

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 seventy-five percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2006). 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., 2006) 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 sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual 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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

- 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 Assessor Actions

Commercial Real Property

- 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 Assessor Actions

Agricultural Land

- 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 Assessor Actions

2007 County Abstract of Assessment for Real Property Compared with the 2006 Certificate of Taxes Levied (CTL) Report

Statistical Reports Section

R&O Statistical Reports

Residential Real Property, Qualified
Commercial Real Property, Qualified
Agricultural Unimproved, Qualified

Preliminary Statistical Reports

Residential Real Property, Qualified
Commercial Real Property, Qualified
Agricultural Unimproved, Qualified

Assessment Survey Section

County Reports Section

2007 County Abstract of Assessment for Real Property, Form 45
2007 County Agricultural Land Detail
County Assessor's Three Year Plan of Assessment

Special Valuation Section

Certification

Map Section

Valuation History Chart Section

2007 Commission Summary

04 Banner

Residential Real Property - Current

Number of Sales	7	COD	25.10
Total Sales Price	\$ 533500	PRD	99.91
Total Adj. Sales Price	\$ 533500	COV	39.98
Total Assessed Value	\$ 410032	STD	30.70
Avg. Adj. Sales Price	\$ 76214.29	Avg. Abs. Dev.	23.36
Avg. Assessed Value	\$ 58576.00	Min	34.66
Median	93.07	Max	114.24
Wgt. Mean	76.86	95% Median C.I.	34.66 to 114.24
Mean	76.79	95% Wgt. Mean C.I.	49.72 to 104.00
		95% Mean C.I.	48.40 to 105.18
% of Value of the Class of all Real Property Value in the County			2.1
% of Records Sold in the Study Period			7.29
% of Value Sold in the Study Period			16.11
Average Assessed Value of the Base			26,511

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	7	93.07	25.10	99.91
2006	8	53.84	31.00	104.51
2005	8	64.25	31.65	108.51
2004	4	98.73	16.11	100.78
2003	3	99	0.61	100.04
2002	6	60	30.75	110.61
2001	9	68	33.12	93.74

2007 Commission Summary

04 Banner

Commercial Real Property - Current

Number of Sales		0	COD	0.00
Total Sales Price	\$	0	PRD	0.00
Total Adj. Sales Price	\$	0	COV	0.00
Total Assessed Value	\$	0	STD	0.00
Avg. Adj. Sales Price	\$	0.00	Avg. Abs. Dev.	0.00
Avg. Assessed Value	\$	0.00	Min	0.00
Median		0.00	Max	0.00
Wgt. Mean		0.00	95% Median C.I.	J/A
Mean		0.00	95% Wgt. Mean C.I.	J/A
			95% Mean C.I.	J/A
% of Value of the Class of all Real Property Value in the County				0.16
% of Records Sold in the Study Period				0
% of Value Sold in the Study Period				0
Average Assessed Value of the Base				19,304

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	0	0.00	0.00	0.00
2006	0	0.00	0.00	0.00
2005	0	0.00	0.00	0.00
2004	0	0.00	0.00	0.00
2003	1	127		
2002	1	90		
2001	1	99		

2007 Commission Summary

04 Banner

Agricultural Land - Current

Number of Sales	36	COD	19.65
Total Sales Price	\$ 5238049	PRD	104.23
Total Adj. Sales Price	\$ 5238049	COV	25.89
Total Assessed Value	\$ 3434516	STD	17.69
Avg. Adj. Sales Price	\$ 145501.36	Avg. Abs. Dev.	13.70
Avg. Assessed Value	\$ 95403.22	Min	33.86
Median	69.72	Max	104.67
Wgt. Mean	65.57	95% Median C.I.	59.72 to 75.19
Mean	68.34	95% Wgt. Mean C.I.	55.19 to 75.95
		95% Mean C.I.	62.56 to 74.12
% of Value of the Class of all Real Property Value in the County			90.59
% of Records Sold in the Study Period			2.21
% of Value Sold in the Study Period			8.7
Average Assessed Value of the Base			67,324

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	36	69.72	19.65	104.23
2006	36	76.28	17.97	102.86
2005	29	79.79	18.94	110.35
2004	29	74.82	17.99	106.37
2003	20	75	19.13	96.69
2002	25	74	22.14	96.99
2001	23	75	16.23	102.44

2007 Opinions of the Property Tax Administrator for Banner 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 Banner County is 93% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Banner County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

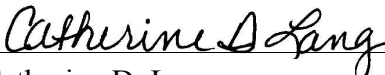
It is my opinion that the level of value of the class of commercial real property in Banner County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Banner County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Banner County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Banner County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Banner County**

Residential Real Property

I. Correlation

RESIDENTIAL: For assessment year 2007, the assessor undertook the task of implementing a newer RCN table (2005), and then re-priced all residential properties within the County—including the rural residential and ag residential. The assessor reviewed, via the property record cards, effective age, quality and condition of all residential properties, and compared these with the data gathered during the improvement listing for the reappraisal.

Analysis of the three statistical measures of central tendency indicates that only the median is within acceptable range. Both the aggregate and the mean are approximately 17 points below the median. A review of the seven sales that comprise the residential profile shows that three are within acceptable range, three are below and one is above the upper limit of range. Although the sample is quite small, historically, it has been argued in past years that it still represents the mixture of residential parcels within the County—that is, there are more rural residential sales and thus more rural residential properties than there are residential parcels in the Village of Harrisburg. Further, it has been consistently argued that the few sales really indicate the level of value for the residential class as a whole. Therefore, for assessment year 2007, the median will be used as point estimate for the level of value for the residential property class.

Regarding quality of assessment, only the price-related differential is within acceptable range. The coefficient of dispersion is ten points above the upper limit of its acceptable range for the residential property class.

**2007 Correlation Section
for Banner 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
2007		7	
2006	10	8	80
2005	8	8	100
2004	4	4	100
2003	4	3	75
2002	8	6	75
2001	10	9	90

RESIDENTIAL: Table II indicates that this is the third year that the County has deemed all sales occurring during the timeframe of the sales study as qualified. Due to the very limited number of residential sales that occur in Banner County, the assessor has always attempted to use as many sales as realistically possible to eliminate bias via the excessive trimming of the limited sales file.

**2007 Correlation Section
for Banner 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.

**2007 Correlation Section
for Banner County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	87.99	60.67	141.37	93.07
2006	53.84	0	53.84	53.84
2005	62.63	-0.39	62.39	64.25
2004	102.46	-0.36	102.1	98.73
2003	57	3.66	59.09	99
2002	73	-37.89	45.34	60
2001	50	-4.91	47.55	68

RESIDENTIAL: There is virtually no correspondence between the Trended Preliminary Ratio and the R&O Median—and this is probably due to the fact that the assessor’s actions taken to address the residential property class had a much greater effect on the entire residential base, than on the rather limited sales that actually occurred during the two years represented by the current sales study. For 2007, the assessor updated the residential RCN tables to 2005, via Terra Scan and subsequently re-priced all residential properties. The assessor also reviewed effective age, condition and quality via the property record cards, and compared this information with the data gathered during the improvement listing for the reappraisal.

**2007 Correlation Section
for Banner County**

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 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 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 Changes

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.

**2007 Correlation Section
for Banner County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5.76	2007	60.67
0	2006	0
3.53	2005	-0.39
-13.06	2004	-0.36
75	2003	3.66
-16.47	2002	-37.89
23.46	2001	-4.91

RESIDENTIAL: Table IV reveals a significant statistical difference between the percentage change in total assessed value (the residential base) and the percentage change to the sales file (the sample), of 54.91 points. Although significant, it can be best explained by the fact that the major assessment actions taken to address the residential property class (as noted in the comments to Table III above), disproportionately affected the base compared to the small seven member sample of sales.

2007 Correlation Section for Banner 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.

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.

**2007 Correlation Section
for Banner County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93.07	76.86	76.79

RESIDENTIAL: A cursory review of the three statistical measures of central tendency indicates that only the median is within acceptable range. Both the aggregate and the mean are approximately 17 points below the median. Further review of the seven sales that comprise the residential profile shows that three are within acceptable range, three are below and one is above the upper limit of range. Although the sample is quite small, historically it has been argued that it still represents the mixture of residential parcels within the County—that is, there are more rural residential sales and thus more rural residential properties than there are residential parcels in the Village of Harrisburg. Further, consistent argument has been made that the few sales really indicate the level of value for the class as a whole. Therefore, for assessment year 2007, the median will be used as point estimate for the level of value for the residential property class.

**2007 Correlation Section
for Banner 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	25.10	99.91
Difference	10.1	0

RESIDENTIAL: Of the two qualitative statistics, only the price-related differential is within acceptable range. The coefficient of dispersion is ten points above the upper limit of its acceptable range for the residential property class.

**2007 Correlation Section
for Banner County**

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	7	7	0
Median	87.99	93.07	5.08
Wgt. Mean	74.80	76.86	2.06
Mean	76.58	76.79	0.21
COD	24.37	25.10	0.73
PRD	102.39	99.91	-2.48
Min Sales Ratio	32.72	34.66	1.94
Max Sales Ratio	114.24	114.24	0

RESIDENTIAL: For assessment year 2007, the assessor updated the residential RCN tables to 2005, via Terra Scan. The assessor then re-priced all residential properties including the rural residential and ag residential. The assessor reviewed the effective ages on property via the property record cards, and compared this information with the data gathered during the improvement listing for the reappraisal. The assessor also reviewed “condition” and “quality” for all residential improvements. Table VII appears to reflect these actions.

