

## 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.

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>114</b>	<b>COD</b>	<b>27.34</b>
Total Sales Price	\$	6211033	<b>PRD</b>	<b>114.97</b>
Total Adj. Sales Price	\$	6211033	COV	46.64
Total Assessed Value	\$	5566435	STD	48.06
Avg. Adj. Sales Price	\$	54482.75	Avg. Abs. Dev.	26.17
Avg. Assessed Value	\$	48828.38	Min	14.84
<b>Median</b>		<b>95.73</b>	Max	471.67
Wgt. Mean		89.62	95% Median C.I.	88.77 to 99.55
Mean		103.03	95% Wgt. Mean C.I.	85.53 to 93.71
			95% Mean C.I.	94.21 to 111.86
% of Value of the Class of all Real Property Value in the County				16.16
% of Records Sold in the Study Period				5.37
% of Value Sold in the Study Period				5.66
Average Assessed Value of the Base				46,326

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>114</b>	<b>95.73</b>	<b>27.34</b>	<b>114.97</b>
<b>2006</b>	109	96.08	25.43	112.18
<b>2005</b>	100	96.67	22.75	108.19
<b>2004</b>	101	99.40	23.55	110.07
<b>2003</b>	115	99	12.21	104.49
<b>2002</b>	177	94	27.19	117.57
<b>2001</b>	180	92	22.42	109.53

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>20</b>	<b>COD</b>	<b>35.78</b>
Total Sales Price	\$	599250	<b>PRD</b>	<b>104.11</b>
Total Adj. Sales Price	\$	599250	COV	44.30
Total Assessed Value	\$	584165	STD	44.96
Avg. Adj. Sales Price	\$	29962.50	Avg. Abs. Dev.	32.98
Avg. Assessed Value	\$	29208.25	Min	32.00
<b>Median</b>		<b>92.19</b>	Max	207.74
Wgt. Mean		97.48	95% Median C.I.	70.24 to 119.49
Mean		101.49	95% Wgt. Mean C.I.	82.80 to 112.17
			95% Mean C.I.	80.45 to 122.54
% of Value of the Class of all Real Property Value in the County				4.06
% of Records Sold in the Study Period				4.8
% of Value Sold in the Study Period				2.37
Average Assessed Value of the Base				59,166

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>20</b>	<b>92.19</b>	<b>35.78</b>	<b>104.11</b>
<b>2006</b>	19	94.30	44.95	109.11
<b>2005</b>	21	99.14	29.46	115.16
<b>2004</b>	29	99.06	24.63	112.82
<b>2003</b>	34	99	13.44	99.22
<b>2002</b>	37	93	50.39	123.75
<b>2001</b>	35	92	46.64	136.78

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>64</b>	<b>COD</b>	<b>16.98</b>
Total Sales Price	\$ 14429404	<b>PRD</b>	<b>108.17</b>
Total Adj. Sales Price	\$ 14527304	COV	25.09
Total Assessed Value	\$ 9853950	STD	18.41
Avg. Adj. Sales Price	\$ 226989.13	Avg. Abs. Dev.	12.22
Avg. Assessed Value	\$ 153967.97	Min	46.29
<b>Median</b>	<b>71.93</b>	Max	163.20
Wgt. Mean	67.83	95% Median C.I.	69.22 to 75.85
Mean	73.37	95% Wgt. Mean C.I.	63.55 to 72.11
		95% Mean C.I.	68.86 to 77.88
% of Value of the Class of all Real Property Value in the County			80.56
% of Records Sold in the Study Period			2.15
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			164,405

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>64</b>	<b>71.93</b>	<b>16.98</b>	<b>108.17</b>
<b>2006</b>	63	74.45	14.97	105.01
<b>2005</b>	70	77.01	15.12	103.86
<b>2004</b>	63	75.93	16.04	102.25
<b>2003</b>	58	75	21.08	103.2
<b>2002</b>	55	75	20.82	97.67
<b>2001</b>	93	74	15.58	101.5



## **2007 Opinions of the Property Tax Administrator for Boone County**

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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 Boone County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Boone County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

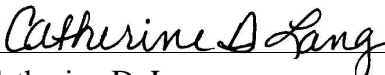
It is my opinion that the level of value of the class of commercial real property in Boone County is 92% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Boone County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Boone County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Boone County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Boone County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified residential statistics indicates that all valuation subclasses with a sufficient number of sales are within the acceptable range. Although the quality statistics improved since the preliminary statistics, they are both outside the acceptable range. The sales utilization statistics indicate that Boone County has utilized all available arm's length sales. The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment actions are applied to the sales file and population in a similar manner. The following tables express an acceptable level of value for the class, and it is best measured by the median measure of central tendency.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>208</b>	<b>114</b>	<b>54.81</b>
<b>2006</b>	<b>216</b>	<b>109</b>	<b>50.46</b>
<b>2005</b>	<b>202</b>	<b>100</b>	<b>49.5</b>
<b>2004</b>	<b>189</b>	<b>101</b>	<b>53.44</b>
<b>2003</b>	<b>198</b>	<b>121</b>	<b>61.11</b>
<b>2002</b>	<b>214</b>	<b>177</b>	<b>82.71</b>
<b>2001</b>	<b>222</b>	<b>190</b>	<b>85.59</b>

RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section  
for Boone County**

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**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 Boone County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>95.35</b>	<b>1.22</b>	<b>96.52</b>	<b>95.73</b>
<b>2006</b>	<b>96.08</b>	<b>-0.12</b>	<b>95.97</b>	<b>96.08</b>
<b>2005</b>	<b>95.76</b>	<b>1.1</b>	<b>96.81</b>	<b>96.67</b>
<b>2004</b>	<b>96.98</b>	<b>8.19</b>	<b>104.93</b>	<b>99.40</b>
<b>2003</b>	<b>91</b>	<b>5.09</b>	<b>95.63</b>	<b>99</b>
<b>2002</b>	<b>89.66</b>	<b>0.44</b>	<b>90.05</b>	<b>94</b>
<b>2001</b>	<b>92</b>	<b>0.26</b>	<b>92.24</b>	<b>92</b>

RESIDENTIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section  
for Boone County**

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**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 Boone County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>1.66</b>	<b>2007</b>	<b>1.22</b>
<b>4.11</b>	<b>2006</b>	<b>-0.12</b>
<b>9.02</b>	<b>2005</b>	<b>1.1</b>
<b>11.55</b>	<b>2004</b>	<b>8.19</b>
<b>11</b>	<b>2003</b>	<b>5</b>
<b>1.24</b>	<b>2002</b>	<b>0.44</b>
<b>-0.98</b>	<b>2001</b>	<b>0.26</b>

RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

## 2007 Correlation Section for Boone County

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### 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 Boone County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.73</b>	<b>89.62</b>	<b>103.03</b>

RESIDENTIAL: The measures of central tendency reflect that mean and weighted mean are both outside of the acceptable range. The median is within the acceptable range.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>27.34</b>	<b>114.97</b>
<b>Difference</b>	<b>12.34</b>	<b>11.97</b>

**RESIDENTIAL:** Although the quality statistics improved since the preliminary statistics, they are both outside the acceptable range. The removing of outliers for analysis purposes fails to bring the COD and PRD within the acceptable range.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>110</b>	<b>114</b>	<b>4</b>
<b>Median</b>	<b>95.35</b>	<b>95.73</b>	<b>0.38</b>
<b>Wgt. Mean</b>	<b>89.19</b>	<b>89.62</b>	<b>0.43</b>
<b>Mean</b>	<b>103.30</b>	<b>103.03</b>	<b>-0.27</b>
<b>COD</b>	<b>28.93</b>	<b>27.34</b>	<b>-1.59</b>
<b>PRD</b>	<b>115.81</b>	<b>114.97</b>	<b>-0.84</b>
<b>Min Sales Ratio</b>	<b>14.84</b>	<b>14.84</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>471.67</b>	<b>471.67</b>	<b>0</b>

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. Four sales were added after the preliminary statistics. Because of missing property class information in the sales file at that time, the sales were included in the qualified preliminary miscellaneous file.

**2007 Correlation Section  
for Boone County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: There were no reported assessment actions to this class of property for 2007, and the following tables reflect that report. The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity. The sales utilization statistics indicate that Boone County has utilized all available arm's length sales. The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment actions are applied to the sales file and population in a similar manner. Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range, and it is best measured by the median measure of central tendency.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>47</b>	<b>20</b>	<b>42.55</b>
<b>2006</b>	<b>48</b>	<b>19</b>	<b>39.58</b>
<b>2005</b>	<b>58</b>	<b>21</b>	<b>36.21</b>
<b>2004</b>	<b>52</b>	<b>29</b>	<b>55.77</b>
<b>2003</b>	<b>63</b>	<b>34</b>	<b>53.97</b>
<b>2002</b>	<b>53</b>	<b>37</b>	<b>69.81</b>
<b>2001</b>	<b>59</b>	<b>37</b>	<b>62.71</b>

COMMERCIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section  
for Boone County**

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**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 Boone County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>92.19</b>	<b>0.83</b>	<b>92.95</b>	<b>92.19</b>
<b>2006</b>	<b>94.30</b>	<b>-58.14</b>	<b>39.47</b>	<b>94.30</b>
<b>2005</b>	<b>99.14</b>	<b>-0.14</b>	<b>99</b>	<b>99.14</b>
<b>2004</b>	<b>99.06</b>	<b>0.54</b>	<b>99.6</b>	<b>99.06</b>
<b>2003</b>	<b>92</b>	<b>3.23</b>	<b>94.97</b>	<b>99</b>
<b>2002</b>	<b>92</b>	<b>-1.87</b>	<b>90.28</b>	<b>93</b>
<b>2001</b>	<b>77</b>	<b>0.14</b>	<b>77.11</b>	<b>92</b>

COMMERCIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section  
for Boone County**

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**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 Boone County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>0.83</b>
<b>0</b>	<b>2006</b>	<b>-58.14</b>
<b>0</b>	<b>2005</b>	<b>-0.14</b>
<b>-0.95</b>	<b>2004</b>	<b>0.54</b>
<b>12</b>	<b>2003</b>	<b>3</b>
<b>0</b>	<b>2002</b>	<b>-1.87</b>
<b>2.87</b>	<b>2001</b>	<b>0.14</b>

COMMERCIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

## 2007 Correlation Section for Boone County

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### **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 Boone County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>92.19</b>	<b>97.48</b>	<b>101.49</b>

COMMERCIAL: The median and weighted mean are within the acceptable range, while the mean is outside the acceptable range. Analyzing the sample removing the influence of outliers does not improve the relationship of the three measures. The median measure, while the lowest of the three, appears to be the best measure because it is the least influenced by the outliers or high dollar sales present in this sample.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>35.78</b>	<b>104.11</b>
<b>Difference</b>	<b>15.78</b>	<b>1.11</b>

**COMMERCIAL:** The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>20</b>	<b>20</b>	<b>0</b>
<b>Median</b>	<b>92.19</b>	<b>92.19</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>97.48</b>	<b>97.48</b>	<b>0</b>
<b>Mean</b>	<b>101.49</b>	<b>101.49</b>	<b>0</b>
<b>COD</b>	<b>35.78</b>	<b>35.78</b>	<b>0</b>
<b>PRD</b>	<b>104.11</b>	<b>104.11</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>32.00</b>	<b>32.00</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>207.74</b>	<b>207.74</b>	<b>0</b>

COMMERCIAL: There are no changes between the preliminary and R&O statistics which is consistent with the assessment actions reported by the county for 2007.

**2007 Correlation Section  
for Boone County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified unimproved agricultural statistics indicates that the level of value is also within the acceptable range for the two market areas represented by a sufficient number of sales.

Of the two quality statistics, the price related differential appears to be slightly outside of the acceptable range. Further analysis of the sales file shows a significant number of high dollar properties with lower assessment to sales ratios. This typically suggests regressivity in assessment of agricultural land. Boone County analyzes the agricultural market using selling prices related to the land capability groupings for each market area. While an appropriate method, large dollar sales with low ratios can often skew the weighted mean resulting in a high PRD. This appears to be the situation in Boone County, and while the PRD is outside the acceptable range, the Department considers the assessment practices to be in accordance with professionally acceptable mass appraisal techniques.

The sales utilization statistics indicate that Boone County has utilized all available arm's length sales. The agricultural land assessment actions reported by the county are reflected accurately in the sales file and the relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. These statistics signify an acceptable level of value best indicated by the median measure of central tendency.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>132</b>	<b>64</b>	<b>48.48</b>
<b>2006</b>	<b>135</b>	<b>63</b>	<b>46.67</b>
<b>2005</b>	<b>133</b>	<b>70</b>	<b>52.63</b>
<b>2004</b>	<b>128</b>	<b>63</b>	<b>49.22</b>
<b>2003</b>	<b>106</b>	<b>58</b>	<b>54.72</b>
<b>2002</b>	<b>86</b>	<b>57</b>	<b>66.28</b>
<b>2001</b>	<b>87</b>	<b>63</b>	<b>72.41</b>

AGRICULTURAL UNIMPROVED: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section  
for Boone County**

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**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 Boone County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>70.78</b>	<b>5.25</b>	<b>74.5</b>	<b>71.93</b>
<b>2006</b>	<b>72.25</b>	<b>4.09</b>	<b>75.21</b>	<b>74.45</b>
<b>2005</b>	<b>71.11</b>	<b>9.52</b>	<b>77.88</b>	<b>77.01</b>
<b>2004</b>	<b>67.04</b>	<b>10.83</b>	<b>74.3</b>	<b>75.93</b>
<b>2003</b>	<b>70</b>	<b>6.83</b>	<b>74.78</b>	<b>75</b>
<b>2002</b>	<b>70.12</b>	<b>3.48</b>	<b>72.56</b>	<b>75</b>
<b>2001</b>	<b>70</b>	<b>2.3</b>	<b>71.61</b>	<b>74</b>

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section  
for Boone County**

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**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 Boone County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>4.86</b>	<b>2007</b>	<b>5.25</b>
<b>8.31</b>	<b>2006</b>	<b>4.09</b>
<b>5.82</b>	<b>2005</b>	<b>9.52</b>
<b>17.25</b>	<b>2004</b>	<b>10.83</b>
<b>7</b>	<b>2003</b>	<b>7</b>
<b>5.63</b>	<b>2002</b>	<b>3.48</b>
<b>5.78</b>	<b>2001</b>	<b>2.3</b>

AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

## 2007 Correlation Section for Boone County

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### 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 Boone County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71.93</b>	<b>67.83</b>	<b>73.37</b>

AGRICULTURAL UNIMPROVED: Table V shows that of the three measures of central tendency the weighted mean is the only measure that falls outside of the acceptable range. Further analysis shows that the removal of one high-dollar sale brings that statistic within the acceptable range. It is considered that the three measures are relatively similar and within the acceptable range, suggesting that the level of value for this class is within the acceptable range.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>16.98</b>	<b>108.17</b>
<b>Difference</b>	<b>0</b>	<b>5.17</b>

**AGRICULTURAL UNIMPROVED:** The price related differential appears to be slightly outside of the acceptable range. Further analysis of the sales file shows a significant number of high dollar properties with lower assessment to sales ratios. This typically suggests regressivity in assessment of agricultural land.

