	16400	93.84%		16.31%					15390	16400	93.84%		16.31%						
32	0.00	0.00	68.05	1.85	0.00	0.00	0.00	1.85	12930	0	0	12930	21045	0	21045	61.44%		16.09%					12930	21045	61.44%		16.09%						
33	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	66710	0	0	66710	88000	0	88000	75.81%		1.73%					66710	88000	75.81%		1.73%						
34	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	66120	0	0	66120	102000	0	102000	64.82%		12.71%					66120	102000	64.82%		12.71%						
35	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	70400	0	0	70400	106400	0	106400	66.17%		11.37%					70400	106400	66.17%		11.37%						
36	0.00	0.00	314.00	6.00	0.00	0.00	0.00	6.00	221280	0	0	221280	282000	0	282000	78.47%		0.94%					221280	282000	78.47%		0.94%						
37	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	30400	0	0	30400	44800	0	44800	67.86%		9.68%					30400	44800	67.86%		9.68%						
38	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	69200	0	0	69200	100000	0	100000	69.20%		8.33%					69200	100000	69.20%		8.33%						
39	0.00	0.00	388.00	11.00	1.00	0.00	0.00	12.00	151960	500	0	151960	207000	0	207000	73.35%		4.19%					151460	206500	73.35%		4.19%						
40	0.00	0.00	76.04	2.00	0.00	0.00	0.00	2.00	33460	0	0	33460	44000	0	44000	76.05%		1.49%					33458	44000	76.04%		1.49%						
41	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	66710	0	0	66710	88000	0	88000	75.81%		1.73%					66710	88000	75.81%		1.73%						
42	1.00	0.00	154.16	2.00	0.00	0.00	0.00	2.00	67405	0	0	67405	88000	0	88000	76.60%		0.94%					67405	88000	76.60%		0.94%						
43	0.00	0.00	273.00	6.57	0.00	0.00	0.00	6.57	115500	0	0	115500	135100	0	135100	85.49%		7.96%					115500	135100	85.49%		7.96%						
44	15.00	0.00	390.00																														

	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	
1															
2															
3															
4		Total Ag Ac	IRR	DRY	GRASS	WASTE	ACC		IRR RATIOS	DRY RATIOS	GRASS RATIOS	Waste	Maj Land Use >80		
5		Majority land use > 80% (highlighted)						Land Use Mixed						13 Grass Sales Current Ratio	
6		158.00	0.00%	38.61%	61.39%	0.00%	0.00%	Dry-Grass	92.63%	92.63%	92.63%		84.83%	Bk 66 Pg 367	
7		110.00	0.00%	100.00%	0.00%	0.00%	0.00%		110.15%	110.15%	110.15%		69.07%	Bk 66 Pg 395	
8		331.00	0.00%	93.66%	6.34%	0.00%	0.00%		91.08%	91.08%	91.08%		87.41%	Bk 66 Pg 558	
9		78.00	100.00%	0.00%	0.00%	0.00%	0.00%		97.93%	97.93%	97.93%		54.18%	Bk 66 Pg 555	
10		158.00	75.95%	18.35%	0.00%	5.70%	0.00%	Irr-Dry-Wst	81.14%	81.14%	81.14%		100.24%	Bk 66 PG 57	
11		317.15	0.00%	40.67%	59.33%	0.00%	0.00%		100.06%	100.06%	100.06%		61.98%	Bk 66 Pg 630	
12		474.00	0.00%	87.97%	12.03%	0.00%	0.00%		83.37%	83.37%	83.37%		93.84%	Bk 66 Pg 636	
13		151.83	0.00%	46.10%	53.90%	0.00%	0.00%	Dry-Grass	69.76%	69.76%	69.76%		61.44%	Bk 66 Pg 701	
14		154.53	0.00%	16.18%	83.82%	0.00%	0.00%		84.83%	84.83%	84.83%		67.86%	Bk 67 Pg 33	
15		156.00	0.00%	82.05%	17.95%	0.00%	0.00%		97.84%	97.84%	97.84%		66.91%	Bk 67 Pg 112	
16		318.00	0.00%	16.04%	83.96%	0.00%	0.00%		69.07%	69.07%	69.07%		65.09%	Bk 67 Pg 136	
17		153.35	0.00%	100.00%	0.00%	0.00%	0.00%		62.48%	62.48%	62.48%		100.89%	Bk 67 Pg 144	
18		240.00	75.83%	22.92%	0.00%	1.25%	0.00%	Irr-Dry-Wst	68.35%	68.35%	68.35%		58.49%	Bk 67 Pg 170	
19		459.00	0.00%	77.34%	22.66%	0.00%	0.00%	Dry-Grass	90.66%	90.66%	90.66%		67.86%	Median	
20		235.52	0.00%	13.16%	86.84%	0.00%	0.00%		87.41%	87.41%	87.41%				
21		72.83	0.00%	0.00%	100.00%	0.00%	0.00%		54.18%	54.18%	54.18%		1 Irrig Sale		
22		158.00	0.00%	75.95%	0.00%	24.05%	0.00%	Dry-Waste	79.62%	79.62%	79.62%		97.93%	Median	
23		640.00	0.00%	10.31%	89.69%	0.00%	0.00%		100.24%	100.24%	100.24%				