**2007 Correlation Section
for Banner County**

Commerical Real Property

I. Correlation

COMMERCIAL: Only one commercial sale occurred during the three-year timeframe of the sales study, and this sale was not deemed to be qualified, since it included a residential parcel and no separate breakdown of the sale price for either the residential or the commercial components of the sale. Therefore, with the absence of any qualified commercial sales, there is no available statistical evidence to suggest that Banner County is not in compliance either with the overall level of value or assessment uniformity for the commercial property class.

**2007 Correlation Section
for Banner 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
2007	1	0	0
2006	0	0	
2005	0	0	
2004	0	0	
2003	1	1	100
2002	1	1	100
2001	1	1	100

COMMERCIAL: There was only one commercial sale that occurred during the timeframe of the current sales study, and this was not used—because the assessor's review indicated that it was a sale comprised of both residential and commercial property. The total sale amount did not include a description of the amount given for each property type. Therefore, it is impossible to use this as a qualified sale that would represent the commercial property class.

**2007 Correlation Section
for Banner 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.

**2007 Correlation Section
for Banner County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	0.00	0	0	0.00
2006	0.00	0	0	0.00
2005	0.00	0	0	0.00
2004	0.00	0	0	0.00
2003	0	5.16	0	0
2002	0	2.08	0	0
2001	0	-15.69	0	0

COMMERCIAL: There can be no statistical analysis of this table, since there were no commercial sales deemed qualified during the sales study period.

**2007 Correlation Section
for Banner County**

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 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 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 Changes

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.

**2007 Correlation Section
for Banner County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
N/A	2007	0
N/A	2006	0
0	2005	0
N/A	2004	0
0	2003	5.16
0	2002	2.08
14.91	2001	-15.69

COMMERCIAL: There were no commercial sales determined to be qualified occurring during the 7.01.03 to 6.30.06 timeframe of the 2007 assessment year sales study. No assessment actions were taken to address the commercial property class for the current year, and the above figures reflect the lack of qualified sales and assessment activity for the commercial property class in Banner County.

2007 Correlation Section for Banner 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.

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.

**2007 Correlation Section
for Banner County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	0.00	0.00	0.00

COMMERCIAL: Since there were no qualified commercial sales that occurred during the timeframe of the sales study, there is no available statistical evidence that would suggest that the county level of value is outside of the acceptable range.

**2007 Correlation Section
for Banner 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	0.00	0.00
Difference	0	-98

COMMERCIAL: Again, as mentioned in all of the previous table narratives, no qualified commercial sales occurred during the timeframe of the sales study. Therefore, there is no available statistical evidence that would suggest that the county quality of assessment is not in compliance.

**2007 Correlation Section
for Banner County**

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	0	0	0
Median	0.00	0.00	0
Wgt. Mean	0.00	0.00	0
Mean	0.00	0.00	0
COD	0.00	0.00	0
PRD	0.00	0.00	0
Min Sales Ratio	0.00	0.00	0
Max Sales Ratio	0.00	0.00	0

COMMERCIAL: The assessor took no assessment action to address the commercial property class for assessment year 2007, since there were no qualified commercial sales occurring during the three-year period of the sales study, and the above table reflects this fact.

**2007 Correlation Section
for Banner County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Other than the review of irrigated land use for the Pumpkin Creek Basin, no major assessment actions were taken to address agricultural land within Banner County. A review of the three measures of central tendency shows that only the median is within acceptable range. The other two measures—the aggregate and the mean—are outside of the lower limit of acceptable range. For purposes of direct equalization, the rounded median will be used as the point estimate for the level of value for agricultural land, and this statistic receives quite strong support from the Trended Preliminary Ratio (as shown in Table III below, the numerical difference between the two is less than one-point). The qualitative statistics reveal that the coefficient of dispersion is within range, and the price-related differential is slightly more than one-point outside of its upper limit. The removal of outlying sales would not move the PRD into compliance.

Further review of agricultural land via the statistical profile indicates that under the heading “95% Majority Land Use,” the grass classification is significantly below the lower limit of acceptable range, with a median of 60.88% for thirteen sales. Analysis of the thirteen sales shows that these consisted of 9,312.81 acres of grass (or roughly 2.9% of total grass acres reported on Form 45); further, these sales would constitute \$1,520,594 of assessed value out of \$52,827,651 of total assessed grass value, and this would be roughly 2.97%. It is debatable whether these sales would represent an adequate sample (“Does roughly 3% of the total grassland make up an adequate sample?”). A percentage adjustment to bring the “95% MLU” grass within mid-point of acceptable range would involve an increase of approximately 18.265% to all grass subclasses. However, as will be shown in the following recapitulation of neighboring counties, this would raise Banner’s grass values by LCG to a disproportionate amount compared to the three bordering counties (Scotts Bluff to the north, Morrill to the east and Kimball to the south):

2007 Grass Values by County (by Market Area)

LCG	Banner	Banner w/Adj.	S. Bluff 3	Morrill 1	Morrill 2	Kimball 3	Kimball 4
1G1	N/A	N/A	N/A	240	230	N/A	N/A
1G	N/A	N/A	N/A	240	230	130	150
2G1	220	260	220	210	210	120	140
2G	200	237	200	160	150	120	140
3G1	190	225	190	135	130	100	125
3G	170	201	185	135	130	100	120
4G1	160	189	180	130	130	95	120
4G	130	154	180	110	90	95	120

As illustrated above, almost all of the adjusted grass land capability groups would exceed those of the three neighboring counties—with the sole exception of the 4G classification that would only be lower than the similar classification of Scotts Bluff County (4G adjusted grass would still be significantly higher than both Morrill and Kimball Counties’ market areas).

**2007 Correlation Section
for Banner County**

Therefore, there will be no recommendation to adjust the land classification of grass within Banner County for assessment year 2007.

**2007 Correlation Section
for Banner 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
2007	46	36	78.26
2006	45	36	80
2005	42	29	69.05
2004	47	29	61.7
2003	39	20	51.28
2002	41	25	60.98
2001	37	23	62.16

AGRICULTURAL UNIMPROVED: For assessment year 2007, the assessor qualified and used a significant proportion of the total agricultural unimproved sales that is numerically quite close to the last assessment year. This suggests that the assessor utilizes all qualified sales, and does not excessively trim the file.

**2007 Correlation Section
for Banner 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.

**2007 Correlation Section
for Banner County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	69.61	-0.77	69.08	69.72
2006	74.58	-0.11	74.5	76.28
2005	69.96	13.25	79.23	79.79
2004	71.48	5.83	75.65	74.82
2003	71	1.84	72.31	75
2002	75	-0.57	74.57	74
2001	71	6.77	75.81	75

AGRICULTURAL UNIMPROVED: Table III reveals that there is very strong support for the R&O median as provided by the Trended Preliminary Ratio—since the numerical difference between the two is less than one-point.

**2007 Correlation Section
for Banner County**

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 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 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 Changes

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.

**2007 Correlation Section
for Banner County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.16	2007	-0.77
15.96	2006	-0.11
14.33	2005	13.25
9.38	2004	5.83
5.8	2003	1.84
-40.31	2002	-0.57
1.16	2001	6.77

AGRICULTURAL UNIMPROVED: Examination of the percent change to the sales file compared to the percent change to assessed value reveals no statistically significant difference between the two figures. The only assessment action taken to address agricultural land was the review of irrigated land use for the Pumpkin Creek Basin, via the NRCS and any changes found were classified accordingly.

2007 Correlation Section for Banner 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.

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.

**2007 Correlation Section
for Banner County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	69.72	65.57	68.34

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency, only the median is within acceptable range. The other two measures—the aggregate and the mean—are outside of the lower limit of acceptable range by 3.43 and 0.66 points, respectively. For purposes of direct equalization, the rounded median will be used as the point estimate for the level of value for agricultural land within the County, since it receives very strong support from the Trended Preliminary Ratio. Further examination of the various agricultural subclasses delineated on the statistical profile indicates that under the category “95% Majority Land Use,” there are thirteen grass sales that have a combined median of 60.88%.

**2007 Correlation Section
for Banner 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	19.65	104.23
Difference	0	1.23

AGRICULTURAL UNIMPROVED: Table VI reveals that the coefficient of dispersion is within acceptable range, and the price-related differential is only slightly more than one point outside of its upper limit. The removal of outliers would not bring the PRD into compliance.

**2007 Correlation Section
for Banner County**

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	36	36	0
Median	69.61	69.72	0.11
Wgt. Mean	65.59	65.57	-0.02
Mean	68.33	68.34	0.01
COD	19.52	19.65	0.13
PRD	104.19	104.23	0.04
Min Sales Ratio	33.86	33.86	0
Max Sales Ratio	104.67	104.67	0

AGRICULTURAL UNIMPROVED: For assessment year 2007, the assessor reviewed irrigated land use for the Pumpkin Creek Basin, via the NRCS and classified accordingly. Table VII above, appears to reflect the assessment action.