**2007 Correlation Section  
for Boone County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>64</b>	<b>64</b>	<b>0</b>
<b>Median</b>	<b>70.78</b>	<b>71.93</b>	<b>1.15</b>
<b>Wgt. Mean</b>	<b>66.10</b>	<b>67.83</b>	<b>1.73</b>
<b>Mean</b>	<b>71.98</b>	<b>73.37</b>	<b>1.39</b>
<b>COD</b>	<b>17.87</b>	<b>16.98</b>	<b>-0.89</b>
<b>PRD</b>	<b>108.90</b>	<b>108.17</b>	<b>-0.73</b>
<b>Min Sales Ratio</b>	<b>42.50</b>	<b>46.29</b>	<b>3.79</b>
<b>Max Sales Ratio</b>	<b>163.20</b>	<b>163.20</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The quality statistics improved slightly with the assessment actions by the county.

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

06 Boone

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	94,907,645	98,303,390	3,395,745	3.58	2,235,955	1.22
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	27,972,760	27,960,165	-12,595	-0.05	*-----	-0.05
<b>4. Total Residential (sum lines 1-3)</b>	<b>122,880,405</b>	<b>126,263,555</b>	<b>3,383,150</b>	<b>2.75</b>	<b>2,235,955</b>	<b>0.93</b>
5. Commercial	23,182,075	24,477,465	1,295,390	5.59	1,298,233	-0.01
6. Industrial	0	194,940	194,940		0	
7. Ag-Farmsite Land, Outbuildings	58,089,544	58,442,149	352,605	0.61	877,962	-0.9
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>81,271,619</b>	<b>83,114,554</b>	<b>1,842,935</b>	<b>2.27</b>	<b>1,905,865</b>	<b>-0.08</b>
<b>10. Total Non-Agland Real Property</b>	<b>204,152,024</b>	<b>209,417,619</b>	<b>5,265,595</b>	<b>2.58</b>	<b>4,412,150</b>	<b>0.42</b>
11. Irrigated	214,885,805	245,602,350	30,716,545	14.29		
12. Dryland	126,515,685	118,389,145	-8,126,540	-6.42		
13. Grassland	62,516,530	61,161,715	-1,354,815	-2.17		
14. Wasteland	125,790	122,480	-3,310	-2.63		
15. Other Agland	51,295	50,675	-620	-1.21		
<b>16. Total Agricultural Land</b>	<b>404,095,105</b>	<b>425,326,365</b>	<b>21,231,260</b>	<b>5.25</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>608,247,129</b>	<b>634,743,984</b>	<b>26,496,855</b>	<b>4.36</b>	<b>4,412,150</b>	<b>3.63</b>

\*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

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

NUMBER of Sales:	114	<b>MEDIAN:</b>	<b>96</b>	COV:	46.64	95% Median C.I.:	88.77 to 99.55
TOTAL Sales Price:	6,211,033	WGT. MEAN:	90	STD:	48.06	95% Wgt. Mean C.I.:	85.53 to 93.71
TOTAL Adj.Sales Price:	6,211,033	MEAN:	103	AVG.ABS.DEV:	26.17	95% Mean C.I.:	94.21 to 111.86
TOTAL Assessed Value:	5,566,435						
AVG. Adj. Sales Price:	54,482	COD:	27.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,828	PRD:	114.97	MIN Sales Ratio:	14.84		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	15	93.42	94.17	93.37	12.53	100.86	60.00	139.28	84.34 to 99.55	61,113	57,060
10/01/04 TO 12/31/04	13	86.92	89.13	85.66	15.25	104.05	64.43	143.02	72.80 to 97.72	79,846	68,397
01/01/05 TO 03/31/05	10	108.90	113.70	98.76	20.44	115.12	67.53	163.37	76.69 to 159.00	52,133	51,488
04/01/05 TO 06/30/05	14	104.98	141.68	99.43	59.53	142.48	56.57	471.67	62.31 to 199.93	43,892	43,643
07/01/05 TO 09/30/05	22	94.12	98.20	94.53	20.12	103.88	67.80	167.40	78.45 to 107.55	57,700	54,545
10/01/05 TO 12/31/05	16	109.83	112.37	91.94	31.43	122.21	14.84	214.30	86.53 to 135.73	35,137	32,306
01/01/06 TO 03/31/06	12	81.81	82.43	71.17	22.45	115.82	51.51	121.27	61.94 to 99.15	62,483	44,468
04/01/06 TO 06/30/06	12	91.90	92.22	82.53	14.50	111.74	63.63	116.46	79.30 to 106.97	44,925	37,078
<u>Study Years</u>											
07/01/04 TO 06/30/05	52	96.06	109.46	92.90	30.74	117.83	56.57	471.67	89.69 to 102.96	59,433	55,210
07/01/05 TO 06/30/06	62	94.98	97.65	86.38	24.59	113.05	14.84	214.30	85.60 to 102.12	50,330	43,475
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	62	103.15	114.17	95.80	33.14	119.18	14.84	471.67	90.64 to 110.79	47,861	45,851
<u>ALL</u>											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	52	92.84	93.59	89.42	18.73	104.66	14.84	162.89	86.38 to 101.86	71,006	63,493
CEDAR RAPIDS	15	98.70	114.92	91.01	35.22	126.27	60.00	214.30	76.69 to 159.00	34,066	31,005
PETERSBURG	13	95.86	133.58	88.45	61.41	151.03	60.75	471.67	74.28 to 205.50	33,538	29,663
PRIMROSE	2	100.00	100.00	100.28	0.85	99.72	99.15	100.85	N/A	30,000	30,085
RURAL	11	96.25	99.68	93.65	23.17	106.44	47.38	143.02	72.80 to 138.13	63,154	59,144
ST. EDWARD	21	99.14	101.07	86.08	24.86	117.41	51.51	170.79	81.63 to 118.97	38,904	33,490
<u>ALL</u>											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	103	95.60	103.39	89.11	27.81	116.02	14.84	471.67	88.19 to 99.55	53,556	47,726
2	1	96.25	96.25	96.25			96.25	96.25	N/A	80,000	77,000
3	10	96.88	100.02	93.31	25.32	107.19	47.38	143.02	72.80 to 138.13	61,470	57,358
<u>ALL</u>											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**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

(!: AVTot=0)  
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TOTAL Adj.Sales Price:	6,211,033	MEAN:	103	AVG.ABS.DEV:	26.17	95% Mean C.I.:	94.21 to 111.86
TOTAL Assessed Value:	5,566,435						
AVG. Adj. Sales Price:	54,482	COD:	27.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,828	PRD:	114.97	MIN Sales Ratio:	14.84		

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**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	109	95.60	103.91	89.86	27.47	115.64	47.38	471.67	88.19 to 99.55	55,837	50,173
2	4	103.77	83.29	68.67	24.66	121.29	14.84	110.79	N/A	14,950	10,266
3	1	86.92	86.92	86.92			86.92	86.92	N/A	65,000	56,495
<u>ALL</u>											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828
06											
07											
<u>ALL</u>											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	86.38	86.38	86.38			86.38	86.38	N/A	70,000	60,465
02-0018	1	88.77	88.77	88.77			88.77	88.77	N/A	160,000	142,030
06-0001	76	94.24	101.14	90.07	27.14	112.28	14.84	471.67	85.80 to 101.86	61,007	54,951
06-0006	17	99.15	113.17	91.99	31.06	123.02	60.00	214.30	76.69 to 159.00	33,588	30,897
06-0017	19	99.14	103.19	85.64	25.50	120.50	51.51	170.79	81.63 to 120.23	40,710	34,863
39-0010											
39-0055											
59-0013											
59-0080											
63-0001											
NonValid School	1	86.38	86.38	86.38			86.38	86.38	N/A	70,000	60,465
<u>ALL</u>											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**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

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

NUMBER of Sales:	114	<b>MEDIAN:</b>	<b>96</b>	COV:	46.64	95% Median C.I.:	88.77 to 99.55
TOTAL Sales Price:	6,211,033	WGT. MEAN:	90	STD:	48.06	95% Wgt. Mean C.I.:	85.53 to 93.71
TOTAL Adj.Sales Price:	6,211,033	MEAN:	103	AVG.ABS.DEV:	26.17	95% Mean C.I.:	94.21 to 111.86
TOTAL Assessed Value:	5,566,435						
AVG. Adj. Sales Price:	54,482	COD:	27.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,828	PRD:	114.97	MIN Sales Ratio:	14.84		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	102.78	80.92	67.07	25.94	120.65	14.84	110.79	14.84 to 110.79	18,333	12,296
Prior TO 1860											
1860 TO 1899	6	77.36	83.23	85.86	26.34	96.93	60.00	112.07	60.00 to 112.07	20,783	17,845
1900 TO 1919	50	99.07	113.59	95.68	29.77	118.73	56.57	471.67	93.42 to 116.46	39,682	37,966
1920 TO 1939	16	87.90	97.99	88.58	23.07	110.62	51.51	206.72	79.30 to 108.86	59,427	52,640
1940 TO 1949											
1950 TO 1959	1	107.55	107.55	107.55			107.55	107.55	N/A	105,000	112,930
1960 TO 1969	6	88.38	86.36	84.23	8.57	102.54	72.80	98.24	72.80 to 98.24	84,166	70,893
1970 TO 1979	13	82.82	97.56	79.65	30.57	122.48	63.63	205.50	69.08 to 107.00	70,592	56,226
1980 TO 1989	7	90.64	105.50	91.12	29.17	115.78	74.28	199.93	74.28 to 199.93	69,071	62,935
1990 TO 1994	1	68.61	68.61	68.61			68.61	68.61	N/A	105,000	72,045
1995 TO 1999	2	123.76	123.76	89.13	35.26	138.85	80.12	167.40	N/A	73,600	65,600
2000 TO Present	6	102.60	94.15	94.09	10.98	100.07	51.98	107.55	51.98 to 107.55	129,666	121,998
ALL	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	163.00	228.53	231.99	67.52	98.51	116.46	471.67	N/A	2,700	6,263
5000 TO 9999	9	120.23	129.92	131.49	40.45	98.81	60.00	214.30	62.31 to 206.72	7,411	9,745
Total \$											
1 TO 9999	13	120.50	160.26	145.50	56.06	110.15	60.00	471.67	82.82 to 206.72	5,961	8,673
10000 TO 29999	29	110.79	112.75	109.38	25.21	103.08	14.84	199.93	95.86 to 130.23	18,086	19,783
30000 TO 59999	25	98.58	94.28	93.03	14.08	101.35	47.38	135.73	86.53 to 101.86	44,308	41,217
60000 TO 99999	28	86.65	86.87	86.66	13.63	100.24	61.94	138.13	76.69 to 93.42	74,279	64,368
100000 TO 149999	15	83.16	84.00	84.22	18.07	99.74	51.98	107.55	68.61 to 102.96	118,966	100,192
150000 TO 249999	4	86.06	85.86	85.45	11.21	100.47	69.08	102.24	N/A	159,250	136,082
ALL	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	114	<b>MEDIAN:</b>	<b>96</b>	COV:	46.64	95% Median C.I.:	88.77 to 99.55
TOTAL Sales Price:	6,211,033	WGT. MEAN:	90	STD:	48.06	95% Wgt. Mean C.I.:	85.53 to 93.71
TOTAL Adj.Sales Price:	6,211,033	MEAN:	103	AVG.ABS.DEV:	26.17	95% Mean C.I.:	94.21 to 111.86
TOTAL Assessed Value:	5,566,435						
AVG. Adj. Sales Price:	54,482	COD:	27.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,828	PRD:	114.97	MIN Sales Ratio:	14.84		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	91.41	100.79	37.90	68.06	265.94	14.84	205.50	N/A	8,625	3,268
5000 TO 9999	6	91.69	90.14	85.11	24.30	105.91	60.00	120.23	60.00 to 120.23	7,083	6,028
Total \$ _____											
1 TO 9999	10	91.69	94.40	63.95	41.72	147.60	14.84	205.50	60.00 to 120.50	7,700	4,924
10000 TO 29999	33	112.07	132.28	109.37	38.19	120.94	47.38	471.67	99.15 to 139.28	17,793	19,460
30000 TO 59999	36	88.86	90.29	85.90	15.56	105.10	56.57	143.02	84.34 to 98.70	53,328	45,811
60000 TO 99999	22	87.13	90.25	86.66	17.59	104.14	51.98	138.13	78.45 to 98.99	85,227	73,857
100000 TO 149999	11	90.64	90.11	88.67	10.56	101.63	69.08	107.55	76.34 to 105.72	132,454	117,440
150000 TO 249999	2	104.90	104.90	104.76	2.53	100.13	102.24	107.55	N/A	147,500	154,517
ALL _____											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	102.78	80.92	67.07	25.94	120.65	14.84	110.79	14.84 to 110.79	18,333	12,296
10	1	120.50	120.50	120.50			120.50	120.50	N/A	1,000	1,205
20	23	101.86	108.90	91.75	30.89	118.70	60.00	214.30	83.34 to 120.23	24,365	22,355
30	72	96.99	106.41	93.10	26.53	114.30	51.51	471.67	88.77 to 100.85	58,321	54,295
40	12	83.33	81.14	79.67	15.00	101.85	51.98	107.55	68.61 to 94.04	111,708	88,998
ALL _____											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	103.77	83.29	68.67	24.66	121.29	14.84	110.79	N/A	14,950	10,266
100	1	199.93	199.93	199.93			199.93	199.93	N/A	15,000	29,990
101	62	94.20	99.06	88.15	25.27	112.37	51.51	206.72	82.82 to 100.85	61,993	54,649
102	13	88.77	92.06	89.01	16.89	103.42	56.57	135.73	79.30 to 110.19	65,807	58,576
104	31	98.99	116.92	94.51	32.67	123.71	67.53	471.67	85.80 to 116.46	42,610	40,271
106	2	76.19	76.19	65.17	37.81	116.91	47.38	105.00	N/A	25,100	16,357
111	1	97.72	97.72	97.72			97.72	97.72	N/A	66,000	64,495
ALL _____											
	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**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

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

NUMBER of Sales:	114	<b>MEDIAN:</b>	<b>96</b>	COV:	46.64	95% Median C.I.:	88.77 to 99.55
TOTAL Sales Price:	6,211,033	WGT. MEAN:	90	STD:	48.06	95% Wgt. Mean C.I.:	85.53 to 93.71
TOTAL Adj.Sales Price:	6,211,033	MEAN:	103	AVG.ABS.DEV:	26.17	95% Mean C.I.:	94.21 to 111.86
TOTAL Assessed Value:	5,566,435						
AVG. Adj. Sales Price:	54,482	COD:	27.34	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,828	PRD:	114.97	MIN Sales Ratio:	14.84		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	102.78	80.92	67.07	25.94	120.65	14.84	110.79	14.84 to 110.79	18,333	12,296
10	2	120.47	120.47	122.25	3.33	98.54	116.46	124.48	N/A	8,650	10,575
20	13	118.97	138.44	104.52	49.74	132.45	60.00	471.67	81.63 to 143.53	24,223	25,318
30	55	90.64	96.78	87.53	22.57	110.56	51.51	205.50	84.80 to 99.14	51,136	44,760
40	37	95.60	102.65	90.40	23.49	113.55	51.98	206.72	87.24 to 102.96	77,359	69,931
50	1	98.99	98.99	98.99			98.99	98.99	N/A	94,000	93,055
ALL	114	95.73	103.03	89.62	27.34	114.97	14.84	471.67	88.77 to 99.55	54,482	48,828