24		1274.00	0.00%	41.60%	58.40%	0.00%	0.00%	Dry-Grass	99.67%	99.67%	99.67%		20 Dryland Sales		
25		161.00	0.00%	100.00%	0.00%	0.00%	0.00%		89.50%	89.50%	89.50%		110.15%		
26		158.00	0.00%	60.76%	39.24%	0.00%	0.00%	Dry-Grass	91.78%	91.78%	91.78%		91.08%		
27		160.00	0.00%	100.00%	0.00%	0.00%	0.00%		69.02%	69.02%	69.02%		83.37%		
28		161.00	46.58%	11.18%	37.89%	4.35%	0.00%	Irr-Dr-Gr-Wa	82.68%	82.68%	82.68%		97.84%		
29		381.00	0.00%	0.00%	100.00%	0.00%	0.00%		61.98%	61.98%	61.98%		62.48%		
30		753.00	0.00%	69.06%	30.94%	0.00%	0.00%	Dry-Grass	101.99%	101.99%	101.99%		89.50%		
31		81.00	0.00%	0.00%	100.00%	0.00%	0.00%		93.84%	93.84%	93.84%		69.02%		
32		68.05	0.00%	0.00%	100.00%	0.00%	0.00%		61.44%	61.44%	61.44%		75.81%		
33		158.00	0.00%	98.10%	1.90%	0.00%	0.00%		75.81%	75.81%	75.81%		64.82%		
34		158.00	0.00%	97.47%	2.53%	0.00%	0.00%		64.82%	64.82%	64.82%		66.17%		
35		160.00	0.00%	100.00%	0.00%	0.00%	0.00%		66.17%	66.17%	66.17%		69.20%		
36		314.00	77.71%	16.56%	5.73%	0.00%	0.00%	Irr-Dr-Gr	78.47%	78.47%	78.47%		73.35%		
37		160.00	0.00%	0.00%	100.00%	0.00%	0.00%		67.86%	67.86%	67.86%		76.04%		
38		160.00	0.00%	100.00%	0.00%	0.00%	0.00%		69.20%	69.20%	69.20%		75.81%		
39		388.00	0.00%	85.82%	14.18%	0.00%	0.00%		73.35%	73.35%	73.35%		76.60%		
40		76.04	0.00%	100.00%	0.00%	0.00%	0.00%		76.04%	76.04%	76.04%		85.49%		
41		158.00	0.00%	98.10%	1.90%	0.00%	0.00%		75.81%	75.81%	75.81%		64.82%		
42		154.16	0.00%	99.35%	0.00%	0.65%	0.00%		76.60%	76.60%	76.60%		81.18%		
43		273.00	0.00%	100.00%	0.00%	0.00%	0.00%		85.49%	85.49%	85.49%		63.77%		
44		390.00	0.00%	14.87%	81.28%	3.85%	0.00%		66.91%	66.91%	66.91%		85.56%		
45		395.48	0.00%	5.82%	94.18%	0.00%	0.00%		65.09%	65.09%	65.09%		75.93%	Median	
46		158.00	0.00%	97.47%	2.53%	0.00%	0.00%		64.82%	64.82%	64.82%				
47		676.00	0.00%	18.64%	81.36%	0.00%	0.00%		100.89%	100.89%	100.89%				
48		79.00	0.00%	98.73%	1.27%	0.00%	0.00%		81.18%	81.18%	81.18%				
49		320.00	0.00%	0.00%	100.00%	0.00%	0.00%		58.49%	58.49%	58.49%				
50		154.00	0.00%	100.00%	0.00%	0.00%	0.00%		63.77%	63.77%	63.77%				
51		273.00	0.00%	100.00%	0.00%	0.00%	0.00%		85.56%	85.56%	85.56%				
52		397.00	0.00%	31.99%	68.01%	0.00%	0.00%	Dry-Grass	57.12%	57.12%	57.12%				
53		157.52	0.00%	21.58%	39.36%	39.06%	0.00%	Dr-Gr-Wst	55.78%	55.78%	55.78%	55.78%			
54															
55															
56															
57									Median - All Sales						
58									77.53%	77.53%	77.53%	55.78%			
59				Total Sales - 48				13 sales	1 sale>80%	20 sales>80%	13 sales>80%	1 sale			
60															

Hitchcock County - 2006 Agricultural Values - Adjusting Grassland by +13%
(Uninfluenced Aglad - 48 Sales)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	
1	NEBRASKA DEPARTMENT OF																															
2																																
3	PROPERTY ASSESSMENT AND TAXATION																															
4	book	pageno	saledate	locationid	geo/ar	acres_1a1	acres_1a	acres_2a1	acres_2a	acres_3a1	acres_3a	acres_4a1	acres_4a	acres_1d1	acres_1d	acres_2d1	acres_2d	acres_3d1	acres_3d	acres_4d1	acres_4d	acres_1g1	acres_1g	acres_2g1	acres_2g	acres_3g1	acres_3g	acres_4g1	acres_4g	shbt-ibr	accretion	
5						950	800	700	650	600	500	440	440	440	440	400	350	320	275	275	220	226	226	226	215	215	215	215	215	0	0	