**2007 County Abstract of Assessment for Real Property, Form 45 Compared with the
2006 Certificate of Taxes Levied (CTL)**

04 Banner

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	1,584,034	2,545,055	961,021	60.67	0	60.67
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	16,058,347	15,540,997	-517,350	-3.22	*-----	-3.22
4. Total Residential (sum lines 1-3)	17,642,381	18,086,052	443,671	2.51	0	2.51
5. Commercial	193,042	193,042	0	0	0	0
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	4,177,082	4,742,661	565,579	13.54	144,657	10.08
8. Minerals	9,604,108	7,153,750	-2,450,358	-25.51	0	-25.51
9. Total Commercial (sum lines 5-8)	13,974,232	12,089,453	-1,884,779	-13.49	0	-13.49
10. Total Non-Agland Real Property	31,616,613	30,175,505	-1,441,108	-4.56	144,657	-5.02
11. Irrigated	13,905,937	13,091,256	-814,681	-5.86		
12. Dryland	22,342,930	22,367,913	24,983	0.11		
13. Grassland	52,747,880	52,827,651	79,771	0.15		
14. Wasteland	126,256	125,791	-465	-0.37		
15. Other Agland	355,069	378,588	23,519	6.62		
16. Total Agricultural Land	89,478,072	88,791,199	-686,873	-0.77		
17. Total Value of All Real Property (Locally Assessed)	121,094,685	119,142,257	-1,952,428	-1.61	144,657	-1.73

*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 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	7	MEDIAN:	93	COV:	39.98	95% Median C.I.:	34.66 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	77	STD:	30.70	95% Wgt. Mean C.I.:	49.72 to 104.00
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	23.36	95% Mean C.I.:	48.40 to 105.18
TOTAL Assessed Value:	410,032						
AVG. Adj. Sales Price:	76,214	COD:	25.10	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	58,576	PRD:	99.91	MIN Sales Ratio:	34.66		

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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>											
07/01/04 TO 09/30/04	1	93.07	93.07	93.07			93.07	93.07	N/A	62,500	58,168
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	3	38.47	46.82	46.72	28.32	100.23	34.66	67.34	N/A	68,000	31,766
07/01/05 TO 09/30/05	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
10/01/05 TO 12/31/05	2	104.26	104.26	96.92	9.58	107.56	94.27	114.24	N/A	56,500	54,762
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/04 TO 06/30/05	4	52.91	58.39	57.59	41.24	101.39	34.66	93.07	N/A	66,625	38,366
07/01/05 TO 06/30/06	3	95.48	101.33	96.09	6.97	105.45	94.27	114.24	N/A	89,000	85,521
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	6	80.81	74.08	74.71	33.73	99.16	34.66	114.24	34.66 to 114.24	78,500	58,644
<u>ALL</u>											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARRISBURG	2	80.21	80.21	79.48	16.04	100.92	67.34	93.07	N/A	66,250	52,653
RURAL	5	94.27	75.42	75.99	28.98	99.25	34.66	114.24	N/A	80,200	60,945
<u>ALL</u>											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

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	2	80.21	80.21	79.48	16.04	100.92	67.34	93.07	N/A	66,250	52,653
3	5	94.27	75.42	75.99	28.98	99.25	34.66	114.24	N/A	80,200	60,945
<u>ALL</u>											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

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	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576
<u>ALL</u>											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	7	MEDIAN:	93	COV:	39.98	95% Median C.I.:	34.66 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	77	STD:	30.70	95% Wgt. Mean C.I.:	49.72 to 104.00
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	23.36	95% Mean C.I.:	48.40 to 105.18
TOTAL Assessed Value:	410,032						
AVG. Adj. Sales Price:	76,214	COD:	25.10	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	58,576	PRD:	99.91	MIN Sales Ratio:	34.66		

Printed: 03/29/2007 20:25:02

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576
06											
07											
ALL	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576
17-0009											
62-0021											
NonValid School											
ALL	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

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	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	76.35	76.35	57.41	49.62	132.99	38.47	114.24	N/A	30,000	17,224
1920 TO 1939	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389
1940 TO 1949											
1950 TO 1959	1	67.34	67.34	67.34			67.34	67.34	N/A	70,000	47,138
1960 TO 1969	1	93.07	93.07	93.07			93.07	93.07	N/A	62,500	58,168
1970 TO 1979	1	34.66	34.66	34.66			34.66	34.66	N/A	89,000	30,849
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	7	MEDIAN:	93	COV:	39.98	95% Median C.I.:	34.66 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	77	STD:	30.70	95% Wgt. Mean C.I.:	49.72 to 104.00
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	23.36	95% Mean C.I.:	48.40 to 105.18
TOTAL Assessed Value:	410,032						
AVG. Adj. Sales Price:	76,214	COD:	25.10	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	58,576	PRD:	99.91	MIN Sales Ratio:	34.66		

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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 \$ _____											
Total \$ _____											
10000 TO 29999	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136
30000 TO 59999	1	38.47	38.47	38.47			38.47	38.47	N/A	45,000	17,312
60000 TO 99999	4	80.21	72.33	71.53	26.60	101.12	34.66	94.27	N/A	79,875	57,136
150000 TO 249999	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
ALL _____											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

ASSESSED VALUE *

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	76.35	76.35	57.41	49.62	132.99	38.47	114.24	N/A	30,000	17,224
30000 TO 59999	3	67.34	65.02	61.47	28.91	105.78	34.66	93.07	N/A	73,833	45,385
60000 TO 99999	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389
100000 TO 149999	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
ALL _____											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
20	2	76.35	76.35	57.41	49.62	132.99	38.47	114.24	N/A	30,000	17,224
30	4	80.21	72.33	71.53	26.60	101.12	34.66	94.27	N/A	79,875	57,136
ALL _____											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
100	1	34.66	34.66	34.66			34.66	34.66	N/A	89,000	30,849
101	4	80.21	73.29	78.04	25.41	93.91	38.47	94.27	N/A	68,875	53,751
104	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136
ALL _____											
	7	93.07	76.79	76.86	25.10	99.91	34.66	114.24	34.66 to 114.24	76,214	58,576

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	7	MEDIAN:	93	COV:	39.98	95% Median C.I.:	34.66 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	77	STD:	30.70	95% Wgt. Mean C.I.:	49.72 to 104.00
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	23.36	95% Mean C.I.:	48.40 to 105.18
TOTAL Assessed Value:	410,032						
AVG. Adj. Sales Price:	76,214	COD:	25.10	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	58,576	PRD:	99.91	MIN Sales Ratio:	34.66		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
30	4	65.77	70.11	58.38	51.00	120.10	34.66	114.24	N/A	52,875	30,866
40	2	80.81	80.81	83.05	16.66	97.29	67.34	94.27	N/A	84,000	69,763
<u>ALL</u>	<u>7</u>	<u>93.07</u>	<u>76.79</u>	<u>76.86</u>	<u>25.10</u>	<u>99.91</u>	<u>34.66</u>	<u>114.24</u>	<u>34.66 to 114.24</u>	<u>76,214</u>	<u>58,576</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 03/29/2007 20:25:08

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											
10/01/03 TO 12/31/03											
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											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
_____Study Years_____	_____										
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06											
_____Calendar Yrs_____	_____										
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05											
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
_____ALL_____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 03/29/2007 20:25:08

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
17-0009											
62-0021											
NonValid School											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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 \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 03/29/2007 20:25:08

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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											
04											
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.89	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,238,049	WGT. MEAN:	66	STD:	17.69	95% Wgt. Mean C.I.:	55.19 to 75.95	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,238,049	MEAN:	68	AVG.ABS.DEV:	13.70	95% Mean C.I.:	62.56 to 74.12	
(AgLand) TOTAL Assessed Value:	3,434,516							
AVG. Adj. Sales Price:	145,501	COD:	19.65	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,403	PRD:	104.23	MIN Sales Ratio:	33.86			

Printed: 03/29/2007 20:25:28

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>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	75.96	75.96	86.67	19.92	87.64	60.83	91.09	N/A	68,500	59,372
01/01/04 TO 03/31/04	1	43.57	43.57	43.57			43.57	43.57	N/A	25,000	10,893
04/01/04 TO 06/30/04	4	74.03	74.25	74.47	7.29	99.70	65.93	83.00	N/A	46,300	34,478
07/01/04 TO 09/30/04	3	69.32	67.21	65.90	7.52	101.99	58.34	73.97	N/A	178,000	117,296
10/01/04 TO 12/31/04	1	59.35	59.35	59.35			59.35	59.35	N/A	46,000	27,299
01/01/05 TO 03/31/05	4	71.87	70.91	73.25	10.86	96.81	57.68	82.25	N/A	94,318	69,087
04/01/05 TO 06/30/05	5	79.01	71.08	76.16	15.36	93.33	49.95	87.72	N/A	162,165	123,506
07/01/05 TO 09/30/05	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	9	60.88	56.31	49.06	20.83	114.77	33.86	71.48	39.60 to 70.99	238,194	116,865
04/01/06 TO 06/30/06	6	91.76	87.11	87.27	16.39	99.82	59.72	104.67	59.72 to 104.67	159,000	138,757
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	71.77	70.35	77.06	15.93	91.30	43.57	91.09	43.57 to 91.09	49,600	38,221
07/01/04 TO 06/30/05	13	69.32	69.24	72.00	14.12	96.16	49.95	87.72	57.91 to 80.83	136,007	97,928
07/01/05 TO 06/30/06	16	68.77	66.73	60.65	25.76	110.03	33.86	104.67	43.13 to 85.07	195,171	118,368
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	69.32	66.84	66.82	12.48	100.03	43.57	83.00	58.34 to 76.29	87,800	58,666
01/01/05 TO 12/31/05	10	71.87	67.73	74.47	18.46	90.95	38.24	87.72	49.95 to 82.25	121,309	90,344
<u>ALL</u>											
	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.89	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,238,049	WGT. MEAN:	66	STD:	17.69	95% Wgt. Mean C.I.:	55.19 to 75.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,238,049	MEAN:	68	AVG.ABS.DEV:	13.70	95% Mean C.I.:	62.56 to 74.12	
(AgLand) TOTAL Assessed Value:	3,434,516							
AVG. Adj. Sales Price:	145,501	COD:	19.65	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,403	PRD:	104.23	MIN Sales Ratio:	33.86			