**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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(! : Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj.Sales Price:	599,250	MEAN:	101	AVG.ABS.DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<b>Qrtrs</b>											
07/01/03 TO 09/30/03	2	63.79	63.79	64.80	10.11	98.43	57.34	70.24	N/A	34,550	22,390
10/01/03 TO 12/31/03	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
01/01/04 TO 03/31/04	2	132.70	132.70	113.19	15.68	117.23	111.89	153.50	N/A	16,000	18,110
04/01/04 TO 06/30/04	1	75.44	75.44	75.44			75.44	75.44	N/A	17,000	12,825
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	64.00	64.00	64.00			64.00	64.00	N/A	15,500	9,920
01/01/05 TO 03/31/05	3	75.44	113.05	121.83	57.79	92.79	66.46	197.25	N/A	16,666	20,305
04/01/05 TO 06/30/05	2	151.41	151.41	114.16	37.21	132.62	95.07	207.74	N/A	63,450	72,435
07/01/05 TO 09/30/05	4	92.70	89.41	87.40	12.90	102.30	68.16	104.07	N/A	19,000	16,606
10/01/05 TO 12/31/05	3	119.49	110.43	96.66	9.26	114.25	89.30	122.50	N/A	61,666	59,605
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	134.58	134.58	134.58			134.58	134.58	N/A	20,000	26,915
<b>Study Years</b>											
07/01/03 TO 06/30/04	6	72.84	83.40	76.52	41.47	108.99	32.00	153.50	32.00 to 153.50	20,975	16,050
07/01/04 TO 06/30/05	6	85.26	117.66	112.11	57.51	104.95	64.00	207.74	64.00 to 207.74	32,066	35,950
07/01/05 TO 06/30/06	8	101.37	102.94	96.85	16.99	106.28	68.16	134.58	68.16 to 134.58	35,125	34,019
<b>Calendar Yrs</b>											
01/01/04 TO 12/31/04	4	93.66	101.21	91.42	33.62	110.71	64.00	153.50	N/A	16,125	14,741
01/01/05 TO 12/31/05	12	96.87	110.91	103.00	31.71	107.68	66.46	207.74	75.44 to 122.50	36,491	37,585
ALL	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	7	86.73	98.23	94.59	35.74	103.84	57.34	207.74	57.34 to 207.74	38,942	36,837
CEDAR RAPIDS	7	98.67	96.50	85.90	35.38	112.33	32.00	153.50	32.00 to 153.50	15,607	13,407
RURAL	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
ST. EDWARD	5	95.07	93.90	97.77	15.29	96.04	75.44	119.49	N/A	39,480	38,600
ALL	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	18	92.19	97.62	94.60	32.41	103.19	32.00	207.74	68.16 to 119.49	31,236	29,549
3	2	136.35	136.35	141.28	44.67	96.50	75.44	197.25	N/A	18,500	26,137
ALL	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(! : Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj.Sales Price:	599,250	MEAN:	101	AVG.ABS.DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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**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	18	92.19	104.19	98.30	34.30	105.99	57.34	207.74	70.24 to 119.49	32,805	32,247
2	2	77.25	77.25	42.34	58.58	182.44	32.00	122.50	N/A	4,375	1,852
ALL	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0018											
06-0001	7	86.73	98.23	94.59	35.74	103.84	57.34	207.74	57.34 to 207.74	38,942	36,837
06-0006	7	98.67	96.50	85.90	35.38	112.33	32.00	153.50	32.00 to 153.50	15,607	13,407
06-0017	6	99.57	111.13	106.92	29.27	103.93	75.44	197.25	75.44 to 197.25	36,233	38,741
39-0010											
39-0055											
59-0013											
59-0080											
63-0001											
NonValid School											
ALL	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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	6	75.44	87.15	68.88	39.77	126.52	32.00	153.50	32.00 to 153.50	9,875	6,801
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	86.73	86.73	86.73			86.73	86.73	N/A	12,250	10,625
1920 TO 1939	2	137.95	137.95	131.67	50.59	104.77	68.16	207.74	N/A	23,625	31,107
1940 TO 1949	2	127.04	127.04	124.20	5.94	102.28	119.49	134.58	N/A	32,000	39,745
1950 TO 1959	1	66.46	66.46	66.46			66.46	66.46	N/A	13,000	8,640
1960 TO 1969	2	87.16	87.16	79.01	19.41	110.31	70.24	104.07	N/A	27,000	21,332
1970 TO 1979	3	111.89	135.94	130.42	29.37	104.23	98.67	197.25	N/A	25,000	32,605
1980 TO 1989	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
1990 TO 1994	2	73.32	73.32	83.80	21.79	87.50	57.34	89.30	N/A	84,550	70,850
1995 TO 1999											
2000 TO Present											
ALL	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(! : Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj.Sales Price:	599,250	MEAN:	101	AVG.ABS.DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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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 \$ _____											
1 TO 4999	2	138.00	138.00	138.00	11.23	100.00	122.50	153.50	N/A	1,000	1,380
5000 TO 9999	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
Total \$ _____											
1 TO 9999	3	122.50	102.67	53.74	33.06	191.03	32.00	153.50	N/A	3,250	1,746
10000 TO 29999	12	81.09	102.99	104.04	43.39	98.99	57.34	207.74	66.46 to 134.58	19,091	19,862
30000 TO 59999	3	111.89	100.54	100.31	14.67	100.23	70.24	119.49	N/A	38,333	38,451
100000 TO 149999	2	92.19	92.19	91.78	3.13	100.44	89.30	95.07	N/A	122,700	112,610
ALL _____											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	122.50	102.67	53.74	33.06	191.03	32.00	153.50	N/A	3,250	1,746
5000 TO 9999	2	65.23	65.23	65.12	1.89	100.16	64.00	66.46	N/A	14,250	9,280
Total \$ _____											
1 TO 9999	5	66.46	87.69	62.22	54.17	140.93	32.00	153.50	N/A	7,650	4,760
10000 TO 29999	9	75.44	85.63	82.26	22.52	104.10	57.34	134.58	68.16 to 104.07	22,122	18,196
30000 TO 59999	4	158.37	159.09	147.10	27.41	108.15	111.89	207.74	N/A	29,125	42,843
100000 TO 149999	2	92.19	92.19	91.78	3.13	100.44	89.30	95.07	N/A	122,700	112,610
ALL _____											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	77.25	77.25	42.34	58.58	182.44	32.00	122.50	N/A	4,375	1,852
10	16	92.19	105.50	98.24	36.12	107.39	57.34	207.74	68.16 to 134.58	33,906	33,309
20	2	93.66	93.66	98.98	19.46	94.63	75.44	111.89	N/A	24,000	23,755
ALL _____											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208



**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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(! : Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj.Sales Price:	599,250	MEAN:	101	AVG.ABS.DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	98.97	95.86	67.53	42.58	141.95	32.00	153.50	N/A	6,687	4,516
344	1	86.73	86.73	86.73			86.73	86.73	N/A	12,250	10,625
353	3	75.44	77.63	85.03	9.34	91.30	68.16	89.30	N/A	60,916	51,796
390	1	119.49	119.49	119.49			119.49	119.49	N/A	44,000	52,575
396	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
406	2	95.96	95.96	88.80	40.25	108.07	57.34	134.58	N/A	24,550	21,800
408	2	101.37	101.37	100.66	2.66	100.71	98.67	104.07	N/A	19,000	19,125
442	1	64.00	64.00	64.00			64.00	64.00	N/A	15,500	9,920
492	2	68.35	68.35	69.31	2.77	98.61	66.46	70.24	N/A	26,500	18,367
528	1	207.74	207.74	207.74			207.74	207.74	N/A	21,500	44,665
531	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
554	1	111.89	111.89	111.89			111.89	111.89	N/A	31,000	34,685
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208
04											
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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:	64	<b>MEDIAN:</b>	<b>72</b>	COV:	25.09	95% Median C.I.:	69.22 to 75.85	(! : Derived)
(AgLand) TOTAL Sales Price:	14,429,404	WGT. MEAN:	68	STD:	18.41	95% Wgt. Mean C.I.:	63.55 to 72.11	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	73	AVG.ABS.DEV:	12.22	95% Mean C.I.:	68.86 to 77.88	
(AgLand) TOTAL Assessed Value:	9,853,950							
AVG. Adj. Sales Price:	226,989	COD:	16.98	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	153,967	PRD:	108.17	MIN Sales Ratio:	46.29			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	93.66	93.66	97.87	23.22	95.70	71.91	115.41	N/A	146,750	143,617
10/01/03 TO 12/31/03	7	72.70	68.15	62.75	9.15	108.60	54.24	76.74	54.24 to 76.74	351,967	220,862
01/01/04 TO 03/31/04	6	80.46	79.31	79.36	5.26	99.94	69.67	84.55	69.67 to 84.55	162,090	128,635
04/01/04 TO 06/30/04	3	70.15	81.29	79.52	17.81	102.23	68.12	105.61	N/A	231,300	183,925
07/01/04 TO 09/30/04	3	75.41	77.63	76.17	7.58	101.92	70.17	87.32	N/A	72,500	55,225
10/01/04 TO 12/31/04	7	71.95	73.59	71.96	7.61	102.27	62.77	82.21	62.77 to 82.21	204,171	146,914
01/01/05 TO 03/31/05	6	72.32	73.88	72.28	13.76	102.22	60.69	95.36	60.69 to 95.36	163,576	118,225
04/01/05 TO 06/30/05	10	72.17	78.34	68.26	22.54	114.78	50.76	163.20	58.78 to 82.68	187,650	128,083
07/01/05 TO 09/30/05	3	78.18	84.79	76.65	16.10	110.62	69.22	106.98	N/A	264,833	203,000
10/01/05 TO 12/31/05	2	51.81	51.81	51.51	1.42	100.58	51.07	52.54	N/A	243,534	125,432
01/01/06 TO 03/31/06	8	55.57	59.65	57.53	15.55	103.69	46.29	80.89	46.29 to 80.89	321,818	185,136
04/01/06 TO 06/30/06	7	60.80	71.70	67.24	23.70	106.63	55.83	104.88	55.83 to 104.88	248,972	167,410
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	74.35	76.89	71.36	12.91	107.75	54.24	115.41	69.67 to 81.60	245,762	175,381
07/01/04 TO 06/30/05	26	73.06	75.95	70.69	14.81	107.44	50.76	163.20	69.61 to 77.15	173,256	122,471
07/01/05 TO 06/30/06	20	58.36	66.85	62.74	22.93	106.56	46.29	106.98	54.19 to 76.50	279,946	175,641
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	19	76.26	77.25	75.99	9.37	101.66	62.77	105.61	70.15 to 82.21	174,375	132,508
01/01/05 TO 12/31/05	21	70.17	75.46	68.85	20.69	109.60	50.76	163.20	60.97 to 78.18	197,120	135,716
<u>ALL</u>											
	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**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:	64	<b>MEDIAN:</b>	<b>72</b>	COV:	25.09	95% Median C.I.:	69.22 to 75.85	(!: Derived)
(AgLand) TOTAL Sales Price:	14,429,404	WGT. MEAN:	68	STD:	18.41	95% Wgt. Mean C.I.:	63.55 to 72.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	73	AVG.ABS.DEV:	12.22	95% Mean C.I.:	68.86 to 77.88	
(AgLand) TOTAL Assessed Value:	9,853,950							
AVG. Adj. Sales Price:	226,989	COD:	16.98	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	153,967	PRD:	108.17	MIN Sales Ratio:	46.29			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1767	1	75.85	75.85	75.85			75.85	75.85	N/A	160,000	121,360
1769	4	60.40	62.33	56.97	21.37	109.40	46.29	82.21	N/A	237,600	135,358
1771	4	74.60	73.88	67.83	16.16	108.92	50.95	95.36	N/A	228,225	154,800
1843	6	70.14	67.83	67.84	4.15	100.00	60.64	71.91	60.64 to 71.91	169,925	115,273
1845	5	60.97	65.51	59.78	19.63	109.58	50.76	81.61	N/A	264,160	157,927
1849	5	71.95	78.25	74.30	14.18	105.33	62.77	106.98	N/A	208,940	155,233
2051	1	84.48	84.48	84.48			84.48	84.48	N/A	240,000	202,750
2053	3	55.83	60.36	58.48	13.79	103.21	51.07	74.17	N/A	292,616	171,123
2055	3	68.12	66.43	59.66	11.10	111.33	54.24	76.92	N/A	584,083	348,491
2057	1	56.94	56.94	56.94			56.94	56.94	N/A	231,300	131,700
2127	6	75.60	82.02	81.27	12.21	100.92	69.67	115.41	69.67 to 115.41	186,299	151,412
2129	1	69.61	69.61	69.61			69.61	69.61	N/A	296,835	206,620
2131	1	92.65	92.65	92.65			92.65	92.65	N/A	352,025	326,155
2133	4	77.36	73.37	66.82	11.07	109.79	54.19	84.55	N/A	172,275	115,122
2335	6	89.16	95.70	82.14	32.37	116.52	57.87	163.20	57.87 to 163.20	159,666	131,144
2337	8	75.39	72.30	71.97	11.34	100.46	58.78	87.32	58.78 to 87.32	107,534	77,393
2339	1	70.17	70.17	70.17			70.17	70.17	N/A	255,372	179,200
2341	4	59.82	64.24	62.78	11.05	102.32	56.41	80.89	N/A	372,037	233,566
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	45	72.70	74.46	68.77	18.29	108.27	46.29	163.20	68.26 to 77.15	197,480	135,797
2	3	71.95	66.78	67.60	10.80	98.79	52.54	75.85	N/A	166,333	112,443
3	16	69.92	71.57	66.24	13.93	108.04	54.24	115.41	58.84 to 76.92	321,356	212,858
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

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	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**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

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(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	73	AVG.ABS.DEV:	12.22	95% Mean C.I.:	68.86 to 77.88	
(AgLand) TOTAL Assessed Value:	9,853,950							
AVG. Adj. Sales Price:	226,989	COD:	16.98	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	153,967	PRD:	108.17	MIN Sales Ratio:	46.29			