6	66	139	07/11/02	440023947	4329	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7	66	140	07/11/02	440023735	4329	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8	66	144	07/18/02	440026954	4089	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	66	269	12/05/02	440018995	4285	0.00	57.00	0.00	0.00	0.00	0.00	21.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	66	279	12/30/02	440026539	4089	0.00	106.00	0.00	0.00	0.00	0.00	14.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11	66	280	12/31/02	440033047	4087	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12	66	302	01/28/03	440033624	4537	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	66	332	03/20/03	440028604	4535	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	66	367	04/16/03	440036135	4291	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	66	373	01/31/03	440042623	4083	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	66	399	06/06/03	440016517	4531	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17	66	494	10/06/03	440018545	4331	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
18	66	534	11/17/03	440022444	4091	0.00	182.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
19	66	542	11/24/03	440043220	4083	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
20	66	558	10/03/03	440028640	4535	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
21	66	559	10/03/03	440028605	4535	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
22	66	568	12/23/03	440020638	4533	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
23	66	570	12/17/03	440033519	4087	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
24	66	597	01/30/04	440034345	4537	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	66	606	01/20/04	440042380	4083	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26	66	612	02/20/04	440030293	4327	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
27	66	621	03/01/04	440030943	4289	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
28	66	622	03/12/04	440027365	4089	55.00	0.00	2.00	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
29	66	630	03/22/04	440026911	4089	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30	66	635	03/29/04	440038707	4539	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
31	66	636	03/29/04	440038686	4539	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
32	66	701	06/10/04	440017351	4087	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
33	66	767	09/17/04	440036461	4291	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
34	66	768	09/17/04	440036216	4291	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
35	66	774	09/23/04	440027447	4089	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
36	67	8	11/10/04	440041066	4293	0.00	244.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
37	67	33	12/01/04	440038073	4085	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
38	67	41	12/27/04	440020662	4533	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
39	67	42	12/28/04	440027063	4089	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
40	67	43	12/28/04	440042526	4083	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
41	67	82	02/21/05	440036461	4291	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
42	67	83	02/12/05	440037220	4085	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
43	67	101	03/02/05	440042120	4083	0.00																										


Hitchcock County - 2006 Agricultural Values - Adjusting Grassland by +13%
(Uninfluenced Agland - 48 Sales)

	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	
1																														
2																														
3																														
4	waste	other	total 80% ag acres	roads	farm_site	home_site	recreation	nonag	land_cyav	non ag value	improv_cyav	total_cyav	saleamt	adjustments	adj sale price	ratio	median	absolute difference			CURRENT STATISTICS		WHAT IF - STATISTICS COUNTY-WIDE (Increasing agland by +13%)							