Printed: 03/29/2007 20:25:28

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1953	1	59.35	59.35	59.35			59.35	59.35	N/A	46,000	27,299	
1961	1	79.01	79.01	79.01			79.01	79.01	N/A	310,000	244,932	
2223	2	66.30	66.30	67.79	8.25	97.80	60.83	71.77	N/A	27,500	18,642	
2225	2	54.18	54.18	63.94	29.41	84.73	38.24	70.11	N/A	64,587	41,298	
2229	3	68.54	64.79	71.11	18.81	91.11	43.57	82.25	N/A	45,333	32,234	
2231	1	73.97	73.97	73.97			73.97	73.97	N/A	79,000	58,440	
2233	5	71.48	78.33	79.75	11.07	98.22	69.32	104.67	N/A	227,263	181,243	
2237	1	71.43	71.43	71.43			71.43	71.43	N/A	282,790	201,984	
2239	2	58.36	58.36	56.13	15.52	103.97	49.30	67.42	N/A	59,412	33,350	
2241	5	85.07	75.77	79.04	18.46	95.86	49.95	98.45	N/A	84,198	66,552	
2245	5	43.13	47.44	42.65	21.86	111.23	33.86	60.88	N/A	326,940	139,432	
2515	2	70.46	70.46	64.01	17.81	110.07	57.91	83.00	N/A	72,000	46,087	
2517	4	73.38	77.11	77.08	20.41	100.04	58.34	103.35	N/A	138,262	106,577	
2519	2	83.69	83.69	85.30	8.84	98.11	76.29	91.09	N/A	96,100	81,976	
_____ALL_____	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403	
_____ALL_____	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403	

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	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403	
_____ALL_____	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
04-0001	35	69.32	68.04	64.72	19.92	105.12	33.86	104.67	59.72 to 73.97	140,801	91,130	
17-0009												
62-0021	1	79.01	79.01	79.01			79.01	79.01	N/A	310,000	244,932	
NonValid School												
_____ALL_____	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403	

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.89	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,238,049	WGT. MEAN:	66	STD:	17.69	95% Wgt. Mean C.I.:	55.19 to 75.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,238,049	MEAN:	68	AVG.ABS.DEV:	13.70	95% Mean C.I.:	62.56 to 74.12	
(AgLand) TOTAL Assessed Value:	3,434,516							
AVG. Adj. Sales Price:	145,501	COD:	19.65	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,403	PRD:	104.23	MIN Sales Ratio:	33.86			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
50.01 TO 100.00	2	52.20	52.20	51.24	16.53	101.87	43.57	60.83	N/A	22,500	11,529
100.01 TO 180.00	8	66.68	65.46	63.92	10.84	102.40	49.95	83.00	49.95 to 83.00	44,259	28,290
180.01 TO 330.00	8	75.13	77.00	78.28	17.42	98.36	49.30	103.35	49.30 to 103.35	77,265	60,482
330.01 TO 650.00	8	64.91	67.61	66.15	21.13	102.21	39.60	91.09	39.60 to 91.09	160,739	106,321
650.01 +	9	71.43	70.79	63.27	20.39	111.89	33.86	104.67	43.13 to 87.72	323,326	204,571
ALL											
	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403

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	9	67.42	64.88	66.10	13.76	98.15	49.30	85.07	49.95 to 76.29	73,215	48,397
DRY-N/A	10	76.13	74.05	76.42	14.36	96.89	57.68	91.09	59.72 to 87.72	105,786	80,843
GRASS	13	60.88	60.31	56.50	26.49	106.74	33.86	104.67	39.60 to 73.97	207,013	116,968
GRASS-N/A	2	84.72	84.72	74.19	16.21	114.19	70.99	98.45	N/A	192,924	143,129
IRRGTD-N/A	2	91.18	91.18	86.36	13.35	105.58	79.01	103.35	N/A	222,112	191,823
ALL											
	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403

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	11	67.42	64.82	67.15	13.11	96.54	49.30	85.07	49.95 to 76.29	90,634	60,857
DRY-N/A	8	81.54	76.42	79.82	11.77	95.74	59.72	91.09	59.72 to 91.09	89,978	71,822
GRASS	15	69.32	63.56	58.72	23.94	108.25	33.86	104.67	43.13 to 73.97	205,134	120,456
IRRGTD-N/A	2	91.18	91.18	86.36	13.35	105.58	79.01	103.35	N/A	222,112	191,823
ALL											
	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403

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	19	68.54	69.71	72.46	15.33	96.20	49.30	91.09	59.35 to 82.25	90,358	65,474
GRASS	15	69.32	63.56	58.72	23.94	108.25	33.86	104.67	43.13 to 73.97	205,134	120,456
IRRGTD	2	91.18	91.18	86.36	13.35	105.58	79.01	103.35	N/A	222,112	191,823
ALL											
	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.89	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,238,049	WGT. MEAN:	66	STD:	17.69	95% Wgt. Mean C.I.:	55.19 to 75.95	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,238,049	MEAN:	68	AVG.ABS.DEV:	13.70	95% Mean C.I.:	62.56 to 74.12	
(AgLand) TOTAL Assessed Value:	3,434,516							
AVG. Adj. Sales Price:	145,501	COD:	19.65	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,403	PRD:	104.23	MIN Sales Ratio:	33.86			

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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 \$ _____											
Total \$ _____											
10000 TO 29999	3	43.57	47.55	46.60	17.28	102.04	38.24	60.83	N/A	23,333	10,872
30000 TO 59999	10	67.98	69.36	68.21	13.67	101.69	49.95	98.45	57.68 to 83.00	44,727	30,507
60000 TO 99999	5	73.97	68.54	68.18	13.08	100.52	49.30	82.25	N/A	78,140	53,279
100000 TO 149999	6	77.59	77.88	79.19	19.71	98.34	57.91	103.35	57.91 to 103.35	112,523	89,104
150000 TO 249999	5	75.19	68.34	66.22	18.78	103.19	39.60	87.72	N/A	195,969	129,779
250000 TO 499999	6	71.21	71.55	70.15	18.94	101.99	33.86	104.67	33.86 to 104.67	304,181	213,381
500000 +	1	43.13	43.13	43.13			43.13	43.13	N/A	850,000	366,614
ALL _____											
	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
5000 TO 9999	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
1 TO 9999	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
10000 TO 29999	8	63.38	62.87	62.64	14.90	100.37	43.57	83.00	43.57 to 83.00	37,375	23,411
30000 TO 59999	9	71.48	70.86	69.74	14.87	101.61	49.30	98.45	57.68 to 82.25	64,886	45,248
60000 TO 99999	5	59.72	62.48	58.03	19.31	107.67	39.60	85.07	N/A	131,782	76,477
100000 TO 149999	6	84.28	75.87	66.89	21.58	113.41	33.86	103.35	33.86 to 103.35	190,041	127,124
150000 TO 249999	5	71.43	73.19	73.18	3.89	100.01	69.32	79.01	N/A	279,931	204,862
250000 TO 499999	2	73.90	73.90	58.43	41.64	126.48	43.13	104.67	N/A	565,625	330,492
ALL _____											
	36	69.72	68.34	65.57	19.65	104.23	33.86	104.67	59.72 to 75.19	145,501	95,403

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

NUMBER of Sales:	7	MEDIAN:	88	COV:	37.03	95% Median C.I.:	32.72 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	75	STD:	28.36	95% Wgt. Mean C.I.:	50.42 to 99.17
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	21.44	95% Mean C.I.:	50.36 to 102.81
TOTAL Assessed Value:	399,039						
AVG. Adj. Sales Price:	76,214	COD:	24.37	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	57,005	PRD:	102.39	MIN Sales Ratio:	32.72		

Printed: 02/17/2007 12:54:21

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/04 TO 09/30/04	1	93.07	93.07	93.07			93.07	93.07	N/A	62,500	58,168	
10/01/04 TO 12/31/04												
01/01/05 TO 03/31/05												
04/01/05 TO 06/30/05	3	48.94	49.67	48.18	23.58	103.09	32.72	67.34	N/A	68,000	32,759	
07/01/05 TO 09/30/05	1	87.99	87.99	87.99			87.99	87.99	N/A	154,000	135,506	
10/01/05 TO 12/31/05	2	103.02	103.02	94.77	10.90	108.70	91.79	114.24	N/A	56,500	53,543	
01/01/06 TO 03/31/06												
04/01/06 TO 06/30/06												
<u>Study Years</u>												
07/01/04 TO 06/30/05	4	58.14	60.52	58.70	33.86	103.09	32.72	93.07	N/A	66,625	39,111	
07/01/05 TO 06/30/06	3	91.79	98.01	90.86	9.53	107.87	87.99	114.24	N/A	89,000	80,864	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	6	77.66	73.84	72.37	31.12	102.02	32.72	114.24	32.72 to 114.24	78,500	56,811	
<u>ALL</u>												
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
HARRISBURG	2	80.21	80.21	79.48	16.04	100.92	67.34	93.07	N/A	66,250	52,653	
RURAL	5	87.99	75.14	73.25	28.27	102.57	32.72	114.24	N/A	80,200	58,746	
<u>ALL</u>												
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	2	80.21	80.21	79.48	16.04	100.92	67.34	93.07	N/A	66,250	52,653	
3	5	87.99	75.14	73.25	28.27	102.57	32.72	114.24	N/A	80,200	58,746	
<u>ALL</u>												
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005	