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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)											
02-0018	2	61.83	61.83	60.43	17.59	102.31	50.95	72.70	N/A	328,450	198,477
06-0001	29	71.39	71.23	65.51	17.23	108.73	46.29	115.41	60.97 to 76.92	257,179	168,484
06-0006	20	75.84	79.73	74.59	20.61	106.89	54.19	163.20	61.04 to 84.55	158,909	118,531
06-0017	8	72.06	69.93	67.07	11.79	104.26	56.41	81.60	56.41 to 81.60	285,855	191,718
39-0010											
39-0055											
59-0013	4	70.16	70.59	70.45	0.64	100.20	70.13	71.91	N/A	172,950	121,842
59-0080											
63-0001	1	70.17	70.17	70.17			70.17	70.17	N/A	255,372	179,200
NonValid School											
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**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	75.41	75.41	75.41			75.41	75.41	N/A	13,500	10,180
50.01 TO 100.00	17	70.17	75.21	71.20	18.56	105.62	57.87	163.20	60.69 to 81.60	114,160	81,285
100.01 TO 180.00	36	73.07	72.32	68.71	14.03	105.26	50.95	106.98	68.26 to 76.92	229,666	157,798
180.01 TO 330.00	6	84.25	85.86	76.96	22.19	111.57	56.41	115.41	56.41 to 115.41	338,520	260,510
330.01 TO 650.00	3	50.76	56.33	52.79	16.85	106.72	46.29	71.95	N/A	351,400	185,498
650.01 +	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**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	12	67.09	66.25	64.90	9.83	102.08	52.62	76.92	60.64 to 71.91	213,168	138,351
DRY-N/A	12	75.18	77.81	78.31	10.54	99.36	58.78	95.36	70.13 to 87.32	172,469	135,065
GRASS	7	60.80	69.43	63.54	20.33	109.26	50.76	104.88	50.76 to 104.88	142,042	90,260
GRASS-N/A	12	79.24	86.22	67.42	29.58	127.88	46.29	163.20	54.24 to 106.98	234,472	158,082
IRRGTD	2	70.22	70.22	65.09	16.21	107.87	58.84	81.60	N/A	251,615	163,787
IRRGTD-N/A	19	69.67	68.74	66.50	12.36	103.37	50.95	84.48	56.41 to 78.18	294,129	195,608
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**PA&T 2007 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	9,853,950							
AVG. Adj. Sales Price:	226,989	COD:	16.98	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	153,967	PRD:	108.17	MIN Sales Ratio:	46.29			

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**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	16	70.15	68.87	68.72	9.73	100.21	52.62	92.65	60.97 to 75.85	223,377	153,515
DRY-N/A	8	78.06	78.35	78.28	10.41	100.09	58.78	95.36	58.78 to 95.36	131,700	103,094
GRASS	12	73.10	70.60	63.04	17.16	112.00	46.29	104.88	57.87 to 82.21	160,801	101,365
GRASS-N/A	7	105.61	96.20	69.87	27.51	137.68	52.54	163.20	52.54 to 163.20	268,335	187,489
IRRGTD	14	71.16	69.18	66.65	15.18	103.79	50.95	84.48	54.19 to 81.60	282,211	188,098
IRRGTD-N/A	7	69.67	68.30	65.90	7.19	103.64	56.41	77.15	56.41 to 77.15	305,817	201,536
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**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	23	71.91	72.61	71.16	11.00	102.03	52.62	95.36	68.26 to 76.50	196,935	140,143
DRY-N/A	1	58.78	58.78	58.78			58.78	58.78	N/A	98,147	57,695
GRASS	18	75.84	81.47	72.14	26.76	112.92	46.29	163.20	60.69 to 104.88	143,790	103,733
GRASS-N/A	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
IRRGTD	18	69.91	69.10	67.29	13.12	102.69	50.95	84.48	58.84 to 79.32	267,657	180,095
IRRGTD-N/A	3	69.22	67.59	62.99	9.99	107.31	56.41	77.15	N/A	424,617	267,471
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**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	75.41	75.41	75.41			75.41	75.41	N/A	13,500	10,180
30000 TO 59999	1	163.20	163.20	163.20			163.20	163.20	N/A	30,000	48,960
60000 TO 99999	10	78.36	77.86	77.81	19.56	100.06	57.87	106.98	58.78 to 104.88	84,620	65,843
100000 TO 149999	14	76.62	75.67	75.50	8.77	100.22	52.54	95.36	70.17 to 81.61	132,771	100,246
150000 TO 249999	16	72.69	76.26	76.16	12.92	100.13	56.94	115.41	69.67 to 79.32	201,546	153,488
250000 TO 499999	20	65.45	64.43	63.62	15.28	101.27	46.29	92.65	54.19 to 70.17	331,715	211,030
500000 +	2	55.33	55.33	55.03	1.96	100.53	54.24	56.41	N/A	959,875	528,255
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**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

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(AgLand) TOTAL Assessed Value:	9,853,950							
AVG. Adj. Sales Price:	226,989	COD:	16.98	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	153,967	PRD:	108.17	MIN Sales Ratio:	46.29			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	1	75.41	75.41	75.41			75.41	75.41	N/A	13,500	10,180
30000 TO 59999	5	60.69	80.27	68.33	35.38	117.48	57.87	163.20	N/A	71,429	48,806
60000 TO 99999	12	75.39	75.21	72.01	13.37	104.44	52.54	104.88	61.04 to 84.55	112,596	81,085
100000 TO 149999	16	76.29	77.50	75.58	10.44	102.54	56.94	106.98	70.15 to 81.61	154,784	116,983
150000 TO 249999	24	68.94	68.70	65.45	17.37	104.97	46.29	115.41	55.83 to 74.17	289,018	189,150
250000 TO 499999	5	74.45	74.72	71.51	12.87	104.49	56.41	92.65	N/A	434,549	310,754
500000 +	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
ALL	64	71.93	73.37	67.83	16.98	108.17	46.29	163.20	69.22 to 75.85	226,989	153,967

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	111	<b>MEDIAN:</b>	<b>94</b>	COV:	47.62	95% Median C.I.:	87.24 to 101.04
TOTAL Sales Price:	6,085,433	WGT. MEAN:	89	STD:	49.05	95% Wgt. Mean C.I.:	84.69 to 93.28
TOTAL Adj.Sales Price:	6,085,433	MEAN:	103	AVG.ABS.DEV:	27.54	95% Mean C.I.:	93.89 to 112.14
TOTAL Assessed Value:	5,415,065						
AVG. Adj. Sales Price:	54,823	COD:	29.16	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,784	PRD:	115.77	MIN Sales Ratio:	14.84		

(!: AVTot=0)

(!: Derived)

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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____											
07/01/04 TO 09/30/04	16	92.84	94.43	92.53	15.02	102.05	60.00	139.28	83.16 to 107.55	61,918	57,293
10/01/04 TO 12/31/04	13	86.92	89.13	85.66	15.25	104.05	64.43	143.02	72.80 to 97.72	79,846	68,397
01/01/05 TO 03/31/05	10	108.90	113.70	98.76	20.44	115.12	67.53	163.37	76.69 to 159.00	52,133	51,488
04/01/05 TO 06/30/05	14	105.06	142.19	99.65	58.99	142.70	56.57	471.67	62.31 to 199.93	43,892	43,737
07/01/05 TO 09/30/05	22	94.12	97.34	92.13	21.04	105.65	67.80	167.40	75.43 to 107.55	57,700	53,160
10/01/05 TO 12/31/05	16	108.17	108.85	90.54	34.94	120.22	14.84	214.30	76.34 to 135.73	35,137	31,814
01/01/06 TO 03/31/06	12	81.81	82.43	71.17	22.45	115.82	51.51	121.27	61.94 to 99.15	62,483	44,468
04/01/06 TO 06/30/06	8	95.57	95.65	79.48	17.25	120.35	63.63	124.55	63.63 to 124.55	42,437	33,729
____Study Years____											
07/01/04 TO 06/30/05	53	96.25	109.38	92.69	31.21	118.01	56.57	471.67	87.24 to 105.00	59,708	55,340
07/01/05 TO 06/30/06	58	92.47	97.20	84.97	27.27	114.38	14.84	214.30	84.80 to 102.12	50,360	42,793
____Calendar Yrs____											
01/01/05 TO 12/31/05	62	103.04	113.08	94.55	34.00	119.59	14.84	471.67	89.53 to 110.19	47,861	45,253
____ALL____											
	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	50	90.13	92.15	88.82	20.24	103.75	14.84	162.89	84.80 to 98.99	71,904	63,864
CEDAR RAPIDS	15	98.70	114.92	91.01	35.22	126.27	60.00	214.30	76.69 to 159.00	34,066	31,005
PETERSBURG	12	100.68	139.77	89.75	63.24	155.73	60.75	471.67	74.28 to 205.50	33,958	30,477
PRIMROSE	2	100.00	100.00	100.28	0.85	99.72	99.15	100.85	N/A	30,000	30,085
RURAL	11	96.25	97.95	89.26	24.97	109.73	47.38	143.02	69.72 to 138.13	63,154	56,372
ST. EDWARD	21	100.56	102.31	86.99	25.68	117.61	51.51	170.79	81.63 to 120.23	38,904	33,844
____ALL____											
	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**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	100	94.40	103.57	88.95	29.56	116.44	14.84	471.67	87.24 to 101.04	53,907	47,949
2	1	96.25	96.25	96.25			96.25	96.25	N/A	80,000	77,000
3	10	95.09	98.12	88.35	27.80	111.05	47.38	143.02	69.72 to 138.13	61,470	54,310
____ALL____											
	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**PA&T 2007 Preliminary Statistics**

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(!: AVTot=0)

(!: Derived)

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**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	106	95.35	104.44	89.34	28.80	116.90	47.38	471.67	88.19 to 102.12	56,232	50,239
2	4	77.55	69.23	55.50	44.54	124.73	14.84	106.97	N/A	14,950	8,297
3	1	86.92	86.92	86.92			86.92	86.92	N/A	65,000	56,495
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784
06											
07											
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0018	1	69.72	69.72	69.72			69.72	69.72	N/A	160,000	111,545
06-0001	74	92.84	100.75	89.70	28.76	112.33	14.84	471.67	85.80 to 101.04	61,904	55,526
06-0006	17	99.15	113.17	91.99	31.06	123.02	60.00	214.30	76.69 to 159.00	33,588	30,897
06-0017	19	100.56	104.49	86.53	26.35	120.75	51.51	170.79	81.63 to 123.77	40,710	35,226
39-0010											
39-0055											
59-0013											
59-0080											
63-0001											
NonValid School											
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784



**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	111	<b>MEDIAN:</b>	<b>94</b>	COV:	47.62	95% Median C.I.:	87.24 to 101.04
TOTAL Sales Price:	6,085,433	WGT. MEAN:	89	STD:	49.05	95% Wgt. Mean C.I.:	84.69 to 93.28
TOTAL Adj.Sales Price:	6,085,433	MEAN:	103	AVG.ABS.DEV:	27.54	95% Mean C.I.:	93.89 to 112.14
TOTAL Assessed Value:	5,415,065						
AVG. Adj. Sales Price:	54,823	COD:	29.16	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,784	PRD:	115.77	MIN Sales Ratio:	14.84		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	77.55	71.55	59.91	42.07	119.42	14.84	106.97	14.84 to 106.97	18,333	10,984
Prior TO 1860											
1860 TO 1899	6	77.36	85.35	86.98	29.08	98.12	60.00	124.55	60.00 to 124.55	20,783	18,078
1900 TO 1919	47	101.04	115.71	96.70	30.98	119.65	56.57	471.67	93.42 to 118.97	38,574	37,301
1920 TO 1939	15	87.02	97.97	85.56	25.45	114.50	51.51	206.72	78.45 to 108.86	61,488	52,611
1940 TO 1949											
1950 TO 1959	1	107.55	107.55	107.55			107.55	107.55	N/A	105,000	112,930
1960 TO 1969	6	88.38	86.36	84.23	8.57	102.54	72.80	98.24	72.80 to 98.24	84,166	70,893
1970 TO 1979	14	82.41	95.74	79.09	29.46	121.06	63.63	205.50	69.08 to 107.00	70,835	56,020
1980 TO 1989	7	90.64	105.50	91.12	29.17	115.78	74.28	199.93	74.28 to 199.93	69,071	62,935
1990 TO 1994	1	68.61	68.61	68.61			68.61	68.61	N/A	105,000	72,045
1995 TO 1999	2	123.76	123.76	89.13	35.26	138.85	80.12	167.40	N/A	73,600	65,600
2000 TO Present	6	102.60	94.15	94.09	10.98	100.07	51.98	107.55	51.98 to 107.55	129,666	121,998
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	163.00	228.53	231.99	67.52	98.51	116.46	471.67	N/A	2,700	6,263
5000 TO 9999	9	120.23	129.92	131.49	40.45	98.81	60.00	214.30	62.31 to 206.72	7,411	9,745
Total \$											
1 TO 9999	13	120.50	160.26	145.50	56.06	110.15	60.00	471.67	82.82 to 206.72	5,961	8,673
10000 TO 29999	28	115.52	113.53	111.46	25.94	101.86	14.84	199.93	99.15 to 130.23	17,714	19,744
30000 TO 59999	23	98.58	94.35	93.14	14.69	101.30	47.38	135.73	86.53 to 103.33	43,765	40,763
60000 TO 99999	28	86.36	86.36	86.15	14.26	100.24	61.94	138.13	75.43 to 93.42	74,422	64,113
100000 TO 149999	15	83.16	84.00	84.22	18.07	99.74	51.98	107.55	68.61 to 102.96	118,966	100,192
150000 TO 249999	4	76.53	81.10	80.67	15.28	100.53	69.08	102.24	N/A	159,250	128,461
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	111	<b>MEDIAN:</b>	<b>94</b>	COV:	47.62	95% Median C.I.:	87.24 to 101.04
TOTAL Sales Price:	6,085,433	WGT. MEAN:	89	STD:	49.05	95% Wgt. Mean C.I.:	84.69 to 93.28
TOTAL Adj.Sales Price:	6,085,433	MEAN:	103	AVG.ABS.DEV:	27.54	95% Mean C.I.:	93.89 to 112.14
TOTAL Assessed Value:	5,415,065						
AVG. Adj. Sales Price:	54,823	COD:	29.16	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,784	PRD:	115.77	MIN Sales Ratio:	14.84		

(!: AVTot=0)

(!: Derived)