5	15			500	3000																What If Land Value	adj sale price - nonag -imp	NEW RATIO	median	absolute difference					
6	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	45390	0	0	45390	49000	0	49000	92.63%	77.53%	15.10%			median	77.53%	47827	49000	97.61%	77.71%	19.90%	median	77.71%	
7	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	45160	0	0	45160	41000	0	41000	110.15%		32.61%			mean	78.79%	45160	41000	110.15%		32.44%	mean	81.87%	
8	0.00	0.00	331.00	7.00	0.00	0.00	0.00	7.00	139355	0	0	139355	153000	0	153000	91.08%		13.55%			w/mean	79.92%	139892	153000	91.43%		13.73%	w/mean	82.60%	
9	0.00	0.00	78.00	2.00	0.00	0.00	0.00	2.00	54840	0	0	54840	56000	0	56000	97.93%		20.40%			PRD	98.59%	54840	56000	97.93%		20.22%	PRD	99.12%	
10	9.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	103855	0	0	103855	164000	-36000	128000	81.14%		3.60%			AAD	12.38%	103855	128000	81.14%		3.43%	AAD	12.44%	
11	0.00	0.00	317.15	2.00	0.00	0.00	0.00	2.00	92560	0	0	92560	92500	0	92500	100.06%		22.53%			COD	15.96%	92767	92500	105.15%		27.45%	COD	16.00%	
12	0.00	0.00	474.00	6.00	0.00	0.00	0.00	6.00	150060	0	0	150060	180000	0	180000	83.37%		5.83%					151485	180000	84.16%		6.45%			
13	0.00	0.00	151.83	4.00	0.00	0.00	0.00	4.00	41390	0	0	41390	59331	0	59331	69.76%		7.77%					43453	59331	73.24%		4.47%			
14	0.00	0.00	154.53	4.00	0.00	0.00	0.00	4.00	33930	0	0	33930	40000	0	40000	84.83%		7.29%					37169	40000	92.92%		15.22%			
15	0.00	0.00	156.00	4.00	0.00	0.00	0.00	4.00	61640	0	0	61640	63000	0	63000	97.84%		20.31%					62340	63000	98.95%		21.25%			
16	0.00	0.00	318.00	2.00	0.00	0.00	0.00	2.00	66310	0	0	66310	96000	0	96000	69.07%		8.46%					73001	96000	76.04%		1.66%			
17	0.00	0.00	153.35	0.00	0.00	0.00	0.00	0.00	67475	0	0	67475	108000	0	108000	62.48%		15.06%					67474	108000	62.48%		15.23%			
18	3.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	169845	0	0	169845	248500	0	248500	68.35%		9.18%					169845	248500	68.35%		9.36%			
19	0.00	0.00	459.00	9.50	0.00	0.00	0.00	9.50	154125	0	0	154125	170000	0	170000	90.66%		13.13%					156745	170000	92.20%		14.50%			
20	0.00	0.00	235.52	0.00	0.00	0.00	0.00	0.00	49305	0	0	49305	56404	0	56404	87.41%		9.88%					54417	56404	96.48%		18.77%			
21	0.00	0.00	72.83	3.00	0.00	0.00	0.00	3.00	13995	0	0	13995	25836	0	25836	54.17%		23.36%					15833	25836	61.28%		16.42%			
22	38.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	51750	0	0	51750	65000	0	65000	79.62%		2.08%					51750	65000	79.62%		1.91%			
23	0.00	0.00	640.00	0.00	0.00	0.00	0.00	0.00	135820	0	0	135820	135500	0	135500	100.24%		22.70%					150170	135500	110.83%		33.12%			
24	0.00	0.00	1274.00	6.00	0.00	0.00	0.00	6.00	356315	0	0	356315	357504	0	357504	99.67%		22.14%					374991	357504	104.89%		27.18%			
25	0.00	0.00	161.00	2.64	0.00	1.00	0.00	3.64	73840	3000	0	73840	82147	0	82147	89.50%		11.97%					70840	79147	89.50%		11.80%			
26	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	50480	0	0	50480	55000	0	55000	91.78%		14.25%					52036	55000	94.61%		16.90%			
27	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	70400	0	0	70400	102000	0	102000	69.02%		8.51%					70400	102000	69.02%		8.69%			
28	7.00	0.00	161.00	5.00	0.00	0.00	0.00	5.00	82675	0	0	82675	100000	0	100000	82.68%		5.14%					84214	100000	84.21%		6.51%			
29	0.00	0.00	381.00	2.00	0.00	0.00	0.00	2.00	72520	0	0	72520	117000	0	117000	61.98%		15.55%					82058	117000	70.14%		7.57%			
30	0.00	0.00	753.00	2.00	0.00	0.00	0.00	2.00	223715	0	0	223715	219360	0	219360	101.99%		24.45%					229543	219360	104.64%		26.94%			