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	
1	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005	
<u>ALL</u>												
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

NUMBER of Sales:	7	MEDIAN:	88	COV:	37.03	95% Median C.I.:	32.72 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	75	STD:	28.36	95% Wgt. Mean C.I.:	50.42 to 99.17
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	21.44	95% Mean C.I.:	50.36 to 102.81
TOTAL Assessed Value:	399,039						
AVG. Adj. Sales Price:	76,214	COD:	24.37	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	57,005	PRD:	102.39	MIN Sales Ratio:	32.72		

Printed: 02/17/2007 12:54:22

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005
06											
07											
ALL	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005
17-0009											
62-0021											
NonValid School											
ALL	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005

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	1	87.99	87.99	87.99			87.99	87.99	N/A	154,000	135,506
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	81.59	81.59	65.26	40.02	125.02	48.94	114.24	N/A	30,000	19,579
1920 TO 1939	1	91.79	91.79	91.79			91.79	91.79	N/A	98,000	89,950
1940 TO 1949											
1950 TO 1959	1	67.34	67.34	67.34			67.34	67.34	N/A	70,000	47,138
1960 TO 1969	1	93.07	93.07	93.07			93.07	93.07	N/A	62,500	58,168
1970 TO 1979	1	32.72	32.72	32.72			32.72	32.72	N/A	89,000	29,119
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

NUMBER of Sales:	7	MEDIAN:	88	COV:	37.03	95% Median C.I.:	32.72 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	75	STD:	28.36	95% Wgt. Mean C.I.:	50.42 to 99.17
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	21.44	95% Mean C.I.:	50.36 to 102.81
TOTAL Assessed Value:	399,039						
AVG. Adj. Sales Price:	76,214	COD:	24.37	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	57,005	PRD:	102.39	MIN Sales Ratio:	32.72		

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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 \$ _____											
Total \$ _____											
10000 TO 29999	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136
30000 TO 59999	1	48.94	48.94	48.94			48.94	48.94	N/A	45,000	22,022
60000 TO 99999	4	79.57	71.23	70.23	26.64	101.43	32.72	93.07	N/A	79,875	56,093
150000 TO 249999	1	87.99	87.99	87.99			87.99	87.99	N/A	154,000	135,506
ALL _____											
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005

ASSESSED VALUE *

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	3	48.94	65.30	45.82	55.52	142.50	32.72	114.24	N/A	49,666	22,759
30000 TO 59999	2	80.21	80.21	79.48	16.04	100.92	67.34	93.07	N/A	66,250	52,653
60000 TO 99999	1	91.79	91.79	91.79			91.79	91.79	N/A	98,000	89,950
100000 TO 149999	1	87.99	87.99	87.99			87.99	87.99	N/A	154,000	135,506
ALL _____											
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	87.99	87.99	87.99			87.99	87.99	N/A	154,000	135,506
20	2	81.59	81.59	65.26	40.02	125.02	48.94	114.24	N/A	30,000	19,579
30	4	79.57	71.23	70.23	26.64	101.43	32.72	93.07	N/A	79,875	56,093
ALL _____											
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	87.99	87.99	87.99			87.99	87.99	N/A	154,000	135,506
100	1	32.72	32.72	32.72			32.72	32.72	N/A	89,000	29,119
101	4	79.57	75.29	78.87	21.55	95.46	48.94	93.07	N/A	68,875	54,319
104	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136
ALL _____											
	7	87.99	76.58	74.80	24.37	102.39	32.72	114.24	32.72 to 114.24	76,214	57,005

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2006 Posted Before: 01/19/2007

(!: AVTot=0)

NUMBER of Sales:	7	MEDIAN:	88	COV:	37.03	95% Median C.I.:	32.72 to 114.24
TOTAL Sales Price:	533,500	WGT. MEAN:	75	STD:	28.36	95% Wgt. Mean C.I.:	50.42 to 99.17
TOTAL Adj.Sales Price:	533,500	MEAN:	77	AVG.ABS.DEV:	21.44	95% Mean C.I.:	50.36 to 102.81
TOTAL Assessed Value:	399,039						
AVG. Adj. Sales Price:	76,214	COD:	24.37	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	57,005	PRD:	102.39	MIN Sales Ratio:	32.72		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	87.99	87.99	87.99			87.99	87.99	N/A	154,000	135,506
30	4	71.01	72.24	59.78	44.24	120.84	32.72	114.24	N/A	52,875	31,611
40	2	79.57	79.57	81.60	15.36	97.51	67.34	91.79	N/A	84,000	68,544
<u>ALL</u>	<u>7</u>	<u>87.99</u>	<u>76.58</u>	<u>74.80</u>	<u>24.37</u>	<u>102.39</u>	<u>32.72</u>	<u>114.24</u>	<u>32.72 to 114.24</u>	<u>76,214</u>	<u>57,005</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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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											
10/01/03 TO 12/31/03											
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											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
____Study Years____	_____										
07/01/03 TO 06/30/04											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06											
____Calendar Yrs____	_____										
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05											
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
17-0009											
62-0021											
NonValid School											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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 \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
ALL	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

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											
04											
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.75	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,244,193	WGT. MEAN:	66	STD:	17.59	95% Wgt. Mean C.I.:	55.36 to 75.81	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,244,193	MEAN:	68	AVG.ABS.DEV:	13.59	95% Mean C.I.:	62.59 to 74.08	
(AgLand) TOTAL Assessed Value:	3,439,429							
AVG. Adj. Sales Price:	145,672	COD:	19.52	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,539	PRD:	104.19	MIN Sales Ratio:	33.86			

Printed: 02/24/2007 16:51:59

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>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	2	75.96	75.96	86.67	19.92	87.64	60.83	91.09	N/A	68,500	59,372
01/01/04 TO 03/31/04	1	43.57	43.57	43.57			43.57	43.57	N/A	25,000	10,893
04/01/04 TO 06/30/04	4	74.03	74.25	74.47	7.29	99.70	65.93	83.00	N/A	46,300	34,478
07/01/04 TO 09/30/04	3	69.32	67.21	65.90	7.52	101.99	58.34	73.97	N/A	178,000	117,296
10/01/04 TO 12/31/04	1	59.35	59.35	59.35			59.35	59.35	N/A	46,000	27,299
01/01/05 TO 03/31/05	4	71.87	70.91	73.25	10.86	96.81	57.68	82.25	N/A	94,318	69,087
04/01/05 TO 06/30/05	5	78.38	70.96	75.92	15.49	93.47	49.95	87.72	N/A	162,165	123,113
07/01/05 TO 09/30/05	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	9	60.88	56.52	49.38	20.48	114.44	33.86	71.48	41.06 to 70.99	238,194	117,630
04/01/06 TO 06/30/06	6	91.76	86.86	86.71	16.67	100.17	59.72	104.67	59.72 to 104.67	160,024	138,757
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	71.77	70.35	77.06	15.93	91.30	43.57	91.09	43.57 to 91.09	49,600	38,221
07/01/04 TO 06/30/05	13	69.32	69.19	71.89	14.05	96.24	49.95	87.72	57.91 to 80.83	136,007	97,777
07/01/05 TO 06/30/06	16	68.66	66.75	60.75	25.49	109.88	33.86	104.67	43.54 to 85.07	195,555	118,798
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	69.32	66.84	66.82	12.48	100.03	43.57	83.00	58.34 to 76.29	87,800	58,666
01/01/05 TO 12/31/05	10	71.87	67.67	74.31	18.37	91.06	38.24	87.72	49.95 to 82.25	121,309	90,147
<u>ALL</u>											
	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.75	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,244,193	WGT. MEAN:	66	STD:	17.59	95% Wgt. Mean C.I.:	55.36 to 75.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,244,193	MEAN:	68	AVG.ABS.DEV:	13.59	95% Mean C.I.:	62.59 to 74.08	
(AgLand) TOTAL Assessed Value:	3,439,429							
AVG. Adj. Sales Price:	145,672	COD:	19.52	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,539	PRD:	104.19	MIN Sales Ratio:	33.86			

Printed: 02/24/2007 16:51:59

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1953	1	59.35	59.35	59.35			59.35	59.35	N/A	46,000	27,299
1961	1	78.38	78.38	78.38			78.38	78.38	N/A	310,000	242,965
2223	2	66.30	66.30	67.79	8.25	97.80	60.83	71.77	N/A	27,500	18,642
2225	2	54.18	54.18	63.94	29.41	84.73	38.24	70.11	N/A	64,587	41,298
2229	3	68.54	64.79	71.11	18.81	91.11	43.57	82.25	N/A	45,333	32,234
2231	1	73.97	73.97	73.97			73.97	73.97	N/A	79,000	58,440
2233	5	71.48	78.33	79.75	11.07	98.22	69.32	104.67	N/A	227,263	181,243
2237	1	69.91	69.91	69.91			69.91	69.91	N/A	288,934	201,984
2239	2	58.36	58.36	56.13	15.52	103.97	49.30	67.42	N/A	59,412	33,350
2241	5	85.07	75.77	79.04	18.46	95.86	49.95	98.45	N/A	84,198	66,552
2245	5	43.54	47.81	43.07	20.98	111.01	33.86	60.88	N/A	326,940	140,808
2515	2	70.46	70.46	64.01	17.81	110.07	57.91	83.00	N/A	72,000	46,087
2517	4	73.38	77.11	77.08	20.41	100.04	58.34	103.35	N/A	138,262	106,577
2519	2	83.69	83.69	85.30	8.84	98.11	76.29	91.09	N/A	96,100	81,976
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	70.54	69.60	72.74	14.82	95.68	43.57	91.09	59.35 to 78.38	105,764	76,932
1	16	68.66	66.75	60.75	25.49	109.88	33.86	104.67	43.54 to 85.07	195,555	118,798
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

SCHOOL DISTRICT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	35	69.32	68.05	64.78	19.78	105.04	33.86	104.67	59.72 to 73.97	140,976	91,327
17-0009											
62-0021	1	78.38	78.38	78.38			78.38	78.38	N/A	310,000	242,965
NonValid School											
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified
 Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.75	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,244,193	WGT. MEAN:	66	STD:	17.59	95% Wgt. Mean C.I.:	55.36 to 75.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,244,193	MEAN:	68	AVG.ABS.DEV:	13.59	95% Mean C.I.:	62.59 to 74.08	
(AgLand) TOTAL Assessed Value:	3,439,429							
AVG. Adj. Sales Price:	145,672	COD:	19.52	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,539	PRD:	104.19	MIN Sales Ratio:	33.86			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
50.01 TO 100.00	2	52.20	52.20	51.24	16.53	101.87	43.57	60.83	N/A	22,500	11,529
100.01 TO 180.00	8	66.68	65.46	63.92	10.84	102.40	49.95	83.00	49.95 to 83.00	44,259	28,290
180.01 TO 330.00	8	75.13	77.00	78.28	17.42	98.36	49.30	103.35	49.30 to 103.35	77,265	60,482
330.01 TO 650.00	8	64.91	67.71	66.26	20.72	102.19	41.06	91.09	41.06 to 91.09	160,739	106,505
650.01 +	9	70.99	70.67	63.26	20.63	111.72	33.86	104.67	43.54 to 87.72	324,008	204,953
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

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	9	67.42	64.88	66.10	13.76	98.15	49.30	85.07	49.95 to 76.29	73,215	48,397
DRY-N/A	10	75.37	73.90	75.98	14.70	97.26	57.68	91.09	59.72 to 87.72	106,401	80,843
GRASS	13	60.88	60.45	56.76	26.25	106.51	33.86	104.67	41.06 to 73.97	207,013	117,498
GRASS-N/A	2	84.72	84.72	74.19	16.21	114.19	70.99	98.45	N/A	192,924	143,129
IRRGTD-N/A	2	90.86	90.86	85.92	13.74	105.75	78.38	103.35	N/A	222,112	190,840
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

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	11	67.42	64.68	66.74	12.91	96.93	49.30	85.07	49.95 to 76.29	91,193	60,857
DRY-N/A	8	81.54	76.42	79.82	11.77	95.74	59.72	91.09	59.72 to 91.09	89,978	71,822
GRASS	15	69.32	63.69	58.94	23.76	108.05	33.86	104.67	43.54 to 73.97	205,134	120,915
IRRGTD-N/A	2	90.86	90.86	85.92	13.74	105.75	78.38	103.35	N/A	222,112	190,840
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

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	19	68.54	69.63	72.20	15.22	96.43	49.30	91.09	59.35 to 82.25	90,681	65,474
GRASS	15	69.32	63.69	58.94	23.76	108.05	33.86	104.67	43.54 to 73.97	205,134	120,915
IRRGTD	2	90.86	90.86	85.92	13.74	105.75	78.38	103.35	N/A	222,112	190,840
ALL	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2003 to 06/30/2006 Posted Before: 01/19/2007

NUMBER of Sales:	36	MEDIAN:	70	COV:	25.75	95% Median C.I.:	59.72 to 75.19	
(AgLand) TOTAL Sales Price:	5,244,193	WGT. MEAN:	66	STD:	17.59	95% Wgt. Mean C.I.:	55.36 to 75.81	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,244,193	MEAN:	68	AVG.ABS.DEV:	13.59	95% Mean C.I.:	62.59 to 74.08	
(AgLand) TOTAL Assessed Value:	3,439,429							
AVG. Adj. Sales Price:	145,672	COD:	19.52	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	95,539	PRD:	104.19	MIN Sales Ratio:	33.86			

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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 \$ _____											
Total \$ _____											
10000 TO 29999	3	43.57	47.55	46.60	17.28	102.04	38.24	60.83	N/A	23,333	10,872
30000 TO 59999	10	67.98	69.36	68.21	13.67	101.69	49.95	98.45	57.68 to 83.00	44,727	30,507
60000 TO 99999	5	73.97	68.54	68.18	13.08	100.52	49.30	82.25	N/A	78,140	53,279
100000 TO 149999	6	77.59	77.88	79.19	19.71	98.34	57.91	103.35	57.91 to 103.35	112,523	89,104
150000 TO 249999	5	75.19	68.63	66.58	18.39	103.08	41.06	87.72	N/A	195,969	130,467
250000 TO 499999	6	70.45	71.19	69.81	19.15	101.98	33.86	104.67	33.86 to 104.67	305,205	213,053
500000 +	1	43.54	43.54	43.54			43.54	43.54	N/A	850,000	370,054
ALL _____											
	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
5000 TO 9999	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
1 TO 9999	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
10000 TO 29999	8	63.38	62.87	62.64	14.90	100.37	43.57	83.00	43.57 to 83.00	37,375	23,411
30000 TO 59999	9	71.48	70.86	69.74	14.87	101.61	49.30	98.45	57.68 to 82.25	64,886	45,248
60000 TO 99999	5	59.72	62.77	58.55	18.82	107.21	41.06	85.07	N/A	131,782	77,165
100000 TO 149999	6	84.28	75.87	66.89	21.58	113.41	33.86	103.35	33.86 to 103.35	190,041	127,124
150000 TO 249999	5	70.99	72.76	72.72	4.04	100.05	69.32	78.38	N/A	281,160	204,468
250000 TO 499999	2	74.11	74.11	58.73	41.25	126.17	43.54	104.67	N/A	565,625	332,212
ALL _____											
	36	69.61	68.33	65.59	19.52	104.19	33.86	104.67	59.72 to 75.19	145,672	95,539

2007 Assessment Survey for Banner County
March 19, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** None
- 2. Appraiser(s) on staff:** None
- 3. Other full-time employees:** Two
(Does not include anyone counted in 1 and 2 above)
- 4. Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
- 5. Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
- 6. Assessor's requested budget for current fiscal year:** \$38,070
(This would be the "total budget" for the assessor's office)
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* None—there is \$15,000 devoted to the entire County from the miscellaneous general fund.
- 8. Adopted budget, or granted budget if different from above:** It is the same amount.
- 9. Amount of total budget set aside for appraisal work:** \$5,700
- 10. Amount of the total budget set aside for education/workshops:** \$1,300
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** None
- 12. Other miscellaneous funds:** \$5,000 for GIS
(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.)
- 13. Total budget:** \$43,070 (\$38,070 + \$5,000)

a. Was any of last year's budget not used? Yes, \$4,300.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: Staff

2. Valuation done by: Assessor

3. Pickup work done by: Assessor

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

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? The RCN has a date of 2005.

5. What was the last year the depreciation schedule for this property class was developed using market-derived information? The last year the depreciation schedule was developed for this property class was 2007.

6. 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? The Market or Sales Comparison Approach to value is used only during individual taxpayer protests.

7. Number of market areas/neighborhoods for this property class: Two: Harrisburg and Rural.

8. How are these defined? By Assessor Location

9. Is "Assessor Location" a usable valuation identity? Yes, "Assessor Location" is a usable valuation identity for the residential property class.

10. Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?) The County does not use the assessor location "suburban."

11. Are the county's ag residential and rural residential improvements classified and valued in the same manner? Yes, both ag residential and rural residential improvements are classified and valued in the same manner.

C. Commercial/Industrial Appraisal Information

- 1. **Data collection done by:** Staff
- 2. **Valuation done by:** Assessor
- 3. **Pickup work done by whom:** In Banner County, there is virtually no pickup work for the commercial property class, but if there was, this would be done by the Assessor.

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

- 4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** The RCN is dated 2003.
- 5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The depreciation schedule was last developed for the commercial property class in 2003.
- 6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** It is not know when and if the Income Approach was ever used to establish the market value for commercial property. This Approach was not used during the reappraisal, according to the assessor.
- 7. **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?** The Market or Sales Comparison Approach is only used during individual taxpayer protests.
- 8. **Number of market areas/neighborhoods for this property class?** Only the assessor locations of Harrisburg and Rural are considered neighborhoods for the commercial property class.
- 9. **How are these defined?** By assessor location.
- 10. **Is “Assessor Location” a usable valuation identity?** Yes, “Assessor Location” is a usable valuation identity for the commercial class.
- 11. **Does the assessor location “suburban” mean something other than rural commercial?** *(that is, does the “suburban” location have its own market?)* As mentioned above, when discussing the same question for the residential class, the County does not use the “suburban” assessor location.

D. Agricultural Appraisal Information

- 1. **Data collection done by:** Staff
- 2. **Valuation done by:** Assessor
- 3. **Pickup work done by whom:** The assessor/staff

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

- 4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Yes, the County has developed a written policy to determine agricultural versus rural residential valuation decisions.

How is your agricultural land defined? The following is the County’s distinction between agricultural and rural residential land:

“One of the following criteria will have to be met before the parcel will be classified as rural agland residential:

- 1. Income derived off the use of the land whether by animal or crop production.
- 2. Land enrolled in a federal or state program whereby payments are received for removing such land from agricultural production.
- 3. Land leased to another person for agricultural uses.
- 4. Parcel is occupied by a person who owns or operates other land that qualifies as agricultural land.

“Owners of parcels less than 40 acres will be sent a questionnaire asking for the criteria that would apply for the rural agland classification. If no reply is received, the parcel will be classified as rural residential as of March 19 of each year. Owners will be notified that they may be requested to provide documentation to support their requested classification.

Rural Residential Values:
 Home site--\$5,000 for one acre
 Remaining acres--\$500 per acre

Rural Agland Residential Values:
 Home site—\$5,000 for one acre
 Farm site--\$500 per acre
 Remaining acres—Valued according to soil Type and use”

- 5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** According to the assessor, it is unknown when the last time the Income Approach was used to estimate or establish the market value of agricultural land.

6. **What is the date of the soil survey currently used?** 1994
7. **What date was the last countywide land use study completed?** About two years ago.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** Strictly by FSA maps.
 - b. **By whom?** Staff
 - c. **What proportion is complete / implemented at this time?** Since this is an on-going study that covers approximately one-third of the County each year, at this time, approximately two-thirds is complete.
8. **Number of market areas/neighborhoods for this property class:** None
9. **How are these defined?** N/A
10. **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:** Terra Scan
2. **CAMA software:** Terra Scan
3. **Cadastral maps: Are they currently being used?** Yes.
 - a. **Who maintains the Cadastral Maps?** When deeds are filed, the assessor's staff updates the cadastral maps.
4. **Does the county have GIS software?** Yes, but the County is still in the process of collecting the data.
 - a. **Who maintains the GIS software and maps?** The County uses M.C. Schaff and Associates to enter the data within the system. The overlays are kept at the Schaff office, and the system is at the County office.
4. **Personal Property software:** Terra Scan

F. Zoning Information

1. Does the county have zoning? No

a. If so, is the zoning countywide? N/A

b. What municipalities in the county are zoned? N/A

c. When was zoning implemented? N/A

G. Contracted Services

1. Appraisal Services: (*are these contracted, or conducted "in-house?"*) The only appraisal services contracted are with Pritchard and Abbott for oil, gas and mineral interests.

2. Other Services: Terra Scan

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

None

II. Assessment Actions

2007 Assessment Actions taken to address the following property classes/subclasses:

- 1. Residential**—For assessment year 2007, the assessor updated the residential RCN tables to 2005, via Terra Scan. The assessor then repriced all residential properties including the rural residential and ag residential. The assessor reviewed the effective ages on property via the property record cards, and compared this information with the data gathered during the improvement listing for the reappraisal. The assessor also reviewed “condition” and “quality” for all residential improvements.
- 2. Commercial**—Due to no sales activity for the three-year timeframe of the study period, no assessment actions were taken to address this property class in assessment year 2007.
- 3. Agricultural**—The assessor reviewed irrigated land use for the Pumpkin Creek Basin, via the NRCS and classified accordingly.

County 4 - Banner

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,810	Value 119,142,257	Total Growth 144,657 (Sum 17, 25, & 41)
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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	26	13,024	0	0	3	5,026	29	18,050	
2. Res Improv Land	44	193,075	0	0	23	152,620	67	345,695	
3. Res Improvements	44	1,372,342	0	0	23	808,968	67	2,181,310	
4. Res Total	70	1,578,441	0	0	26	966,614	96	2,545,055	0
% of Total	72.91	62.01	0.00	0.00	27.08	37.98	5.30	2.13	0.00
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec 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
Res+Rec Total	70	1,578,441	0	0	26	966,614	96	2,545,055	0
% of Total	72.91	62.01	0.00	0.00	27.08	37.98	5.30	2.13	0.00

County 4 - Banner

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,810	Value 119,142,257	Total Growth 144,657 (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	0	0	0	0	3	3,000	3	3,000	
10. Comm Improv Land	2	2,750	0	0	3	6,731	5	9,481	
11. Comm Improvements	2	146,679	0	0	5	33,882	7	180,561	
12. Comm Total	2	149,429	0	0	8	43,613	10	193,042	0
% of Total	20.00	77.40	0.00	0.00	80.00	22.59	0.55	0.16	0.00
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	2	149,429	0	0	8	43,613	10	193,042	0
% of Total	20.00	77.40	0.00	0.00	80.00	22.59	0.55	0.16	0.00
17. Taxable Total	72	1,727,870	0	0	34	1,010,227	106	2,738,097	0
% of Total	67.92	63.10	0.00	0.00	32.07	35.30	5.85	2.29	0.00

County 4 - Banner

2007 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	102	7,153,750
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	102	7,153,750	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
25. Mineral Interest Total	102	7,153,750	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	14	1	202	217

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,177	64,899,805	1,177	64,899,805
28. Ag-Improved Land	0	0	0	0	368	26,213,868	368	26,213,868
29. Ag-Improvements	0	0	0	0	425	18,136,737	425	18,136,737
30. Ag-Total Taxable							1,602	109,250,410

County 4 - Banner

2007 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	6	6.000	25,500	6	6.000	25,500	
32. HomeSite Improv Land	248	296.000	1,349,788	248	296.000	1,349,788	
33. HomeSite Improvements	256		14,165,709	256		14,165,709	144,657
34. HomeSite Total				262	302.000	15,540,997	
35. FarmSite UnImp Land	51	133.880	50,377	51	133.880	50,377	
36. FarmSite Impr Land	341	1,439.930	721,256	341	1,439.930	721,256	
37. FarmSite Improv	383		3,971,028	383		3,971,028	0
38. FarmSite Total				434	1,573.810	4,742,661	
39. Road & Ditches		3,232.660			3,232.660		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				696	5,108.470	20,283,658	144,657

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	10	2,566.260	292,820	10	2,566.260	292,820

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 4 - Banner

2007 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	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	1,694.620	1,169,293	1,694.620	1,169,293
48. 2A	0.000	0	0.000	0	9,077.880	5,401,366	9,077.880	5,401,366
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	5,931.230	2,965,615	5,931.230	2,965,615
51. 4A1	0.000	0	0.000	0	6,473.170	2,783,476	6,473.170	2,783,476
52. 4A	0.000	0	0.000	0	2,113.690	771,506	2,113.690	771,506
53. Total	0.000	0	0.000	0	25,290.590	13,091,256	25,290.590	13,091,256
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	15,558.790	3,267,342	15,558.790	3,267,342
57. 2D	0.000	0	0.000	0	63,996.290	12,799,221	63,996.290	12,799,221
58. 3D1	0.000	0	0.000	0	115.480	19,635	115.480	19,635
59. 3D	0.000	0	0.000	0	20,344.200	3,458,545	20,344.200	3,458,545
60. 4D1	0.000	0	0.000	0	14,357.800	2,297,258	14,357.800	2,297,258
61. 4D	0.000	0	0.000	0	4,780.870	525,912	4,780.870	525,912
62. Total	0.000	0	0.000	0	119,153.430	22,367,913	119,153.430	22,367,913
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	8,062.280	2,065,794	8,062.280	2,065,794
66. 2G	0.000	0	0.000	0	61,247.510	14,450,994	61,247.510	14,450,994
67. 3G1	0.000	0	0.000	0	144.960	31,269	144.960	31,269
68. 3G	0.000	0	0.000	0	46,335.090	8,739,647	46,335.090	8,739,647
69. 4G1	0.000	0	0.000	0	67,951.480	11,349,161	67,951.480	11,349,161
70. 4G	0.000	0	0.000	0	132,124.470	16,190,786	132,124.470	16,190,786
71. Total	0.000	0	0.000	0	315,865.790	52,827,651	315,865.790	52,827,651
72. Waste	0.000	0	0.000	0	6,289.660	125,791	6,289.660	125,791
73. Other	0.000	0	0.000	0	2,711.840	378,588	2,711.840	378,588
74. Exempt	0.000		0.000		5.000		5.000	
75. Total	0.000	0	0.000	0	469,311.310	88,791,199	469,311.310	88,791,199

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	25,290.590	13,091,256	25,290.590	13,091,256
77.Dry Land	0.000	0	0.000	0	119,153.430	22,367,913	119,153.430	22,367,913
78.Grass	0.000	0	0.000	0	315,865.790	52,827,651	315,865.790	52,827,651
79.Waste	0.000	0	0.000	0	6,289.660	125,791	6,289.660	125,791
80.Other	0.000	0	0.000	0	2,711.840	378,588	2,711.840	378,588
81.Exempt	0.000	0	0.000	0	5.000	0	5.000	0
82.Total	0.000	0	0.000	0	469,311.310	88,791,199	469,311.310	88,791,199