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	91.41	100.79	37.90	68.06	265.94	14.84	205.50	N/A	8,625	3,268
5000 TO 9999	7	82.82	85.05	77.53	27.94	109.70	54.54	120.23	54.54 to 120.23	8,071	6,257
Total \$											
1 TO 9999	11	82.82	90.77	62.51	45.09	145.23	14.84	205.50	54.54 to 120.50	8,272	5,170
10000 TO 29999	30	122.88	136.53	112.07	36.30	121.83	47.38	471.67	105.00 to 143.53	17,223	19,301
30000 TO 59999	36	88.86	90.53	85.61	16.43	105.75	56.57	143.02	84.34 to 98.70	53,353	45,675
60000 TO 99999	21	87.24	90.43	86.67	18.35	104.34	51.98	138.13	78.45 to 98.99	85,952	74,495
100000 TO 149999	11	90.64	88.38	86.57	12.47	102.09	69.08	107.55	69.72 to 105.72	132,454	114,669
150000 TO 249999	2	104.90	104.90	104.76	2.53	100.13	102.24	107.55	N/A	147,500	154,517
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	77.55	71.55	59.91	42.07	119.42	14.84	106.97	14.84 to 106.97	18,333	10,984
10	1	120.50	120.50	120.50			120.50	120.50	N/A	1,000	1,205
20	22	106.08	110.13	91.46	31.24	120.41	60.00	214.30	75.22 to 124.55	23,581	21,568
30	71	97.72	106.77	92.47	27.22	115.46	51.51	471.67	89.53 to 102.24	59,593	55,105
40	11	80.12	80.13	78.48	15.64	102.11	51.98	107.55	63.63 to 94.44	111,318	87,360
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	77.55	69.23	55.50	44.54	124.73	14.84	106.97	N/A	14,950	8,297
100	1	199.93	199.93	199.93			199.93	199.93	N/A	15,000	29,990
101	62	93.73	99.14	87.99	26.10	112.67	51.51	206.72	81.99 to 102.24	62,058	54,605
102	12	89.72	92.14	85.82	19.66	107.36	56.57	135.73	69.72 to 110.19	68,916	59,142
104	29	98.99	119.15	95.05	34.72	125.35	67.53	471.67	85.80 to 121.27	42,063	39,980
106	2	76.19	76.19	65.17	37.81	116.91	47.38	105.00	N/A	25,100	16,357
111	1	97.72	97.72	97.72			97.72	97.72	N/A	66,000	64,495
ALL	111	94.44	103.01	88.98	29.16	115.77	14.84	471.67	87.24 to 101.04	54,823	48,784

**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)  
(!: Derived)

NUMBER of Sales:	111	<b>MEDIAN:</b>	<b>94</b>	COV:	47.62	95% Median C.I.:	87.24 to 101.04
TOTAL Sales Price:	6,085,433	WGT. MEAN:	89	STD:	49.05	95% Wgt. Mean C.I.:	84.69 to 93.28
TOTAL Adj.Sales Price:	6,085,433	MEAN:	103	AVG.ABS.DEV:	27.54	95% Mean C.I.:	93.89 to 112.14
TOTAL Assessed Value:	5,415,065						
AVG. Adj. Sales Price:	54,823	COD:	29.16	MAX Sales Ratio:	471.67		
AVG. Assessed Value:	48,784	PRD:	115.77	MIN Sales Ratio:	14.84		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	77.55	71.55	59.91	42.07	119.42	14.84	106.97	14.84 to 106.97	18,333	10,984
10	2	120.47	120.47	122.25	3.33	98.54	116.46	124.48	N/A	8,650	10,575
20	13	118.97	138.44	104.52	49.74	132.45	60.00	471.67	81.63 to 143.53	24,223	25,318
30	54	92.03	97.06	86.51	23.52	112.19	51.51	205.50	84.80 to 99.15	51,824	44,833
40	35	94.44	103.56	90.33	25.39	114.65	51.98	206.72	87.24 to 105.72	78,591	70,994
50	1	98.99	98.99	98.99			98.99	98.99	N/A	94,000	93,055
<u>ALL</u>	<u>111</u>	<u>94.44</u>	<u>103.01</u>	<u>88.98</u>	<u>29.16</u>	<u>115.77</u>	<u>14.84</u>	<u>471.67</u>	<u>87.24 to 101.04</u>	<u>54,823</u>	<u>48,784</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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(! : Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj. Sales Price:	599,250	MEAN:	101	AVG. ABS. DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	63.79	63.79	64.80	10.11	98.43	57.34	70.24	N/A	34,550	22,390
10/01/03 TO 12/31/03	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
01/01/04 TO 03/31/04	2	132.70	132.70	113.19	15.68	117.23	111.89	153.50	N/A	16,000	18,110
04/01/04 TO 06/30/04	1	75.44	75.44	75.44			75.44	75.44	N/A	17,000	12,825
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	64.00	64.00	64.00			64.00	64.00	N/A	15,500	9,920
01/01/05 TO 03/31/05	3	75.44	113.05	121.83	57.79	92.79	66.46	197.25	N/A	16,666	20,305
04/01/05 TO 06/30/05	2	151.41	151.41	114.16	37.21	132.62	95.07	207.74	N/A	63,450	72,435
07/01/05 TO 09/30/05	4	92.70	89.41	87.40	12.90	102.30	68.16	104.07	N/A	19,000	16,606
10/01/05 TO 12/31/05	3	119.49	110.43	96.66	9.26	114.25	89.30	122.50	N/A	61,666	59,605
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	134.58	134.58	134.58			134.58	134.58	N/A	20,000	26,915
<u>Study Years</u>											
07/01/03 TO 06/30/04	6	72.84	83.40	76.52	41.47	108.99	32.00	153.50	32.00 to 153.50	20,975	16,050
07/01/04 TO 06/30/05	6	85.26	117.66	112.11	57.51	104.95	64.00	207.74	64.00 to 207.74	32,066	35,950
07/01/05 TO 06/30/06	8	101.37	102.94	96.85	16.99	106.28	68.16	134.58	68.16 to 134.58	35,125	34,019
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	4	93.66	101.21	91.42	33.62	110.71	64.00	153.50	N/A	16,125	14,741
01/01/05 TO 12/31/05	12	96.87	110.91	103.00	31.71	107.68	66.46	207.74	75.44 to 122.50	36,491	37,585
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALBION	7	86.73	98.23	94.59	35.74	103.84	57.34	207.74	57.34 to 207.74	38,942	36,837
CEDAR RAPIDS	7	98.67	96.50	85.90	35.38	112.33	32.00	153.50	32.00 to 153.50	15,607	13,407
RURAL	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
ST. EDWARD	5	95.07	93.90	97.77	15.29	96.04	75.44	119.49	N/A	39,480	38,600
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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	18	92.19	97.62	94.60	32.41	103.19	32.00	207.74	68.16 to 119.49	31,236	29,549
3	2	136.35	136.35	141.28	44.67	96.50	75.44	197.25	N/A	18,500	26,137
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(!: Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj.Sales Price:	599,250	MEAN:	101	AVG.ABS.DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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**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	18	92.19	104.19	98.30	34.30	105.99	57.34	207.74	70.24 to 119.49	32,805	32,247
2	2	77.25	77.25	42.34	58.58	182.44	32.00	122.50	N/A	4,375	1,852
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0018											
06-0001	7	86.73	98.23	94.59	35.74	103.84	57.34	207.74	57.34 to 207.74	38,942	36,837
06-0006	7	98.67	96.50	85.90	35.38	112.33	32.00	153.50	32.00 to 153.50	15,607	13,407
06-0017	6	99.57	111.13	106.92	29.27	103.93	75.44	197.25	75.44 to 197.25	36,233	38,741
39-0010											
39-0055											
59-0013											
59-0080											
63-0001											
NonValid School											
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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	6	75.44	87.15	68.88	39.77	126.52	32.00	153.50	32.00 to 153.50	9,875	6,801
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	86.73	86.73	86.73			86.73	86.73	N/A	12,250	10,625
1920 TO 1939	2	137.95	137.95	131.67	50.59	104.77	68.16	207.74	N/A	23,625	31,107
1940 TO 1949	2	127.04	127.04	124.20	5.94	102.28	119.49	134.58	N/A	32,000	39,745
1950 TO 1959	1	66.46	66.46	66.46			66.46	66.46	N/A	13,000	8,640
1960 TO 1969	2	87.16	87.16	79.01	19.41	110.31	70.24	104.07	N/A	27,000	21,332
1970 TO 1979	3	111.89	135.94	130.42	29.37	104.23	98.67	197.25	N/A	25,000	32,605
1980 TO 1989	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
1990 TO 1994	2	73.32	73.32	83.80	21.79	87.50	57.34	89.30	N/A	84,550	70,850
1995 TO 1999											
2000 TO Present											
<u>ALL</u>											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(! : Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj.Sales Price:	599,250	MEAN:	101	AVG.ABS.DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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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 \$ _____											
1 TO 4999	2	138.00	138.00	138.00	11.23	100.00	122.50	153.50	N/A	1,000	1,380
5000 TO 9999	1	32.00	32.00	32.00			32.00	32.00	N/A	7,750	2,480
Total \$ _____											
1 TO 9999	3	122.50	102.67	53.74	33.06	191.03	32.00	153.50	N/A	3,250	1,746
10000 TO 29999	12	81.09	102.99	104.04	43.39	98.99	57.34	207.74	66.46 to 134.58	19,091	19,862
30000 TO 59999	3	111.89	100.54	100.31	14.67	100.23	70.24	119.49	N/A	38,333	38,451
100000 TO 149999	2	92.19	92.19	91.78	3.13	100.44	89.30	95.07	N/A	122,700	112,610
ALL _____											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	122.50	102.67	53.74	33.06	191.03	32.00	153.50	N/A	3,250	1,746
5000 TO 9999	2	65.23	65.23	65.12	1.89	100.16	64.00	66.46	N/A	14,250	9,280
Total \$ _____											
1 TO 9999	5	66.46	87.69	62.22	54.17	140.93	32.00	153.50	N/A	7,650	4,760
10000 TO 29999	9	75.44	85.63	82.26	22.52	104.10	57.34	134.58	68.16 to 104.07	22,122	18,196
30000 TO 59999	4	158.37	159.09	147.10	27.41	108.15	111.89	207.74	N/A	29,125	42,843
100000 TO 149999	2	92.19	92.19	91.78	3.13	100.44	89.30	95.07	N/A	122,700	112,610
ALL _____											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	77.25	77.25	42.34	58.58	182.44	32.00	122.50	N/A	4,375	1,852
10	16	92.19	105.50	98.24	36.12	107.39	57.34	207.74	68.16 to 134.58	33,906	33,309
20	2	93.66	93.66	98.98	19.46	94.63	75.44	111.89	N/A	24,000	23,755
ALL _____											
	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208

**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:	20	<b>MEDIAN:</b>	<b>92</b>	COV:	44.30	95% Median C.I.:	70.24 to 119.49	(!: Derived)
TOTAL Sales Price:	599,250	WGT. MEAN:	97	STD:	44.96	95% Wgt. Mean C.I.:	82.80 to 112.17	
TOTAL Adj.Sales Price:	599,250	MEAN:	101	AVG.ABS.DEV:	32.98	95% Mean C.I.:	80.45 to 122.54	
TOTAL Assessed Value:	584,165							
AVG. Adj. Sales Price:	29,962	COD:	35.78	MAX Sales Ratio:	207.74			
AVG. Assessed Value:	29,208	PRD:	104.11	MIN Sales Ratio:	32.00			

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	98.97	95.86	67.53	42.58	141.95	32.00	153.50	N/A	6,687	4,516
344	1	86.73	86.73	86.73			86.73	86.73	N/A	12,250	10,625
353	3	75.44	77.63	85.03	9.34	91.30	68.16	89.30	N/A	60,916	51,796
390	1	119.49	119.49	119.49			119.49	119.49	N/A	44,000	52,575
396	1	197.25	197.25	197.25			197.25	197.25	N/A	20,000	39,450
406	2	95.96	95.96	88.80	40.25	108.07	57.34	134.58	N/A	24,550	21,800
408	2	101.37	101.37	100.66	2.66	100.71	98.67	104.07	N/A	19,000	19,125
442	1	64.00	64.00	64.00			64.00	64.00	N/A	15,500	9,920
492	2	68.35	68.35	69.31	2.77	98.61	66.46	70.24	N/A	26,500	18,367
528	1	207.74	207.74	207.74			207.74	207.74	N/A	21,500	44,665
531	1	95.07	95.07	95.07			95.07	95.07	N/A	105,400	100,205
554	1	111.89	111.89	111.89			111.89	111.89	N/A	31,000	34,685
<u>ALL</u>	<u>20</u>	<u>92.19</u>	<u>101.49</u>	<u>97.48</u>	<u>35.78</u>	<u>104.11</u>	<u>32.00</u>	<u>207.74</u>	<u>70.24 to 119.49</u>	<u>29,962</u>	<u>29,208</u>

**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	20	92.19	101.49	97.48	35.78	104.11	32.00	207.74	70.24 to 119.49	29,962	29,208
04											
<u>ALL</u>	<u>20</u>	<u>92.19</u>	<u>101.49</u>	<u>97.48</u>	<u>35.78</u>	<u>104.11</u>	<u>32.00</u>	<u>207.74</u>	<u>70.24 to 119.49</u>	<u>29,962</u>	<u>29,208</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:	64	<b>MEDIAN:</b>	<b>71</b>	COV:	26.47	95% Median C.I.:	66.41 to 74.45	(!: Derived)
(AgLand) TOTAL Sales Price:	14,429,404	WGT. MEAN:	66	STD:	19.05	95% Wgt. Mean C.I.:	61.80 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	72	AVG.ABS.DEV:	12.65	95% Mean C.I.:	67.31 to 76.64	
(AgLand) TOTAL Assessed Value:	9,601,895							
AVG. Adj. Sales Price:	226,989	COD:	17.87	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	150,029	PRD:	108.90	MIN Sales Ratio:	42.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	93.66	93.66	97.87	23.22	95.70	71.91	115.41	N/A	146,750	143,617
10/01/03 TO 12/31/03	7	64.01	66.67	61.55	10.75	108.32	54.24	76.74	54.24 to 76.74	351,967	216,650
01/01/04 TO 03/31/04	6	75.83	76.82	75.55	5.25	101.68	68.72	84.55	68.72 to 84.55	162,090	122,460
04/01/04 TO 06/30/04	3	68.12	80.19	78.55	18.98	102.08	66.83	105.61	N/A	231,300	181,691
07/01/04 TO 09/30/04	3	75.41	77.63	76.17	7.58	101.92	70.17	87.32	N/A	72,500	55,225
10/01/04 TO 12/31/04	7	72.12	73.61	71.98	7.59	102.27	62.77	82.21	62.77 to 82.21	204,171	146,960
01/01/05 TO 03/31/05	6	72.32	73.88	72.28	13.76	102.22	60.69	95.36	60.69 to 95.36	163,576	118,225
04/01/05 TO 06/30/05	10	71.31	77.13	67.39	21.88	114.44	50.76	163.20	58.30 to 77.96	187,650	126,459
07/01/05 TO 09/30/05	3	66.41	79.04	69.82	21.71	113.21	63.73	106.98	N/A	264,833	184,895
10/01/05 TO 12/31/05	2	47.52	47.52	45.47	10.56	104.51	42.50	52.54	N/A	243,534	110,732
01/01/06 TO 03/31/06	8	54.78	58.11	55.78	18.59	104.18	45.97	80.89	45.97 to 80.89	321,818	179,503
04/01/06 TO 06/30/06	7	60.80	70.17	65.28	26.21	107.48	45.12	104.88	45.12 to 104.88	248,972	162,535
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	74.33	75.31	69.71	12.95	108.04	54.24	115.41	66.83 to 76.74	245,762	171,312
07/01/04 TO 06/30/05	26	72.29	75.49	70.33	14.60	107.33	50.76	163.20	69.61 to 76.92	173,256	121,859
07/01/05 TO 06/30/06	20	58.36	64.41	59.83	24.17	107.65	42.50	106.98	52.54 to 73.44	279,946	167,496
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	19	75.39	76.30	74.68	8.98	102.17	62.77	105.61	68.72 to 81.61	174,375	130,222
01/01/05 TO 12/31/05	21	70.13	73.65	66.43	20.91	110.86	42.50	163.20	60.69 to 75.85	197,120	130,956
<u>ALL</u>	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029