31	0.00	0.00	81.00	0.00	0.00	0.00	0.00	0.00	15390	0	0	15390	16400	0	16400	93.84%		16.31%					17415	16400	106.19%		28.48%			
32	0.00	0.00	68.05	1.85	0.00	0.00	0.00	1.85	12930	0	0	12930	21045	0	21045	61.44%		16.09%					14631	21045	69.52%		8.19%			
33	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	66710	0	0	66710	88000	0	88000	75.81%		1.73%					66785	88000	75.89%		1.81%			
34	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	66120	0	0	66120	102000	0	102000	64.82%		12.71%					66220	102000	64.92%		12.79%			
35	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	70400	0	0	70400	106400	0	106400	66.17%		11.37%					70400	106400	66.17%		11.54%			
36	0.00	0.00	314.00	6.00	0.00	0.00	0.00	6.00	221280	0	0	221280	282000	0	282000	78.47%		0.94%					221730	282000	78.63%		0.92%			
37	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	30400	0	0	30400	44800	0	44800	67.86%		9.68%					34400	44800	76.79%		0.92%			
38	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	69200	0	0	69200	100000	0	100000	69.20%		8.33%					69200	100000	69.20%		8.51%			
39	0.00	0.00	388.00	11.00	1.00	0.00	0.00	12.00	151960	500	0	151960	207000	0	207000	73.35%		4.19%					152835	206500	74.01%		3.69%			
40	0.00	0.00	76.04	2.00	0.00	0.00	0.00	2.00	33460	0	0	33460	44000	0	44000	76.05%		1.49%					33458	44000	76.04%		1.67%			
41	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	66710	0	0	66710	88000	0	88000	75.81%		1.73%					66785	88000	75.89%		1.81%			
42	1.00	0.00	154.16	2.00	0.00	0.00	0.00	2.00	67405	0	0	67405	88000	0	88000	76.80%		0.94%					67405	88000	76.60%		1.11%			
43	0.00	0.00	273.00	6.57	0.00	0.00	0.00	6.57	115500	0	0	115500	135100	0	135100	85.49%		7.96%					115500	135100	85.49%		7.79%			
44	15.00	0.00	390.00	4.00	0.00	0.00	0.00	4.00	85650	0	0	85650	128000	0	128000	66.91%		10.62%					93592	128000	73.12%		4.59%			
45	0.00	0.00	395.48	7.00	0.00	0.00	0.00	7.00	80720	0	0	80720	124000	0	124000	65.10%		12.44%					90061	124000	72.63%		5.08%			
46	0.00	0.00	158.00	2.00	0.00	0.00	0.00	2.00	66120	0	0	66120	102000	0	102000	64.82%		12.71%					66220	102000	64.92%		12.79%	</		

Hitchcock County - 2006 Agricultural Values - Adjusting Grassland by +13%
(Uninfluenced Agland - 48 Sales)

	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV
1														
2														
3														
4		Total Ag Ac	IRR	DRY	GRASS	WASTE	ACC		IRR RATIOS	DRY RATIOS	GRASS RATIOS	Waste	Grass Adjusted by 13%	Book-Page
5		Majority land use > 80% (highlighted)							Land Use Mixed				Use->80% (Proposed Ratio)	
6		158.00	0.00%	38.61%	61.39%	0.00%	0.00%	Dry-Grass	97.61%	97.61%	97.61%		92.92%	Bk 66 Pg 367
7		110.00	0.00%	100.00%	0.00%	0.00%	0.00%		110.15%	110.15%	110.15%		76.04%	Bk 66 Pg 399
8		331.00	0.00%	93.66%	6.34%	0.00%	0.00%		91.43%	91.43%	91.43%		96.48%	Bk 66 Pg 558
9		78.00	100.00%	0.00%	0.00%	0.00%	0.00%		97.93%	97.93%	97.93%		61.28%	Bk 66 Pg 559
10		158.00	75.95%	18.35%	0.00%	5.70%	0.00%	Irr-Dry-Wst	81.14%	81.14%	81.14%		110.83%	Bk 66 PG 570
11		317.15	0.00%	40.67%	59.33%	0.00%	0.00%		105.15%	105.15%	105.15%		70.14%	Bk 66 Pg 630
12		474.00	0.00%	87.97%	12.03%	0.00%	0.00%	Dry-Grass	84.16%	84.16%	84.16%		106.19%	Bk 66 Pg 636
13		151.83	0.00%	46.10%	53.90%	0.00%	0.00%		73.24%	73.24%	73.24%		69.52%	Bk 66 Pg 701
14		154.53	0.00%	16.18%	83.82%	0.00%	0.00%		92.92%	92.92%	92.92%		76.79%	Bk 67 Pg 33
15		156.00	0.00%	82.05%	17.95%	0.00%	0.00%		98.95%	98.95%	98.95%		73.12%	Bk 67 Pg 112
16		318.00	0.00%	16.04%	83.96%	0.00%	0.00%		76.04%	76.04%	76.04%		72.63%	Bk 67 Pg 136
17		153.35	0.00%	100.00%	0.00%	0.00%	0.00%		62.48%	62.48%	62.48%		109.83%	Bk 67 Pg 144