2007 Agricultural Land Detail

County 4 - Banner

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	1,694.620	6.70%	1,169,293	8.93%	690.003
2A	9,077.880	35.89%	5,401,366	41.26%	595.003
3A1	0.000	0.00%	0	0.00%	0.000
3A	5,931.230	23.45%	2,965,615	22.65%	500.000
4A1	6,473.170	25.60%	2,783,476	21.26%	430.001
4A	2,113.690	8.36%	771,506	5.89%	365.004
Irrigated Total	25,290.590	100.00%	13,091,256	100.00%	517.633
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	15,558.790	13.06%	3,267,342	14.61%	209.999
2D	63,996.290	53.71%	12,799,221	57.22%	199.999
3D1	115.480	0.10%	19,635	0.09%	170.029
3D	20,344.200	17.07%	3,458,545	15.46%	170.001
4D1	14,357.800	12.05%	2,297,258	10.27%	160.000
4D	4,780.870	4.01%	525,912	2.35%	110.003
Dry Total	119,153.430	100.00%	22,367,913	100.00%	187.723
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	8,062.280	2.55%	2,065,794	3.91%	256.229
2G	61,247.510	19.39%	14,450,994	27.35%	235.944
3G1	144.960	0.05%	31,269	0.06%	215.707
3G	46,335.090	14.67%	8,739,647	16.54%	188.618
4G1	67,951.480	21.51%	11,349,161	21.48%	167.018
4G	132,124.470	41.83%	16,190,786	30.65%	122.541
Grass Total	315,865.790	100.00%	52,827,651	100.00%	167.247
<hr/>					
Irrigated Total	25,290.590	5.39%	13,091,256	14.74%	517.633
Dry Total	119,153.430	25.39%	22,367,913	25.19%	187.723
Grass Total	315,865.790	67.30%	52,827,651	59.50%	167.247
Waste	6,289.660	1.34%	125,791	0.14%	19.999
Other	2,711.840	0.58%	378,588	0.43%	139.605
Exempt	5.000	0.00%			
Market Area Total	469,311.310	100.00%	88,791,199	100.00%	189.194

As Related to the County as a Whole

Irrigated Total	25,290.590	100.00%	13,091,256	100.00%	
Dry Total	119,153.430	100.00%	22,367,913	100.00%	
Grass Total	315,865.790	100.00%	52,827,651	100.00%	
Waste	6,289.660	100.00%	125,791	100.00%	
Other	2,711.840	100.00%	378,588	100.00%	
Exempt	5.000	100.00%			
Market Area Total	469,311.310	100.00%	88,791,199	100.00%	

2007 Agricultural Land Detail

County 4 - Banner

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	25,290.590	13,091,256
Dry	0.000	0	0.000	0	119,153.430	22,367,913
Grass	0.000	0	0.000	0	315,865.790	52,827,651
Waste	0.000	0	0.000	0	6,289.660	125,791
Other	0.000	0	0.000	0	2,711.840	378,588
Exempt	0.000	0	0.000	0	5.000	0
Total	0.000	0	0.000	0	469,311.310	88,791,199

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	25,290.590	13,091,256	25,290.590	5.39%	13,091,256	14.74%	517.633
Dry	119,153.430	22,367,913	119,153.430	25.39%	22,367,913	25.19%	187.723
Grass	315,865.790	52,827,651	315,865.790	67.30%	52,827,651	59.50%	167.247
Waste	6,289.660	125,791	6,289.660	1.34%	125,791	0.14%	19.999
Other	2,711.840	378,588	2,711.840	0.58%	378,588	0.43%	139.605
Exempt	5.000	0	5.000	0.00%	0	0.00%	0.000
Total	469,311.310	88,791,199	469,311.310	100.00%	88,791,199	100.00%	189.194

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Banner County, Nebraska Assessment Years 2007, 2008, and 2009

Date: June 15, 2006

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the "plan") which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

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. Stat. 77-112 (Reissue 2003)

Assessment levels required for real property for 2007 are as follows:

- (1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- (2) 75% of actual value for agricultural land and horticultural land (as amended by LB 968); and
- (3) 75% 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.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

General Description of Real Property in Banner County

Per the 2006 County Abstract, Banner County consists of the following real property types:

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	73	3.84%	1,600,041	1.35%
Commercial	10	0.53%	193,042	0.16%
Recreational	0	0.00%	0	0.00%
Agricultural	1175	62.55%	64,822,917	54.80%
Agricultural Improved	395	21.04%	60,939,001	37.94%
Mineral Interest - Producing	102	5.31%	9,604,108	5.56%
Mineral Interest - Non producing	118	6.21%		0.00%
Game & Parks	10	0.53%	292,820	0.19%
Special Value	0	0.00%		0.00%
	1901		118,349,337	

Agricultural land – taxable acres

Other pertinent facts: county is predominately agricultural consisting of the following sub classes

Irrigation	26,819.15 acres
Dry crop	119,054.39 acres
Grass & CRP	314,717.67 acres
Waste	6,277.19 acres
Other (feedlot & shelterbelt)	2,199.38 acres

Total of 469,067.78 acres with a value of 89,365,997

New property : For assessment year 2006, an estimated 4 information statements were filed for new property construction within the county, however 10 parcels were on the pickup list

For more information see 2006 Reports & Opinions, Abstract and Assessor Survey

Current Resources

A. Staff/Budget/Training

Presently have 2 permanent part time employees – Both employed since February of 2006

The 2006 budget for the assessor's office was \$ 28,810 plus \$16,500 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) Since this is an ex/officio office there are also amounts budgeted in the clerk, clerk of the district court, and election budget for the salaries of employees, etc.

Training – Since both employees are new, they have not attended any classes. Plans are to alternate attending the basic courses in the next year

B Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book which is updated periodically. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old

C Property Record Cards – new cards have been prepared for the 2006 year.

For strictly ag land parcels, the land valuation sheets are printed on Terra Scan and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number . This number is also noted on the Terra Scan improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches are loaded in the Terra Scan program .

D Software for CAMA and Assessment Administration is through a contract with Terra Scan. We received a grant for an ESRI software and instructions in August of 2005. Due to the workload, this has not been installed. Hopefully during the 2006-2007 year this can be completed and employees will take the classes but the data input will probably be slow because of the approximately \$45,000 as estimated by M C Schaff and Associates as their cost.

E Web based – property record information access – There are no plans at this time to supply this information through a web site.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Since this is an ex/officio office the deeds and Form 521's are processed as they are filed. A copy of the 521 is filed in a notebook with a copy of the deed and agland inventory sheets if applicable. At the time the 521's are processed a form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

B Data Collection

All parcels were reviewed for the 2005 year. Since both employees are new and because of the difficulty in finding someone outside of the office to do a review, there was no review of the improvements for 2006. After basic training for an employee the improvement review of one-third of the county will resume for 2007.

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

D Approaches to Value

- 1 Market approach; sales comparison – Used for agland sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the agland sales where purchaser is actually occupying home are also included in the residential sales for computations. The median was low for 2006 but because of the small number of sales, no values were increased.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2003

available in conjunction with the Terra Scan program were used for 2006. Depreciation was figured on the 8 qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
- 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each years sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County irregardless if the value changed or not. For 2005 the assessment summary for agland was also included with the COV notice as a convenience for the landowner in having a record of acreages and values. However, there were scattered problems with Terra Scan printing double the acreages on the assessment summaries. One taxpayer used this as the basis for 2 protests to the CBOE so that this practice was discontinued for 2006 with just a notice being sent telling the landowner that if they so requested we would furnish this information.

Level of Value, Quality and Uniformity for assessment year 2006:

Property Class	Median	COD	PRD
Residential	54%	31.00	104.51
Commercial	no sales		
Agricultural Land	76%	17.97	102.86

*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 2007

Residential – The improvements located in the two western ranges will be reviewed. At the present time plans are not definite whether it will be done in house or if a data collector will be hired. The costing table will be updated in the Terra Scan program from 2003 that is currently being used.

Commercial - Commercial properties that are located in the western two ranges will be reviewed at the same time as the residential and farm buildings.

Agricultural Land – – We have mailed post cards to landowners requesting permission to obtain maps from the FSA office for 1/3 of the sections for the 2007 year. Our local FSA office is still scheduled to close in the future and it is unknown if the maps can be obtained from other FSA offices. Supposedly land owners will be given a choice of which office will handle their programs so could be a problem determining which county FSA to contact for maps.

Special Value – Agland - no special value anticipated

Assessment Actions Planned for Assessment Year 2008

Residential – The improvements in the middle two ranges will be reviewed. The same problem of who will be the data collector as the previous year

Commercial – Commercial property in the middle two ranges will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- If maps from the FSA offices can not be obtained, hopefully enough of the GIS program will be in place to allow acreage checks for 2008

Special Value – Agland – no special value anticipated

Assessment Actions Planned for Assessment Year 2009

Residential – The improvements in the east two ranges will be reviewed. The same problem of who will be the data collector as the previous year

Commercial – Commercial property in the middle two ranges will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- If maps from the FSA offices can not be obtained, hopefully enough of the GIS program will be in place to allow acreage checks for 2008 or 2009

Special Value – Agland – no special value anticipated

Other Functions performed by the assessor's office, but not limited to:

1. Record Maintenance, mapping updates, and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
- 3 Personal Property; administer annual filing of 200 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
- 4 Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5 Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 20 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7 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.
- 8 Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 10 Tax List Corrections – prepare tax list correction documents for county board approval

9 County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information. Since this is an ex/officio office, we also take minutes of the CBOE meeting, and complete the Form 422 and mail to protestor

10 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation

11 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC

12 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification . The 2 new employees have not had previous experience or classes however, both will attend Class 101 this year and hopefully attend a measurement class in the next year. The assessor and all employees will take the ESRI classes for the GIS program

Conclusion:

The 2006-2007 budget request will be approximately the same as the previous year. I am going to request that \$5,000 again be budgeted for the ESRI program that we are receiving through a grant. However, Banner County is at the statutory limit for budget and with the increase in expense for fuel, repairs, and etc for the road department, I don't know if this will be approved.

Respectfully submitted:

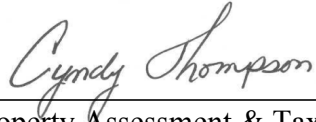
Assessor's signature _____ Date:_____

Certification

This is to certify that the 2007 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 Banner County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8020.

Dated this 9th day of April, 2007.



Property Assessment & Taxation