**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:	64	<b>MEDIAN:</b>	<b>71</b>	COV:	26.47	95% Median C.I.:	66.41 to 74.45	(!: Derived)
(AgLand) TOTAL Sales Price:	14,429,404	WGT. MEAN:	66	STD:	19.05	95% Wgt. Mean C.I.:	61.80 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	72	AVG.ABS.DEV:	12.65	95% Mean C.I.:	67.31 to 76.64	
(AgLand) TOTAL Assessed Value:	9,601,895							
AVG. Adj. Sales Price:	226,989	COD:	17.87	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	150,029	PRD:	108.90	MIN Sales Ratio:	42.50			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1767	1	75.85	75.85	75.85			75.85	75.85	N/A	160,000	121,360	
1769	4	60.40	62.33	56.97	21.37	109.40	46.29	82.21	N/A	237,600	135,358	
1771	4	69.45	70.06	62.58	22.85	111.96	45.97	95.36	N/A	228,225	142,812	
1843	6	68.48	67.28	67.18	5.05	100.15	60.64	71.91	60.64 to 71.91	169,925	114,156	
1845	5	60.97	65.51	59.78	19.63	109.58	50.76	81.61	N/A	264,160	157,927	
1849	5	71.39	75.93	71.46	13.99	106.26	62.77	106.98	N/A	208,940	149,309	
2051	1	75.39	75.39	75.39			75.39	75.39	N/A	240,000	180,930	
2053	3	45.12	53.93	51.24	23.40	105.24	42.50	74.17	N/A	292,616	149,948	
2055	3	68.12	66.43	59.66	11.10	111.33	54.24	76.92	N/A	584,083	348,491	
2057	1	56.94	56.94	56.94			56.94	56.94	N/A	231,300	131,700	
2127	6	75.60	82.81	82.01	11.16	100.97	74.24	115.41	74.24 to 115.41	186,299	152,793	
2129	1	69.61	69.61	69.61			69.61	69.61	N/A	296,835	206,620	
2131	1	92.65	92.65	92.65			92.65	92.65	N/A	352,025	326,155	
2133	4	72.07	68.87	59.55	15.41	115.65	46.81	84.55	N/A	172,275	102,595	
2335	6	89.16	94.79	79.59	33.40	119.09	57.87	163.20	57.87 to 163.20	159,666	127,081	
2337	8	73.48	70.78	70.08	11.20	101.00	58.30	87.32	58.30 to 87.32	107,534	75,363	
2339	1	70.17	70.17	70.17			70.17	70.17	N/A	255,372	179,200	
2341	4	59.82	64.24	62.78	11.05	102.32	56.41	80.89	N/A	372,037	233,566	
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	45	70.17	72.36	65.83	19.79	109.91	42.50	163.20	63.73 to 75.39	197,480	130,005	
2	3	72.12	66.84	67.67	10.77	98.78	52.54	75.85	N/A	166,333	112,550	
3	16	72.21	71.86	66.40	13.81	108.23	54.24	115.41	58.84 to 76.92	321,356	213,376	
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	

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	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	

**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:	64	<b>MEDIAN:</b>	<b>71</b>	COV:	26.47	95% Median C.I.:	66.41 to 74.45	(!: Derived)
(AgLand) TOTAL Sales Price:	14,429,404	WGT. MEAN:	66	STD:	19.05	95% Wgt. Mean C.I.:	61.80 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	72	AVG.ABS.DEV:	12.65	95% Mean C.I.:	67.31 to 76.64	
(AgLand) TOTAL Assessed Value:	9,601,895							
AVG. Adj. Sales Price:	226,989	COD:	17.87	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	150,029	PRD:	108.90	MIN Sales Ratio:	42.50			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
02-0018	2	54.19	54.19	53.13	15.16	101.99	45.97	62.40	N/A	328,450	174,502	
06-0001	29	69.61	70.22	64.43	17.47	108.99	42.50	115.41	60.97 to 75.85	257,179	165,696	
06-0006	20	73.97	77.41	70.66	22.74	109.55	45.12	163.20	60.69 to 84.55	158,909	112,288	
06-0017	8	74.44	70.52	67.43	10.61	104.58	56.41	81.60	56.41 to 81.60	285,855	192,754	
39-0010												
39-0055												
59-0013	4	70.15	69.76	69.48	1.82	100.40	66.83	71.91	N/A	172,950	120,167	
59-0080												
63-0001	1	70.17	70.17	70.17			70.17	70.17	N/A	255,372	179,200	
NonValid School												
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	1	75.41	75.41	75.41			75.41	75.41	N/A	13,500	10,180	
50.01 TO 100.00	17	71.91	74.77	70.79	17.73	105.62	57.87	163.20	60.64 to 77.96	114,160	80,817	
100.01 TO 180.00	36	70.15	70.19	66.05	15.67	106.27	42.50	106.98	66.41 to 75.39	229,666	151,686	
180.01 TO 330.00	6	84.25	84.94	75.76	23.28	112.13	56.41	115.41	56.41 to 115.41	338,520	256,447	
330.01 TO 650.00	3	50.76	56.39	52.82	16.96	106.76	46.29	72.12	N/A	351,400	185,605	
650.01 +	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610	
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	12	67.09	66.25	64.90	9.83	102.08	52.62	76.92	60.64 to 71.91	213,168	138,351	
DRY-N/A	12	75.18	77.81	78.31	10.54	99.36	58.78	95.36	70.13 to 87.32	172,469	135,065	
GRASS	7	60.80	69.43	63.54	20.33	109.26	50.76	104.88	50.76 to 104.88	142,042	90,260	
GRASS-N/A	12	79.24	86.24	67.43	29.56	127.88	46.29	163.20	54.24 to 106.98	234,472	158,109	
IRRGTD	2	70.22	70.22	65.09	16.21	107.87	58.84	81.60	N/A	251,615	163,787	
IRRGTD-N/A	19	66.83	64.03	61.99	13.73	103.29	42.50	80.89	56.41 to 74.42	294,129	182,325	
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	

**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

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(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	72	AVG.ABS.DEV:	12.65	95% Mean C.I.:	67.31 to 76.64	
(AgLand) TOTAL Assessed Value:	9,601,895							
AVG. Adj. Sales Price:	226,989	COD:	17.87	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	150,029	PRD:	108.90	MIN Sales Ratio:	42.50			

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**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	16	70.15	68.87	68.72	9.73	100.21	52.62	92.65	60.97 to 75.85	223,377	153,515
DRY-N/A	8	78.06	78.35	78.28	10.41	100.09	58.78	95.36	58.78 to 95.36	131,700	103,094
GRASS	12	73.18	70.62	63.05	17.12	111.99	46.29	104.88	57.87 to 82.21	160,801	101,392
GRASS-N/A	7	105.61	96.20	69.87	27.51	137.68	52.54	163.20	52.54 to 163.20	268,335	187,489
IRRGTD	14	67.27	63.60	61.10	16.38	104.09	42.50	81.60	45.97 to 77.96	282,211	172,428
IRRGTD-N/A	7	66.83	66.66	64.36	9.17	103.57	56.41	74.45	56.41 to 74.45	305,817	196,823
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029

**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	23	71.91	72.61	71.16	11.00	102.03	52.62	95.36	68.26 to 76.50	196,935	140,143
DRY-N/A	1	58.78	58.78	58.78			58.78	58.78	N/A	98,147	57,695
GRASS	18	75.84	81.48	72.15	26.75	112.92	46.29	163.20	60.69 to 104.88	143,790	103,751
GRASS-N/A	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610
IRRGTD	18	67.47	64.69	62.68	14.65	103.20	42.50	81.60	58.30 to 74.45	267,657	167,768
IRRGTD-N/A	3	63.73	64.20	60.60	8.39	105.94	56.41	72.45	N/A	424,617	257,313
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029

**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	75.41	75.41	75.41			75.41	75.41	N/A	13,500	10,180
30000 TO 59999	1	163.20	163.20	163.20			163.20	163.20	N/A	30,000	48,960
60000 TO 99999	10	78.36	77.86	77.81	19.56	100.06	57.87	106.98	58.78 to 104.88	84,620	65,843
100000 TO 149999	14	76.38	74.80	74.63	8.93	100.23	52.54	95.36	70.17 to 81.61	132,771	99,086
150000 TO 249999	16	72.78	75.12	74.81	12.06	100.42	56.94	115.41	66.83 to 75.85	201,546	150,773
250000 TO 499999	20	62.59	61.47	60.72	16.36	101.23	42.50	92.65	50.76 to 68.26	331,715	201,411
500000 +	2	55.33	55.33	55.03	1.96	100.53	54.24	56.41	N/A	959,875	528,255
ALL	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029

**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:	64	<b>MEDIAN:</b>	<b>71</b>	COV:	26.47	95% Median C.I.:	66.41 to 74.45	(!: Derived)
(AgLand) TOTAL Sales Price:	14,429,404	WGT. MEAN:	66	STD:	19.05	95% Wgt. Mean C.I.:	61.80 to 70.39	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,527,304	MEAN:	72	AVG.ABS.DEV:	12.65	95% Mean C.I.:	67.31 to 76.64	
(AgLand) TOTAL Assessed Value:	9,601,895							
AVG. Adj. Sales Price:	226,989	COD:	17.87	MAX Sales Ratio:	163.20			
AVG. Assessed Value:	150,029	PRD:	108.90	MIN Sales Ratio:	42.50			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	1	75.41	75.41	75.41			75.41	75.41	N/A	13,500	10,180	
30000 TO 59999	5	60.69	80.27	68.33	35.38	117.48	57.87	163.20	N/A	71,429	48,806	
60000 TO 99999	14	75.39	75.01	72.27	12.24	103.80	52.54	104.88	60.64 to 84.55	114,929	83,056	
100000 TO 149999	16	74.33	73.09	67.95	15.05	107.56	42.50	106.98	64.01 to 81.61	180,034	122,329	
150000 TO 249999	22	68.19	67.62	64.33	16.25	105.12	45.97	115.41	58.84 to 71.39	285,209	183,482	
250000 TO 499999	5	74.45	73.63	70.39	14.35	104.60	56.41	92.65	N/A	434,549	305,879	
500000 +	1	54.24	54.24	54.24			54.24	54.24	N/A	1,219,750	661,610	
_____ ALL _____												
	64	70.78	71.98	66.10	17.87	108.90	42.50	163.20	66.41 to 74.45	226,989	150,029	

## 2007 Assessment Survey for Boone County

### I. General Information

#### A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **0**
3. Other full-time employees: **1**
4. Other part-time employees: **1**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$94,149**
7. Part of the budget that is dedicated to the computer system: **N/A**
8. Adopted budget, or granted budget if different from above: **N/A**
9. Amount of total budget set aside for appraisal work: **N/A**
10. Amount of the total budget set aside for education/workshops: **\$2,500**
11. Appraisal/Reappraisal budget, if not part of the total budget: **\$55,003**
12. Other miscellaneous funds: **N/A**
13. Total budget: **\$149,152**
  - a. Was any of last year's budget not used? **Yes \$7,800**

#### B. Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: **Part-time staff**
2. Valuation done by: **Assessor and Contract Appraiser**
3. Pickup work done by: **Part-time Staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	103			103

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2005**
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2002**
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? **N/A**
7. Number of market areas/neighborhoods for this property class: **6**
8. How are these defined? **Areas are defined by location. Areas include Albion, Cedar Rapids, Petersburg, Primrose, St. Edward. Any parcels outside city limits of those villages are included in the Rural market area.**
9. Is "Assessor Location" a usable valuation identity? **Yes**
10. Does the location "suburban" mean something other than rural residential? (*that is, does the "suburban" location have its own market?*) **No**
11. Are the county's ag residential and rural residential improvements classified and valued in the same manner? **Rural improvements were valued last in 1996, Rural Residential improvements were done in 2003.**

### C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Contract Appraiser**
2. Valuation done by: **Contract Appraiser**
3. Pickup work done by whom: **Contract Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial				23

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

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2000**
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? **N/A**
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? **N/A**
8. Number of market areas/neighborhoods for this property class? **6**
9. How are these defined? **Areas are defined by location. Areas include Albion, Cedar Rapids, Petersburg, Primrose, St. Edward. Any parcels outside city limits of those villages are included in the rural market area.**
10. Is "Assessor Location" a usable valuation identity? **Yes**
11. Does the location "suburban" mean something other than rural commercial? (*that is, does the "suburban" location have its own market?*) **No**

**D. Agricultural Appraisal Information**

1. Data collection done by: **Assessor**
2. Valuation done by: **Assessor**
3. Pickup work done by whom: **Part-time staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural				<b>97</b>

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? **Yes**

How is the agricultural land defined? **Parcels less than 20 acres cannon qualify as ag.**

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? **N/A**
6. What is the date of the soil survey currently used? **1989**
7. What date was the last countywide land use study completed? **2006**

- a. By what method? (Physical inspection, FSA maps, etc.) **Physical Inspection and verification of NRD informationo**
  - b. By whom? **Part-time staff**
  - c. What proportion is complete / implemented at this time? **100%**
8. Number of market areas/neighborhoods for this property class: **3**
9. How are these defined? **These areas are defined by topography and similar soil characteristics.**
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: **MIPS County Solutions**
- 2. CAMA software: **CAMA 2000**
- 3. Cadastral maps or GIS software: **Cadastral Maps**
  - a. Who maintains the Cadastral Maps? **Deputy Assessor**
- 4. Does the county have GIS software? **No**
  - a. Who maintains the GIS software and maps?
- 5. Personal Property software: **MIPS County Solutions**

**F. Zoning Information**

- 1. Does the county have zoning? **Yes**
  - a. If so, is the zoning county wide? **Yes**
  - b. What municipalities in the county are zoned? **All**
- c. When was zoning implemented? **1999**



## **G. Contracted Services**

1. Appraisal Services: **Blaser Appraisal**
2. Other Services: **None**

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

The Boone County Assessor was interviewed for the information contained in this report.

## **II. Assessment Actions**

### **2006 Assessment Actions taken to address the following property classes/subclasses:**

#### **Residential**

Boone County conducted a market analysis of all residential subclasses for 2007. Changes in Albion involved an increase to the subclass of one story houses with basements. The County also updated the replacement cost new for all residential except for the farm houses. In the town of Petersburg, the county decreased the value of one and a half story houses without basements. Pick-up work of new and omitted construction was completed by the county also for 2007.

#### **Commercial**

No changes to the commercial and industrial class of property were reported for 2007. The County conducted a market analysis of this class of property and determined the median was within the acceptable range for the class and that no valuation groupings had a representative number of sales to indicate an adjustment was necessary.

#### **Agricultural**

The County conducted a market analysis of qualified sales by land capability groupings and made value adjustments as necessary. The county increased irrigated values in Market Area One to move the market area level of value within the acceptable range. Pick-up work of new and omitted construction was also done in this property class.