18		240.00	75.83%	22.92%	0.00%	1.25%	0.00%	Irr-Dry-Wst	68.35%	68.35%	68.35%		66.19%	Bk 67 Pg 170
19		459.00	0.00%	77.34%	22.66%	0.00%	0.00%	Dry-Grass	92.20%	92.20%	92.20%		76.04%	Median
20		235.52	0.00%	13.16%	86.84%	0.00%	0.00%		96.48%	96.48%	96.48%			
21		72.83	0.00%	0.00%	100.00%	0.00%	0.00%		61.28%	61.28%	61.28%		1 Irrig Sale	
22		158.00	0.00%	75.95%	0.00%	24.05%	0.00%	Dry-Waste	79.62%	79.62%	79.62%		97.93%	Median
23		640.00	0.00%	10.31%	89.69%	0.00%	0.00%		110.83%	110.83%	110.83%			
24		1274.00	0.00%	41.60%	58.40%	0.00%	0.00%	Dry-Grass	104.89%	104.89%	104.89%		20 Dryland Sales	
25		161.00	0.00%	100.00%	0.00%	0.00%	0.00%		89.50%	89.50%	89.50%		110.15%	
26		158.00	0.00%	60.76%	39.24%	0.00%	0.00%	Dry-Grass	94.61%	94.61%	94.61%		91.43%	
27		160.00	0.00%	100.00%	0.00%	0.00%	0.00%		69.02%	69.02%	69.02%		84.16%	
28		161.00	46.58%	11.18%	37.89%	4.35%	0.00%	Irr-Dr-Gr-Wa	84.21%	84.21%	84.21%		98.95%	
29		381.00	0.00%	0.00%	100.00%	0.00%	0.00%		70.14%	70.14%	70.14%		62.48%	
30		753.00	0.00%	69.06%	30.94%	0.00%	0.00%	Dry-Grass	104.64%	104.64%	104.64%		89.50%	
31		81.00	0.00%	0.00%	100.00%	0.00%	0.00%		106.19%	106.19%	106.19%		69.02%	
32		68.05	0.00%	0.00%	100.00%	0.00%	0.00%		69.52%	69.52%	69.52%		75.89%	
33		158.00	0.00%	98.10%	1.90%	0.00%	0.00%		75.89%	75.89%	75.89%		64.92%	
34		158.00	0.00%	97.47%	2.53%	0.00%	0.00%		64.92%	64.92%	64.92%		66.17%	
35		160.00	0.00%	100.00%	0.00%	0.00%	0.00%		66.17%	66.17%	66.17%		69.20%	
36		314.00	77.71%	16.56%	5.73%	0.00%	0.00%	Irr-Dr-Gr	78.63%	78.63%	78.63%		74.01%	
37		160.00	0.00%	0.00%	100.00%	0.00%	0.00%		76.79%	76.79%	76.79%		76.04%	
38		160.00	0.00%	100.00%	0.00%	0.00%	0.00%		69.20%	69.20%	69.20%		75.89%	
39		388.00	0.00%	85.82%	14.18%	0.00%	0.00%		74.01%	74.01%	74.01%		76.60%	
40		76.04	0.00%	100.00%	0.00%	0.00%	0.00%		76.04%	76.04%	76.04%		85.49%	
41		158.00	0.00%	98.10%	1.90%	0.00%	0.00%		75.89%	75.89%	75.89%		64.92%	
42		154.16	0.00%	99.35%	0.00%	0.65%	0.00%		76.60%	76.60%	76.60%		81.24%	
43		273.00	0.00%	100.00%	0.00%	0.00%	0.00%		85.49%	85.49%	85.49%		63.77%	
44		390.00	0.00%	14.87%	81.28%	3.85%	0.00%		73.12%	73.12%	73.12%		85.56%	
45		395.48	0.00%	5.82%	94.18%	0.00%	0.00%		72.63%	72.63%	72.63%		75.97%	Median
46		158.00	0.00%	97.47%	2.53%	0.00%	0.00%		64.92%	64.92%	64.92%			
47		676.00	0.00%	18.64%	81.36%	0.00%	0.00%		109.93%	109.93%	109.93%			
48		79.00	0.00%	98.73%	1.27%	0.00%	0.00%		81.24%	81.24%	81.24%			
49		320.00	0.00%	0.00%	100.00%	0.00%	0.00%		66.19%	66.19%	66.19%			
50		154.00	0.00%	100.00%	0.00%	0.00%	0.00%		63.77%	63.77%	63.77%			
51		273.00	0.00%	100.00%	0.00%	0.00%	0.00%		85.56%	85.56%	85.56%			
52		397.00	0.00%	31.99%	68.01%	0.00%	0.00%	Dry-Grass	61.28%	61.28%	61.28%			
53		157.52	0.00%	21.58%	39.36%	39.06%	0.00%	Dr-Gr-Wst	59.01%	59.01%	59.01%			
54														
55														
56														
57														
58									Median - All Sales					
59									77.71%	77.71%	77.71%			
60									1 sales>80%	20 sales>80%	13 sales>80%	1 sale		
61														

Hitchcock County - 2006 Agricultural Values - Adjusting 13 Grassland Sales by +13%
(Uninfluenced Agland)

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
1	NEBRASKA DEPARTMENT OF																							
2																								
3	PROPERTY ASSESSMENT AND TAXATION																							
4	book	pageno	saledate	locationid	geo/ar	acres_1a1	acres_1a	acres_2a1	acres_2a	acres_3a1	acres_3a	acres_4a1	acres_4a	acres_1d1	acres_1d	acres_2d1	acres_2d	acres_3d1	acres_3d	acres_4d1	acres_4d	acres_1g1	acres_1g	acres_2g1
5						950	800	700	650	600	500	440	440	440	440	400	350	320	275	275	220	226	226	226
6	66	367	04/16/03	440036135	4291	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.00	0.00	0.00	14.00	0.00	0.00	0.00	0.00	0.00
7	66	399	06/06/03	440016517	4531	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	20.00	0.00	28.00	0.00	0.00	16.00
8	66	558	10/03/03	440028640	4535	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	6.00	0.00	15.00	0.00	0.00	0.00
9	66	570	12/17/03	440033519	4087	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.00	0.00	0.00	19.00	0.00	0.00	0.00	0.00	0.00
10	66	559	10/03/03	440028605	4535	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.91
11	66	630	03/22/04	440026911	4089	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.00
12	66	636	03/29/04	440038686	4539	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13	66	701	06/10/04	440017351	4087	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14	67	33	12/01/04	440038073	4085	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	67	112	03/14/05	440027039	4089	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	17.00
16	67	136	03/30/05	440016371	4531	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	32.04
17	67	144	04/05/05	440016746	4531	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00	43.00	0.00	6.00	2.00	0.00	0.00
18	67	170	05/13/05	440038150	4085	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00
19						0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	221.00	0.00	0.00	102.00	0.00	55.00	2.00	0.00	96.95
20	Nebraska Department of Property Assessment & Taxation																							
21	Prepared by Karen Andrus - April 5, 2006																							
22	Exhibit 121																							
23																								
24																								
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Hitchcock County - 2006 Agricultural Values - Adjusting 13 Grassland Sales by +13%
(Uninfluenced Agland)

	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV
1																								
2																								
3																								
4	acres_2g	acres_3g1	acres_3g	acres_4g1	acres_4g	shbt-tbr	accretion	waste	other	total 80% ag acres	roads	farm_site	home_site	recreation	nonag	land_cyav	non ag value	improv_cyav	total_cyav	saleamt	adjustments	adj sale price	ratio	median
5	215	215	215	215	215	0	0	15			500	3000												
6	0.00	0.00	0.00	0.00	129.53	0.00	0.00	0.00	0.00	154.53	4.00	0.00	0.00	0.00	4.00	33930	0	0	33930	40000	0	40000	84.83%	67.86%
7	0.00	16.00	0.00	18.00	217.00	0.00	0.00	0.00	0.00	318.00	2.00	0.00	0.00	0.00	2.00	66310	0	0	66310	96000	0	96000	69.07%	
8	0.00	0.00	0.00	27.00	177.52	0.00	0.00	0.00	0.00	235.52	0.00	0.00	0.00	0.00	0.00	49305	0	0	49305	56404	0	56404	87.41%	
9	0.00	3.00	0.00	0.00	571.00	0.00	0.00	0.00	0.00	640.00	0.00	0.00	0.00	0.00	0.00	135820	0	0	135820	135500	0	135500	100.24%	
10	0.00	0.00	0.00	2.00	54.92	0.00	0.00	0.00	0.00	72.83	3.00	0.00	0.00	0.00	3.00	13995	0	0	13995	25836	0	25836	54.17%	
11	0.00	0.00	0.00	28.00	340.00	0.00	0.00	0.00	0.00	381.00	2.00	0.00	0.00	0.00	2.00	72520	0	0	72520	117000	0	117000	61.98%	
12	0.00	0.00	0.00	0.00	81.00	0.00	0.00	0.00	0.00	81.00	0.00	0.00	0.00	0.00	0.00	15390	0	0	15390	16400	0	16400	93.84%	
13	0.00	0.00	0.00	7.56	60.49	0.00	0.00	0.00	0.00	68.05	1.85	0.00	0.00	0.00	1.85	12930	0	0	12930	21045	0	21045	61.44%	
14	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	0.00	30400	0	0	30400	44800	0	44800	67.86%	
15	0.00	0.00	0.00	13.00	287.00	0.00	0.00	15.00	0.00	390.00	4.00	0.00	0.00	0.00	4.00	85650	0	0	85650	128000	0	128000	66.91%	
16	0.00	0.00	0.00	92.00	248.44	0.00	0.00	0.00	0.00	395.48	7.00	0.00	0.00	0.00	7.00	80720	0	0	80720	124000	0	124000	65.10%	