**County 6 - Boone**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,521	<b>Value</b> 634,743,984	<b>Total Growth</b> 4,412,150 (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	
<b>1. Res UnImp Land</b>	178	534,835	31	87,810	36	129,515	245	752,160	
<b>2. Res Improv Land</b>	1,467	6,487,625	110	1,119,985	261	3,242,010	1,838	10,849,620	
<b>3. Res Improvements</b>	1,483	60,742,065	112	9,371,945	282	16,587,600	1,877	86,701,610	
<b>4. Res Total</b>	1,661	67,764,525	143	10,579,740	318	19,959,125	2,122	98,303,390	2,235,955
<b>% of Total</b>	78.27	68.93	6.73	10.76	14.98	20.30	38.43	15.48	50.67
<b>5. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>6. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>7. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>8. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res+Rec Total</b>	1,661	67,764,525	143	10,579,740	318	19,959,125	2,122	98,303,390	2,235,955
<b>% of Total</b>	78.27	68.93	6.73	10.76	14.98	20.30	38.43	15.48	50.67

**County 6 - Boone**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 5,521	<b>Value</b> 634,743,984	<b>Total Growth</b> 4,412,150 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

**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	59	205,010	7	18,070	3	23,810	69	246,890	
10. Comm Improv Land	302	1,502,475	20	473,905	10	90,945	332	2,067,325	
11. Comm Improvements	310	15,161,875	21	6,496,840	16	504,535	347	22,163,250	
12. Comm Total	369	16,869,360	28	6,988,815	19	619,290	416	24,477,465	1,298,233
% of Total	88.70	68.91	6.73	28.55	4.56	2.53	7.53	3.85	29.42
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	1	194,940	0	0	0	0	1	194,940	
15. Ind Improvements	1	0	0	0	0	0	1	0	
16. Ind Total	1	194,940	0	0	0	0	1	194,940	0
% of Total	***	***	0.00	0.00	0.00	0.00	0.01	0.03	0.00
Comm+Ind Total	370	17,064,300	28	6,988,815	19	619,290	417	24,672,405	1,298,233
% of Total	88.72	69.16	6.71	28.32	4.55	2.51	7.55	3.88	29.42
17. Taxable Total	2,031	84,828,825	171	17,568,555	337	20,578,415	2,539	122,975,795	3,534,188
% of Total	79.99	68.98	6.73	8.60	13.27	16.23	45.98	19.37	80.10

**County 6 - Boone**

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**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	1	194,940	10,568,830	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total 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	1	194,940	10,568,830
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>1</b>	<b>194,940</b>	<b>10,568,830</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
<b>25. Mineral Interest Total</b>	<b>0</b>	<b>0</b>	<b>0</b>			

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	157	17	78	<b>252</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	11	21,445	1,743	231,236,780	1,754	231,258,225
28. Ag-Improved Land	0	0	0	0	1,116	201,959,825	1,116	201,959,825
29. Ag-Improvements	0	0	0	0	1,228	78,550,139	1,228	78,550,139
<b>30. Ag-Total Taxable</b>							<b>2,982</b>	<b>511,768,189</b>

**County 6 - Boone**

**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	
<b>34. HomeSite Total</b>							
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	
<b>38. FarmSite Total</b>							
39. Road & Ditches		3.000			2.930		
40. Other-Non Ag Use		0.000	0		154.650	39,510	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	1	1.000	7,000	1	1.000	7,000	
32. HomeSite Improv Land	736	736.480	5,155,360	736	736.480	5,155,360	
33. HomeSite Improvements	729		22,797,805	729		22,797,805	270,330
<b>34. HomeSite Total</b>				<b>730</b>	<b>737.480</b>	<b>27,960,165</b>	
35. FarmSite UnImp Land	2	6.000	3,750	2	6.000	3,750	
36. FarmSite Impr Land	1,068	3,719.710	2,686,065	1,068	3,719.710	2,686,065	
37. FarmSite Improv	1,183		55,752,334	1,183		55,752,334	607,632
<b>38. FarmSite Total</b>				<b>1,185</b>	<b>3,725.710</b>	<b>58,442,149</b>	
39. Road & Ditches		7,613.430			7,619.360		
40. Other-Non Ag Use		0.000	0		154.650	39,510	
<b>41. Total Section VI</b>				<b>1,915</b>	<b>12,237.200</b>	<b>86,441,824</b>	<b>877,962</b>

**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	0	0.000	0	<b>0</b>	<b>0.000</b>	<b>0</b>

**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	<b>0</b>	<b>0.000</b>	<b>0</b>
44. Recapture Val			0			<b>0</b>

County 6 - Boone

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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	16,837.760	26,089,545	16,837.760	26,089,545
46. 1A	0.000	0	0.000	0	11,994.080	16,786,770	11,994.080	16,786,770
47. 2A1	0.000	0	0.000	0	6,959.250	9,716,460	6,959.250	9,716,460
48. 2A	0.000	0	0.000	0	1,935.770	2,437,770	1,935.770	2,437,770
49. 3A1	0.000	0	0.000	0	9,479.640	12,094,030	9,479.640	12,094,030
50. 3A	0.000	0	0.000	0	37,577.630	48,095,225	37,577.630	48,095,225
51. 4A1	0.000	0	0.000	0	7,252.480	7,977,425	7,252.480	7,977,425
52. 4A	0.000	0	0.000	0	8,041.690	8,844,460	8,041.690	8,844,460
53. Total	0.000	0	0.000	0	100,078.300	132,041,685	100,078.300	132,041,685
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	6,805.750	8,843,345	6,805.750	8,843,345
55. 1D	0.000	0	0.000	0	9,331.090	11,897,215	9,331.090	11,897,215
56. 2D1	0.000	0	0.000	0	5,692.470	7,171,160	5,692.470	7,171,160
57. 2D	0.000	0	0.000	0	1,641.830	2,005,565	1,641.830	2,005,565
58. 3D1	0.000	0	0.000	0	7,150.730	8,273,415	7,150.730	8,273,415
59. 3D	0.000	0	0.000	0	33,710.210	36,567,795	33,710.210	36,567,795
60. 4D1	0.000	0	0.000	0	6,646.970	5,602,030	6,646.970	5,602,030
61. 4D	0.000	0	0.000	0	4,309.270	2,585,410	4,309.270	2,585,410
62. Total	0.000	0	0.000	0	75,288.320	82,945,935	75,288.320	82,945,935
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	1,420.220	843,875	1,420.220	843,875
64. 1G	0.000	0	0.000	0	2,693.590	1,764,010	2,693.590	1,764,010
65. 2G1	0.000	0	0.000	0	2,490.640	1,422,785	2,490.640	1,422,785
66. 2G	0.000	0	0.000	0	2,055.190	971,730	2,055.190	971,730
67. 3G1	0.000	0	0.000	0	9,098.920	4,474,335	9,098.920	4,474,335
68. 3G	0.000	0	0.000	0	23,402.990	12,108,980	23,402.990	12,108,980
69. 4G1	0.000	0	0.000	0	5,645.930	2,384,885	5,645.930	2,384,885
70. 4G	0.000	0	0.000	0	28,837.620	11,396,370	28,837.620	11,396,370
71. Total	0.000	0	0.000	0	75,645.100	35,366,970	75,645.100	35,366,970
72. Waste	0.000	0	0.000	0	1,781.610	69,435	1,781.610	69,435
73. Other	0.000	0	0.000	0	673.150	26,755	673.150	26,755
74. Exempt	0.000		0.000		9.640		9.640	
75. Total	0.000	0	0.000	0	253,466.480	250,450,780	253,466.480	250,450,780

County 6 - Boone

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	91.760	100,935	91.760	100,935
46. 1A	0.000	0	0.000	0	188.000	178,600	188.000	178,600
47. 2A1	0.000	0	0.000	0	740.900	666,810	740.900	666,810
48. 2A	0.000	0	0.000	0	883.400	795,060	883.400	795,060
49. 3A1	0.000	0	0.000	0	2,311.600	2,080,440	2,311.600	2,080,440
50. 3A	0.000	0	0.000	0	430.330	387,295	430.330	387,295
51. 4A1	0.000	0	0.000	0	973.470	778,775	973.470	778,775
52. 4A	0.000	0	0.000	0	1,561.200	1,170,900	1,561.200	1,170,900
53. Total	0.000	0	0.000	0	7,180.660	6,158,815	7,180.660	6,158,815
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	34.000	34,850	34.000	34,850
55. 1D	0.000	0	0.000	0	81.000	76,950	81.000	76,950
56. 2D1	0.000	0	0.000	0	790.600	536,640	790.600	536,640
57. 2D	0.000	0	0.000	0	1,034.840	773,075	1,034.840	773,075
58. 3D1	0.000	0	0.000	0	1,981.550	1,107,855	1,981.550	1,107,855
59. 3D	0.000	0	0.000	0	308.640	221,005	308.640	221,005
60. 4D1	0.000	0	0.000	0	278.450	114,375	278.450	114,375
61. 4D	0.000	0	0.000	0	3,064.200	1,237,035	3,064.200	1,237,035
62. Total	0.000	0	0.000	0	7,573.280	4,101,785	7,573.280	4,101,785
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	36.000	17,490	36.000	17,490
64. 1G	0.000	0	0.000	0	34.000	14,650	34.000	14,650
65. 2G1	0.000	0	0.000	0	361.000	129,630	361.000	129,630
66. 2G	0.000	0	0.000	0	1,393.560	490,800	1,393.560	490,800
67. 3G1	0.000	0	0.000	0	4,385.160	1,415,240	4,385.160	1,415,240
68. 3G	0.000	0	0.000	0	1,615.010	519,835	1,615.010	519,835
69. 4G1	0.000	0	0.000	0	6,998.860	2,257,315	6,998.860	2,257,315
70. 4G	0.000	0	0.000	0	22,922.780	7,435,165	22,922.780	7,435,165
71. Total	0.000	0	0.000	0	37,746.370	12,280,125	37,746.370	12,280,125
72. Waste	0.000	0	0.000	0	2,830.660	15,000	2,830.660	15,000
73. Other	0.000	0	0.000	0	638.250	16,075	638.250	16,075
74. Exempt	0.000		0.000		42.350		42.350	
75. Total	0.000	0	0.000	0	55,969.220	22,571,800	55,969.220	22,571,800

County 6 - Boone

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	12,634.400	24,953,040	12,634.400	24,953,040
46. 1A	0.000	0	0.000	0	8,617.340	14,649,480	8,617.340	14,649,480
47. 2A1	0.000	0	0.000	0	4,066.180	6,505,880	4,066.180	6,505,880
48. 2A	0.000	0	0.000	0	1,457.160	2,331,455	1,457.160	2,331,455
49. 3A1	0.000	0	0.000	0	3,845.180	6,152,285	3,845.180	6,152,285
50. 3A	0.000	0	0.000	0	26,511.380	42,418,200	26,511.380	42,418,200
51. 4A1	0.000	0	0.000	0	6,672.790	8,007,350	6,672.790	8,007,350
52. 4A	0.000	0	0.000	0	2,396.130	2,384,160	2,396.130	2,384,160
53. Total	0.000	0	0.000	0	66,200.560	107,401,850	66,200.560	107,401,850
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	2,750.190	4,125,295	2,750.190	4,125,295
55. 1D	0.000	0	0.000	0	3,891.720	5,837,585	3,891.720	5,837,585
56. 2D1	0.000	0	0.000	0	1,435.610	1,794,520	1,435.610	1,794,520
57. 2D	0.000	0	0.000	0	275.330	344,170	275.330	344,170
58. 3D1	0.000	0	0.000	0	1,182.300	1,477,885	1,182.300	1,477,885
59. 3D	0.000	0	0.000	0	11,874.640	14,843,395	11,874.640	14,843,395
60. 4D1	0.000	0	0.000	0	2,817.080	2,253,670	2,817.080	2,253,670
61. 4D	0.000	0	0.000	0	831.130	664,905	831.130	664,905
62. Total	0.000	0	0.000	0	25,058.000	31,341,425	25,058.000	31,341,425
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	737.900	460,965	737.900	460,965
64. 1G	0.000	0	0.000	0	779.110	549,215	779.110	549,215
65. 2G1	0.000	0	0.000	0	1,138.420	658,715	1,138.420	658,715
66. 2G	0.000	0	0.000	0	730.310	443,765	730.310	443,765
67. 3G1	0.000	0	7.080	4,775	1,083.480	733,240	1,090.560	738,015
68. 3G	0.000	0	11.810	7,970	7,411.670	4,977,635	7,423.480	4,985,605
69. 4G1	0.000	0	1.270	855	3,732.140	2,493,565	3,733.410	2,494,420
70. 4G	0.000	0	11.620	7,845	5,047.080	3,176,075	5,058.700	3,183,920
71. Total	0.000	0	31.780	21,445	20,660.110	13,493,175	20,691.890	13,514,620
72. Waste	0.000	0	0.000	0	951.340	38,045	951.340	38,045
73. Other	0.000	0	0.000	0	196.070	7,845	196.070	7,845
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	31.780	21,445	113,066.080	152,282,340	113,097.860	152,303,785



County 6 - Boone

2007 County Abstract of Assessment for Real Property, Form 45

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	173,459.520	245,602,350	173,459.520	245,602,350
77.Dry Land	0.000	0	0.000	0	107,919.600	118,389,145	107,919.600	118,389,145
78.Grass	0.000	0	31.780	21,445	134,051.580	61,140,270	134,083.360	61,161,715
79.Waste	0.000	0	0.000	0	5,563.610	122,480	5,563.610	122,480
80.Other	0.000	0	0.000	0	1,507.470	50,675	1,507.470	50,675
81.Exempt	0.000	0	0.000	0	51.990	0	51.990	0
<b>82.Total</b>	<b>0.000</b>	<b>0</b>	<b>31.780</b>	<b>21,445</b>	<b>422,501.780</b>	<b>425,304,920</b>	<b>422,533.560</b>	<b>425,326,365</b>

## 2007 Agricultural Land Detail

### County 6 - Boone

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	16,837.760	16.82%	26,089,545	19.76%	1,549.466
1A	11,994.080	11.98%	16,786,770	12.71%	1,399.587
2A1	6,959.250	6.95%	9,716,460	7.36%	1,396.193
2A	1,935.770	1.93%	2,437,770	1.85%	1,259.328
3A1	9,479.640	9.47%	12,094,030	9.16%	1,275.790
3A	37,577.630	37.55%	48,095,225	36.42%	1,279.889
4A1	7,252.480	7.25%	7,977,425	6.04%	1,099.958
4A	8,041.690	8.04%	8,844,460	6.70%	1,099.826
<b>Irrigated Total</b>	<b>100,078.300</b>	<b>100.00%</b>	<b>132,041,685</b>	<b>100.00%</b>	<b>1,319.383</b>

**Dry:**

1D1	6,805.750	9.04%	8,843,345	10.66%	1,299.393
1D	9,331.090	12.39%	11,897,215	14.34%	1,275.008
2D1	5,692.470	7.56%	7,171,160	8.65%	1,259.762
2D	1,641.830	2.18%	2,005,565	2.42%	1,221.542
3D1	7,150.730	9.50%	8,273,415	9.97%	1,157.002
3D	33,710.210	44.77%	36,567,795	44.09%	1,084.769
4D1	6,646.970	8.83%	5,602,030	6.75%	842.794
4D	4,309.270	5.72%	2,585,410	3.12%	599.964
<b>Dry Total</b>	<b>75,288.320</b>	<b>100.00%</b>	<b>82,945,935</b>	<b>100.00%</b>	<b>1,101.710</b>