17	0.00	35.00	0.00	107.00	408.00	0.00	0.00	0.00	0.00	676.00	4.00	0.00	1.00	0.00	5.00	156350	3000	0	156350	155000	0	155000	100.89%	
18	4.00	0.00	0.00	0.00	313.00	0.00	0.00	0.00	0.00	320.00	0.00	0.00	0.00	0.00	0.00	60830	0	0	60830	104000	0	104000	58.49%	
19	4.00	54.00	0.00	294.56	3047.90	0.00	0.00	15.00								814150	3000	0				1063985		
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Hitchcock County - 2006 Agricultural Values - Adjusting 13 Grassland Sales by +13%
(Uninfluenced Agland)

	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP
1																				
2																				
3																				
4	absolute difference			CURRENT STATISTICS		WHAT IF - STATISTICS (Increasing agland by +13%)							Total Ag Ac	IRR	DRY	GRASS	WASTE	ACC		GRASS RATIOS
5						What If Land Value	adj sale price -nonag -imp	NEW RATIO	median	absolute difference					Majority land use > 80%					
6	16.97%			median 67.86%		37169	40000	92.92%	76.04%	16.88%	median 76.04%		154.53	0.00%	16.18%	83.82%	0.00%	0.00%	92.92%	
7	1.22%			mean 74.79%		73001	96000	76.04%		0.00%	mean 83.23%		318.00	0.00%	16.04%	83.96%	0.00%	0.00%	76.04%	
8	19.56%			w/mean 76.45%		54417	56404	96.48%		20.43%	w/mean 84.70%		235.52	0.00%	13.16%	86.84%	0.00%	0.00%	96.48%	
9	32.38%			PRD 97.82%		150170	135500	110.83%		34.78%	PRD 98.27%		640.00	0.00%	10.31%	89.69%	0.00%	0.00%	110.83%	
10	13.69%			AAD 12.94%		15833	25836	61.28%		14.76%	AAD 13.87%		72.83	0.00%	0.00%	100.00%	0.00%	0.00%	61.28%	
11	5.87%			COD 19.07%		82058	117000	70.14%		5.91%	COD 18.23%		381.00	0.00%	0.00%	100.00%	0.00%	0.00%	70.14%	
12	25.98%					17415	16400	106.19%		30.15%			81.00	0.00%	0.00%	100.00%	0.00%	0.00%	106.19%	
13	6.42%					14631	21045	69.52%		6.52%			68.05	0.00%	0.00%	100.00%	0.00%	0.00%	69.52%	
14	0.00%					34400	44800	76.79%		0.74%			160.00	0.00%	0.00%	100.00%	0.00%	0.00%	76.79%	
15	0.94%					93592	128000	73.12%		2.92%			390.00	0.00%	14.87%	81.28%	3.85%	0.00%	73.12%	
16	2.76%					90061	124000	72.63%		3.41%			395.48	0.00%	5.82%	94.18%	0.00%	0.00%	72.63%	
17	33.03%					167100	152000	109.93%		33.89%			676.00	0.00%	18.64%	81.36%	0.00%	0.00%	109.93%	
18	9.37%					68833	104000	66.19%		9.86%			320.00	0.00%	0.00%	100.00%	0.00%	0.00%	66.19%	
19	168.19%					898680	1060985			180.26%										
20																				76.04%
21																				
22																				
23																				
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Hitchcock County - 2006 Agricultural Values - Adjusting 13 Grassland Sales by +13%
(Uninfluenced Agland)

	BQ	BR	BS	BT	BU	BV
1						
2						
3						
4		Grass Adjusted by 13%	Book - Page	# of AG ACRES	# of GRASS ACRES	
5		Maj Land Use>80% (Proposed Ratio After Adjusted)				
6		92.92%	Bk 66 Pg 367	154.53	129.53	
7		76.04%	Bk 66 Pg 399	318.00	267.00	
8		96.48%	Bk 66 Pg 558	235.52	204.52	
9		110.83%	Bk 66 Pg 570	640.00	574.00	
10		61.28%	Bk 66 PG 559	72.83	72.83	
11		70.14%	Bk 66 Pg 630	381.00	381.00	
12		106.19%	Bk 66 Pg 636	81.00	81.00	
13		69.52%	Bk 66 Pg 701	68.05	68.05	
14		76.79%	Bk 67 Pg 33	160.00	160.00	
15		73.12%	Bk 67 Pg 112	390.00	317.00	
16		72.63%	Bk 67 Pg 136	395.48	372.48	
17		109.83%	Bk 67 Pg 144	676.00	550.00	
18		66.19%	Bk 67 Pg 170	320.00	320.00	
19			Total Acres	3892.41	3497.41	
20	Median	76.04%			89.85 % grass	
21						
22		100 % Pure Grass - 6 Sales				
23		61.28%	Bk 66 Pg 559		72.83	
24		70.14%	Bk 66 Pg 630		381.00	
25		106.19%	Bk 66 Pg 636		81.00	
26		69.52%	Bk 66 Pg 701		68.05	
27		76.79%	Bk 67 Pg 33		160.00	
28		66.19%	Bk 67 Pg 170		320.00	
29		69.83%	Median		1082.88	
30						
31						
32						
33						
34						
35						