**Grass:**

1G1	1,420.220	1.88%	843,875	2.39%	594.186
1G	2,693.590	3.56%	1,764,010	4.99%	654.891
2G1	2,490.640	3.29%	1,422,785	4.02%	571.252
2G	2,055.190	2.72%	971,730	2.75%	472.817
3G1	9,098.920	12.03%	4,474,335	12.65%	491.743
3G	23,402.990	30.94%	12,108,980	34.24%	517.411
4G1	5,645.930	7.46%	2,384,885	6.74%	422.407
4G	28,837.620	38.12%	11,396,370	32.22%	395.191
<b>Grass Total</b>	<b>75,645.100</b>	<b>100.00%</b>	<b>35,366,970</b>	<b>100.00%</b>	<b>467.538</b>

<b>Irrigated Total</b>	<b>100,078.300</b>	<b>39.48%</b>	<b>132,041,685</b>	<b>52.72%</b>	<b>1,319.383</b>
<b>Dry Total</b>	<b>75,288.320</b>	<b>29.70%</b>	<b>82,945,935</b>	<b>33.12%</b>	<b>1,101.710</b>
<b>Grass Total</b>	<b>75,645.100</b>	<b>29.84%</b>	<b>35,366,970</b>	<b>14.12%</b>	<b>467.538</b>
Waste	1,781.610	0.70%	69,435	0.03%	38.973
Other	673.150	0.27%	26,755	0.01%	39.745
Exempt	9.640	0.00%			
<b>Market Area Total</b>	<b>253,466.480</b>	<b>100.00%</b>	<b>250,450,780</b>	<b>100.00%</b>	<b>988.102</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>100,078.300</b>	<b>57.70%</b>	<b>132,041,685</b>	<b>53.76%</b>
<b>Dry Total</b>	<b>75,288.320</b>	<b>69.76%</b>	<b>82,945,935</b>	<b>70.06%</b>
<b>Grass Total</b>	<b>75,645.100</b>	<b>56.42%</b>	<b>35,366,970</b>	<b>57.83%</b>
Waste	1,781.610	32.02%	69,435	56.69%
Other	673.150	44.65%	26,755	52.80%
Exempt	9.640	18.54%		
<b>Market Area Total</b>	<b>253,466.480</b>	<b>59.99%</b>	<b>250,450,780</b>	<b>58.88%</b>

## 2007 Agricultural Land Detail

### County 6 - Boone

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	91.760	1.28%	100,935	1.64%	1,099.989
1A	188.000	2.62%	178,600	2.90%	950.000
2A1	740.900	10.32%	666,810	10.83%	900.000
2A	883.400	12.30%	795,060	12.91%	900.000
3A1	2,311.600	32.19%	2,080,440	33.78%	900.000
3A	430.330	5.99%	387,295	6.29%	899.995
4A1	973.470	13.56%	778,775	12.64%	799.998
4A	1,561.200	21.74%	1,170,900	19.01%	750.000
<b>Irrigated Total</b>	<b>7,180.660</b>	<b>100.00%</b>	<b>6,158,815</b>	<b>100.00%</b>	<b>857.694</b>

**Dry:**

1D1	34.000	0.45%	34,850	0.85%	1,025.000
1D	81.000	1.07%	76,950	1.88%	950.000
2D1	790.600	10.44%	536,640	13.08%	678.775
2D	1,034.840	13.66%	773,075	18.85%	747.047
3D1	1,981.550	26.17%	1,107,855	27.01%	559.085
3D	308.640	4.08%	221,005	5.39%	716.060
4D1	278.450	3.68%	114,375	2.79%	410.755
4D	3,064.200	40.46%	1,237,035	30.16%	403.705
<b>Dry Total</b>	<b>7,573.280</b>	<b>100.00%</b>	<b>4,101,785</b>	<b>100.00%</b>	<b>541.612</b>

**Grass:**

1G1	36.000	0.10%	17,490	0.14%	485.833
1G	34.000	0.09%	14,650	0.12%	430.882
2G1	361.000	0.96%	129,630	1.06%	359.085
2G	1,393.560	3.69%	490,800	4.00%	352.191
3G1	4,385.160	11.62%	1,415,240	11.52%	322.733
3G	1,615.010	4.28%	519,835	4.23%	321.877
4G1	6,998.860	18.54%	2,257,315	18.38%	322.526
4G	22,922.780	60.73%	7,435,165	60.55%	324.357
<b>Grass Total</b>	<b>37,746.370</b>	<b>100.00%</b>	<b>12,280,125</b>	<b>100.00%</b>	<b>325.332</b>

<b>Irrigated Total</b>	<b>7,180.660</b>	<b>12.83%</b>	<b>6,158,815</b>	<b>27.29%</b>	<b>857.694</b>
<b>Dry Total</b>	<b>7,573.280</b>	<b>13.53%</b>	<b>4,101,785</b>	<b>18.17%</b>	<b>541.612</b>
<b>Grass Total</b>	<b>37,746.370</b>	<b>67.44%</b>	<b>12,280,125</b>	<b>54.40%</b>	<b>325.332</b>
Waste	2,830.660	5.06%	15,000	0.07%	5.299
Other	638.250	1.14%	16,075	0.07%	25.186
Exempt	42.350	0.08%			
<b>Market Area Total</b>	<b>55,969.220</b>	<b>100.00%</b>	<b>22,571,800</b>	<b>100.00%</b>	<b>403.289</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>7,180.660</b>	<b>4.14%</b>	<b>6,158,815</b>	<b>2.51%</b>	
<b>Dry Total</b>	<b>7,573.280</b>	<b>7.02%</b>	<b>4,101,785</b>	<b>3.46%</b>	
<b>Grass Total</b>	<b>37,746.370</b>	<b>28.15%</b>	<b>12,280,125</b>	<b>20.08%</b>	
Waste	2,830.660	50.88%	15,000	12.25%	
Other	638.250	42.34%	16,075	31.72%	
Exempt	42.350	81.46%			
<b>Market Area Total</b>	<b>55,969.220</b>	<b>13.25%</b>	<b>22,571,800</b>	<b>5.31%</b>	

## 2007 Agricultural Land Detail

### County 6 - Boone

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	12,634.400	19.09%	24,953,040	23.23%	1,975.007
1A	8,617.340	13.02%	14,649,480	13.64%	1,700.000
2A1	4,066.180	6.14%	6,505,880	6.06%	1,599.998
2A	1,457.160	2.20%	2,331,455	2.17%	1,599.999
3A1	3,845.180	5.81%	6,152,285	5.73%	1,599.999
3A	26,511.380	40.05%	42,418,200	39.49%	1,599.999
4A1	6,672.790	10.08%	8,007,350	7.46%	1,200.000
4A	2,396.130	3.62%	2,384,160	2.22%	995.004
<b>Irrigated Total</b>	<b>66,200.560</b>	<b>100.00%</b>	<b>107,401,850</b>	<b>100.00%</b>	<b>1,622.370</b>

**Dry:**

1D1	2,750.190	10.98%	4,125,295	13.16%	1,500.003
1D	3,891.720	15.53%	5,837,585	18.63%	1,500.001
2D1	1,435.610	5.73%	1,794,520	5.73%	1,250.005
2D	275.330	1.10%	344,170	1.10%	1,250.027
3D1	1,182.300	4.72%	1,477,885	4.72%	1,250.008
3D	11,874.640	47.39%	14,843,395	47.36%	1,250.008
4D1	2,817.080	11.24%	2,253,670	7.19%	800.002
4D	831.130	3.32%	664,905	2.12%	800.001
<b>Dry Total</b>	<b>25,058.000</b>	<b>100.00%</b>	<b>31,341,425</b>	<b>100.00%</b>	<b>1,250.755</b>

**Grass:**

1G1	737.900	3.57%	460,965	3.41%	624.698
1G	779.110	3.77%	549,215	4.06%	704.926
2G1	1,138.420	5.50%	658,715	4.87%	578.622
2G	730.310	3.53%	443,765	3.28%	607.639
3G1	1,090.560	5.27%	738,015	5.46%	676.730
3G	7,423.480	35.88%	4,985,605	36.89%	671.599
4G1	3,733.410	18.04%	2,494,420	18.46%	668.134
4G	5,058.700	24.45%	3,183,920	23.56%	629.394
<b>Grass Total</b>	<b>20,691.890</b>	<b>100.00%</b>	<b>13,514,620</b>	<b>100.00%</b>	<b>653.136</b>

<b>Irrigated Total</b>	<b>66,200.560</b>	<b>58.53%</b>	<b>107,401,850</b>	<b>70.52%</b>	<b>1,622.370</b>
<b>Dry Total</b>	<b>25,058.000</b>	<b>22.16%</b>	<b>31,341,425</b>	<b>20.58%</b>	<b>1,250.755</b>
<b>Grass Total</b>	<b>20,691.890</b>	<b>18.30%</b>	<b>13,514,620</b>	<b>8.87%</b>	<b>653.136</b>
Waste	951.340	0.84%	38,045	0.02%	39.990
Other	196.070	0.17%	7,845	0.01%	40.011
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>113,097.860</b>	<b>100.00%</b>	<b>152,303,785</b>	<b>100.00%</b>	<b>1,346.654</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>66,200.560</b>	<b>38.16%</b>	<b>107,401,850</b>	<b>43.73%</b>	
<b>Dry Total</b>	<b>25,058.000</b>	<b>23.22%</b>	<b>31,341,425</b>	<b>26.47%</b>	
<b>Grass Total</b>	<b>20,691.890</b>	<b>15.43%</b>	<b>13,514,620</b>	<b>22.10%</b>	
Waste	951.340	17.10%	38,045	31.06%	
Other	196.070	13.01%	7,845	15.48%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>113,097.860</b>	<b>26.77%</b>	<b>152,303,785</b>	<b>35.81%</b>	

## 2007 Agricultural Land Detail

### County 6 - Boone

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	173,459.520	245,602,350
Dry	0.000	0	0.000	0	107,919.600	118,389,145
Grass	0.000	0	31.780	21,445	134,051.580	61,140,270
Waste	0.000	0	0.000	0	5,563.610	122,480
Other	0.000	0	0.000	0	1,507.470	50,675
Exempt	0.000	0	0.000	0	51.990	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>31.780</b>	<b>21,445</b>	<b>422,501.780</b>	<b>425,304,920</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	173,459.520	245,602,350	173,459.520	41.05%	245,602,350	57.74%	1,415.905
Dry	107,919.600	118,389,145	107,919.600	25.54%	118,389,145	27.83%	1,097.012
Grass	134,083.360	61,161,715	134,083.360	31.73%	61,161,715	14.38%	456.146
Waste	5,563.610	122,480	5,563.610	1.32%	122,480	0.03%	22.014
Other	1,507.470	50,675	1,507.470	0.36%	50,675	0.01%	33.615
Exempt	51.990	0	51.990	0.01%	0	0.00%	0.000
<b>Total</b>	<b>422,533.560</b>	<b>425,326,365</b>	<b>422,533.560</b>	<b>100.00%</b>	<b>425,326,365</b>	<b>100.00%</b>	<b>1,006.609</b>

\* Department of Property Assessment & Taxation Calculates

**2006 Plan of Assessment for Boone County  
Assessment Years 2007, 2008, 2009  
Date: June 15<sup>th</sup>, 2006**

General Description of Real Property in Boone County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2119	38%	16%
Commercial	415	8%	4%
Industrial	0	0	0
Recreational	0	0	0
Agricultural	2981	54%	80%

Boone County had 39 Residential, 16 Commercial, 68 Agricultural permits, with additional 207 by other. These include new construction along with removal of buildings also.

Current Resources

Staff: Deputy  
Secretary

Budget: Adopted 94,150  
Requested 94,150  
Educational 1,200 (Revised from \$2,500)  
Reappraisal 42,000  
Other 11,803 (Revised from 11,500)

Training: Go to workshops to get the hours needed to keep our certificates up to date.

Cadastral Maps: They are kept up to date by the Deputy with the assistance of the Assessor. These are dated 1969 in average condition for their age. We also have the aerial maps from the FSA office.

Property Record Card: They are kept up to date with the 521's also. We have 5,780 total parcels, of which approximately 3,000 are improved, the agland houses and sketches are being entered in the Cama so when we are ready to do the rural reappraisal they are all listed.

Our aerial photos are 2000.

Software: We are using Cama 2000, along with the AS400 with MIPS County Solutions. We have the Apex2 version.

Web Based: N/A

Current Assessment Procedures for Real Property

Discover, List & Inventory all property.

Our residential and rural pickup work is done by Bill Scarlett, and he also does our land update use changes. The Commercial pickup work was done by Gary Davis under the direction of Jeff White of Blaser Appraisal.

Jeff White of Blaser Appraisal assists with the ratio study for the Residential and Commercial sales in Boone County. This study consists of the sales in the sales file along with studying and reviewing past sales.

Agland value is determined by the sales in the sales file and entered into the computer program I made in Excel from the Agland Book, Market Study 1A thru 4A. With this program I have Boone County as a whole, each Area, then into Irrigated, Dry, & Grass.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	96.08	25.43	112.18
Commercial	94.30	44.95	109.11
Agricultural Land	74.45	14.97	105.01
Special Value Ag	N/A		

**Assessment Actions Planned for Assessment Year 2007**

Residential: What sales, determine if an adjustment needs to be made, there is more of a breakdown of these than one realizes. Each town gets divided, then the year built, then quality then condition. With the small amount of sales in Boone County you very seldom

get 10 sales in each class. We do not just look at the town and raise or lower it as a whole the styles etc have to be divided out.

Commercial: The same technique is used as Residential.

Agricultural Land: Review sales, enter them in each Area and class then determine the value of each area.

Special Value If any applications come in, then we will take the necessary steps to be in compliance.

**Assessment Actions Planned for Assessment Year 2008**

Residential: Review sales make any adjustments necessary

Commercial: Review sales make any adjustments necessary

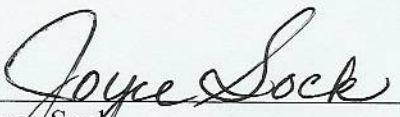
Agricultural: Review sales make any adjustments necessary  
Working on the reappraisal of farm buildings  
if possible.

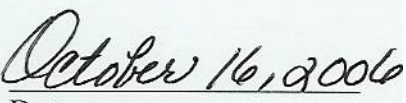
**Assessment Actions Planned for Assessment Year 2009**

Residential: Review sales make any adjustments necessary

Commercial: Review sales make any adjustments necessary

Agricultural: Review sales make any adjustments necessary

  
Joyce Sock  
Boone County Assessor

  
Date

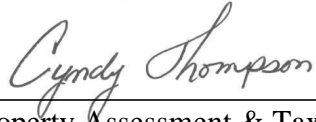


## Certification

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 Boone County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8044.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation