

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

09 Brown

Residential Real Property - Current

Number of Sales		88	COD	7.60
Total Sales Price	\$	4595411	PRD	103.97
Total Adj. Sales Price	\$	4600411	COV	12.74
Total Assessed Value	\$	4323242	STD	12.45
Avg. Adj. Sales Price	\$	52277.40	Avg. Abs. Dev.	7.50
Avg. Assessed Value	\$	49127.75	Min	61.86
Median		98.66	Max	158.09
Wgt. Mean		93.98	95% Median C.I.	96.62 to 99.36
Mean		97.71	95% Wgt. Mean C.I.	90.78 to 97.17
			95% Mean C.I.	95.11 to 100.31
% of Value of the Class of all Real Property Value in the County				19.21
% of Records Sold in the Study Period				5.1
% of Value Sold in the Study Period				8.12
Average Assessed Value of the Base				30,879

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	88	98.66	7.60	103.97
2006	91	98.38	7.29	103.66
2005	106	97.80	6.00	101.48
2004	116	97.97	24.22	112.26
2003	97	95	30.54	119.15
2002	103	92	28.94	111.43
2001	117	93	24.51	102.73

2007 Commission Summary

09 Brown

Commercial Real Property - Current

Number of Sales		13	COD	4.64
Total Sales Price	\$	315200	PRD	101.08
Total Adj. Sales Price	\$	334200	COV	8.98
Total Assessed Value	\$	318800	STD	8.65
Avg. Adj. Sales Price	\$	25707.69	Avg. Abs. Dev.	4.51
Avg. Assessed Value	\$	24523.08	Min	70.00
Median		97.22	Max	108.00
Wgt. Mean		95.39	95% Median C.I.	95.38 to 100.00
Mean		96.42	95% Wgt. Mean C.I.	89.83 to 100.96
			95% Mean C.I.	91.19 to 101.65
% of Value of the Class of all Real Property Value in the County				7.37
% of Records Sold in the Study Period				4.64
% of Value Sold in the Study Period				1.56
Average Assessed Value of the Base				72,991

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	13	97.22	4.64	101.08
2006	15	97.22	2.11	100.17
2005	17	96.80	2.04	100.78
2004	17	104.48	40.37	119.86
2003	19	93	30.01	114.29
2002	18	93	32.24	94.22
2001	24	92	61.04	113.38

2007 Commission Summary

09 Brown

Agricultural Land - Current

Number of Sales	35	COD	17.01
Total Sales Price	\$ 5809228	PRD	105.45
Total Adj. Sales Price	\$ 5558428	COV	21.29
Total Assessed Value	\$ 4062662	STD	16.41
Avg. Adj. Sales Price	\$ 158812.23	Avg. Abs. Dev.	12.37
Avg. Assessed Value	\$ 116076.06	Min	44.84
Median	72.72	Max	117.25
Wgt. Mean	73.09	95% Median C.I.	69.18 to 81.67
Mean	77.07	95% Wgt. Mean C.I.	67.66 to 78.53
		95% Mean C.I.	71.64 to 82.51
% of Value of the Class of all Real Property Value in the County			73.59
% of Records Sold in the Study Period			1.21
% of Value Sold in the Study Period			5.69
Average Assessed Value of the Base			70,641

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	35	72.72	17.01	105.45
2006	27	77.08	15.75	100.82
2005	31	76.71	15.85	100.01
2004	29	76.86	16.95	99.75
2003	40	75	21.46	98.5
2002	41	74	23.29	95.47
2001	43	74	27.19	102.07

2007 Opinions of the Property Tax Administrator for Brown County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Brown County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Brown County is 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 Brown County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Brown County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Brown County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Brown County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Brown County**

Residential Real Property

I. Correlation

RESIDENTIAL: The assessment practices along with the measures of central tendency support a level of value within the acceptable range. The Trended Preliminary Ratio also supports the median indicating the level of value is within the acceptable range. After a review of the total sales file along with knowledge of the assessor's review process, it is believed a reasonable proportion of sales was utilized. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The qualitative measures are indicating that the county has uniform and proportionate assessments, the .97 percent over the range on the PRD should not be cause for concern. The assessment actions for 2007 support the minor change from the preliminary statistics to the final analysis.

Based on my judgment and the information available to me, I believe the best indicator of the level of value for the residential property in Brown County is the R&O Median of 99 percent. I can not identify any specific area where a recommendation for adjustment should be made.

**2007 Correlation Section
for Brown County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	169	88	52.07
2006	167	91	54.49
2005	168	106	63.1
2004	163	116	71.17
2003	144	97	67.36
2002	151	103	68.21
2001	150	117	78

RESIDENTIAL: A review of the table indicates that the county's percentage of sales used has declined the past three years. The percent of sales used is most likely below the desired percentage; however the assessor has a review process in place and gathers as much information about the conditions of the sale as possible in an effort to determine arms-length transactions. A review of the total sales file indicates a reasonable proportion of the total sales was utilized.

**2007 Correlation Section
for Brown County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Brown County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	98.57	0.22	98.78	98.66
2006	98.27	0.75	99.01	98.38
2005	97.07	3.18	100.16	97.80
2004	94.08	10.57	104.03	97.97
2003	95	-0.13	94.88	95
2002	92	-0.24	91.78	92
2001	89	1.57	90.4	93

RESIDENTIAL: After review of the Trended Preliminary Ratio and the R&O Median, it is apparent that the two statistics are very similar and support a level of value within the acceptable range.

**2007 Correlation Section
for Brown County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Brown County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.03	2007	0.22
-0.17	2006	0.75
4.69	2005	3.18
47.79	2004	10.57
-1.04	2003	-0.13
0.19	2002	-0.24
3.81	2001	1.57

RESIDENTIAL: After review of the Percent Change Report, it appears that Brown County has appraised sold parcels similarly to unsold parcels. The percent change in the sales file and the percent change in assessed base value is consistent with the reported assessment action.

2007 Correlation Section for Brown County

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Brown County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.66	93.98	97.71

RESIDENTIAL: The measures of central tendency are similar and within the acceptable range for the level of value. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient market analysis.

**2007 Correlation Section
for Brown County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

- Single-family residences: a COD of 15 percent or less.
- For newer and fairly homogeneous areas: a COD of 10 or less.
- Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.
- Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.
- Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	7.60	103.97
Difference	0	0.97

RESIDENTIAL: It appears by the chart that the Price Related Differential is just slightly out of compliance; however after hypothetically removing the extreme outlier which is a low dollar sale, the PRD is 103.39 and rounds to within the range. The rest of the statistics move only slightly it is believed that the county has attained uniform and proportionate assessments.

**2007 Correlation Section
for Brown County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	88	88	0
Median	98.57	98.66	0.09
Wgt. Mean	93.96	93.98	0.02
Mean	97.59	97.71	0.12
COD	7.67	7.60	-0.07
PRD	103.86	103.97	0.11
Min Sales Ratio	61.86	61.86	0
Max Sales Ratio	158.09	158.09	0

RESIDENTIAL: The reported actions by the assessor that there were no overall valuation changes are confirmed in the comparison between the Preliminary Statistical Report and the R&O Analysis. The minor changes in the table are due to three minuscule valuation corrections.

**2007 Correlation Section
for Brown County**

Commerical Real Property

I. Correlation

COMMERCIAL: The measures of central tendency are all within the acceptable range and as well the median is supported by the Trended Preliminary Ratio therefore the median will be used to describe the overall level of value for the commercial property class. The percent change in the sales base and the percent change to the assessed base are in strong support of each other leading one to believe that sold and unsold properties are similarly appraised. The minus 1.12% decrease in assessed base is the result of action taken by the County Board of Equalization. The qualitative measures are both within the acceptable parameters indicating overall assessment uniformity. Whereas an appraisal was implemented for 2006 within the commercial property class, the assessor's statement that general maintenance was the focus for the commercial property class is confirmed by the by the preliminary statistics to the final report.

The indicated level of value for the commercial property class in Brown County is the R&O Median of 97 percent, based on my judgment and the information available to me. I can not identify any area where an adjustment should be made.

**2007 Correlation Section
for Brown County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	31	13	41.94
2006	29	15	51.72
2005	34	17	50
2004	28	17	60.71
2003	30	19	63.33
2002	27	18	66.67
2001	32	24	75

COMMERCIAL: A review of the table indicates that the county's percent of sales used has declined since 2004. The percent of sales used is most likely below the desired percentage; however the assessor has a review process in place and gathers as much information about the conditions of the sale as possible and indication is that the assessor has utilized all available sales.

**2007 Correlation Section
for Brown County**

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Brown County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	97.22	-1.12	96.13	97.22
2006	97.22	-0.43	96.8	97.22
2005	87.40	28.2	112.04	96.80
2004	104.48	0.05	104.53	104.48
2003	92	-0.3	91.72	93
2002	90	-0.46	89.59	93
2001	92	-0.11	91.9	92

COMMERCIAL: A review of the table indicates there is correlation between the Trended Preliminary Ratio and the R&O Median and both support a level of value within the range. The reduction in the assessed base value is due to a valuation decrease in the assisted living facility in Brown County. An agreement was reached between the Brown County Board of Equalization and the appellant concerning the valuation of the facility.

**2007 Correlation Section
for Brown County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Brown County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0	2007	-1.12
0	2006	-0.43
22.52	2005	28.2
0	2004	0.05
12.82	2003	-0.3
0	2002	-0.46
0.13	2001	-0.11

COMMERCIAL: The percent change in the sales base and percent change in assessed value (excluding growth) is consistent with the reported assessment actions for 2007. This indicates that sold and unsold properties are similarly appraised and it appears appraisal uniformity has been attained within the commercial real property in Brown County. The percent change in assessed base is a valuation decrease in the assisted living facility in Ainsworth, per an agreement between the County Board of Equalization and the Cottonwood Villa Assisted Living facility.

2007 Correlation Section for Brown County

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Brown County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.22	95.39	96.42

COMMERCIAL: The measures of central tendency closely correlate to one another and all are within the acceptable range, indicating that the county has attained an acceptable level of value for assessment year 2007.

**2007 Correlation Section
for Brown County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	4.64	101.08
Difference	0	0

COMMERCIAL: Both qualitative measures are within the accepted parameters indicating that the county has attained uniform assessments within the commercial class of property.

**2007 Correlation Section
for Brown County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	13	13	0
Median	97.22	97.22	0
Wgt. Mean	95.39	95.39	0
Mean	96.42	96.42	0
COD	4.64	4.64	0
PRD	101.08	101.08	0
Min Sales Ratio	70.00	70.00	0
Max Sales Ratio	108.00	108.00	0

COMMERCIAL: The changes in the statistics are naught and coincide with the assessor's reported action that there were no overall valuation changes to the commercial property class for 2007.

**2007 Correlation Section
for Brown County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The tables in the agricultural section along with the assessment practices support a level of value within the acceptable range. The median and weighted mean support a level of value within the acceptable range. The Trended Preliminary Ratio also supports the median indicating the level of value is within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The qualitative measures indicate the Price-Related Differential is just slightly over its prescribed parameter while the Coefficient of Dispersion is within the acceptable parameter. Three or four high-dollar sales are causing the PRD to be just slightly high. It is believed that Brown County has attained uniform and proportionate assessments within the agricultural property class. The assessment actions for 2007 support the change from the preliminary statistics to the final analysis.

Based on my judgment and the information provided to me, the best estimate of the level of value for the agricultural property in Brown County is the R&O Median of 73 percent. A recommendation for adjustment is not offered for the unimproved agricultural property.

**2007 Correlation Section
for Brown County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Department periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2007	70	35	50
2006	60	27	45
2005	68	31	45.59
2004	77	29	37.66
2003	81	40	49.38
2002	78	41	52.56
2001	68	43	63.24

AGRICULTURAL UNIMPROVED: A review of the table indicates that the county's percent of sales used has historically been less than 50 percent, and most likely below the desired percentage. However the assessor has a review process in place and gathers as much information about the conditions of the sale as possible and indication is that the assessor has utilized all available sales.

2007 Correlation Section for Brown County

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudemans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2007 Correlation Section
for Brown County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	66.85	9.98	73.52	72.72
2006	77.08	-0.06	77.03	77.08
2005	74.56	3.78	77.38	76.71
2004	63.94	4.41	66.76	76.86
2003	68	15.68	78.66	75
2002	74	0.02	74.01	74
2001	72	9.95	79.16	74

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R & O Median are very close and lend support to each other. For direct equalization purposes, the median will be used to describe the level of value for the agricultural property class in Brown County.

**2007 Correlation Section
for Brown County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 2007 Preliminary Statistical Reports and the 2007 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2007 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2006 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, (International Association of Assessing Officers, 1999), p. 311.

**2007 Correlation Section
for Brown County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
12.96	2007	9.98
0.16	2006	-0.06
5.21	2005	3.78
12.74	2004	4.41
10.91	2003	15.68
0.11	2002	0.02
1.92	2001	9.95

AGRICULTURAL UNIMPROVED: Comparison of the percent change in the sales file to the percent change to the agricultural base reveals an approximate 3 points difference between the two figures. The assessor was aggressive in valuing agricultural land for 2007 in which sales were analyzed to assist the assessor in valuing the unimproved agricultural property in an effort to arrive at the best estimate of market value. It appears that Brown County has appraised sold parcels similarly to unsold parcels. The percent change in the sales base value and the percent change in assessed base value is consistent with the reported assessment action. It appears appraisal uniformity has been attained within the unimproved agricultural property in Brown County.

2007 Correlation Section for Brown County

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

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2007 Correlation Section
for Brown County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.72	73.09	77.07

AGRICULTURAL UNIMPROVED: The median and weighted mean measures both round to 73 percent and either could be used to describe the level of value for the agricultural property class in Brown County. These measures indicate that the county has attained an acceptable level of value for the agricultural property class.

**2007 Correlation Section
for Brown County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	17.01	105.45
Difference	0	2.45

AGRICULTURAL UNIMPROVED: The Coefficient of Dispersion is within acceptable the range while the Price Related Differential is just slightly over its prescribed parameter. It is believed that the county has attained uniform and proportionate assessments within the unimproved agricultural property class in Brown County.

**2007 Correlation Section
for Brown County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	35	35	0
Median	66.85	72.72	5.87
Wgt. Mean	64.96	73.09	8.13
Mean	68.91	77.07	8.16
COD	17.73	17.01	-0.72
PRD	106.08	105.45	-0.63
Min Sales Ratio	39.01	44.84	5.83
Max Sales Ratio	103.47	117.25	13.78

AGRICULTURAL UNIMPROVED: The above table is reflective of the valuation changes to the unimproved agricultural property class for 2007. Increases were applied to all land classification groups in the county.

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

09 Brown

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	50,699,728	51,269,843	570,115	1.12	582,280	-0.02
2. Recreational	1,859,041	1,996,536	137,495	7.4	11,952	6.75
3. Ag-Homesite Land, Ag-Res Dwellings	19,881,552	20,344,931	463,379	2.33	*-----	2.33
4. Total Residential (sum lines 1-3)	72,440,321	73,611,310	1,170,989	1.62	594,232	0.8
5. Commercial	20,300,630	20,160,653	-139,977	-0.69	90,037	-1.13
6. Industrial	276,900	276,900	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	9,975,543	10,596,774	621,231	6.23	1,060,239	-4.4
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	30,553,073	31,034,327	481,254	1.58	90,037	1.28
10. Total Non-Agland Real Property	102,993,394	104,645,637	1,652,243	1.6	1,744,508	-0.09
11. Irrigated	40,479,558	47,910,493	7,430,935	18.36		
12. Dryland	1,356,938	1,468,998	112,060	8.26		
13. Grassland	131,688,758	140,908,173	9,219,415	7		
14. Wasteland	665,664	1,297,528	631,864	94.92		
15. Other Agland	58,703	60,501	1,798	3.06		
16. Total Agricultural Land	174,249,621	191,645,693	17,396,072	9.98		
17. Total Value of All Real Property (Locally Assessed)	277,243,015	296,291,330	19,048,315	6.87	1,744,508	6.24

*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:	88	MEDIAN:	99	COV:	12.74	95% Median C.I.:	96.62 to 99.36
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.45	95% Wgt. Mean C.I.:	90.78 to 97.17
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.50	95% Mean C.I.:	95.11 to 100.31
TOTAL Assessed Value:	4,323,242						
AVG. Adj. Sales Price:	52,277	COD:	7.60	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,127	PRD:	103.97	MIN Sales Ratio:	61.86		

Printed: 03/27/2007 22:33:30

DATE OF SALE *	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	11	99.15	97.78	96.13	3.12	101.72	91.59	105.00	91.62 to 101.56	34,645	33,305
10/01/04 TO 12/31/04	9	93.75	94.70	94.02	4.30	100.72	84.61	99.86	90.60 to 99.83	42,755	40,199
01/01/05 TO 03/31/05	14	99.07	98.39	97.97	1.74	100.42	91.48	101.75	97.12 to 100.23	64,964	63,647
04/01/05 TO 06/30/05	12	96.42	94.54	88.03	10.32	107.40	68.69	127.25	83.74 to 100.31	52,475	46,192
07/01/05 TO 09/30/05	10	99.49	96.53	89.81	12.97	107.49	62.79	120.93	80.16 to 112.59	60,681	54,498
10/01/05 TO 12/31/05	13	96.26	93.33	89.44	6.58	104.35	61.86	104.78	88.44 to 100.41	64,192	57,412
01/01/06 TO 03/31/06	7	101.05	100.51	97.88	6.24	102.69	91.00	119.01	91.00 to 119.01	63,714	62,365
04/01/06 TO 06/30/06	12	101.16	106.37	103.38	13.56	102.88	81.12	158.09	92.30 to 117.94	34,000	35,150
____Study Years____											
07/01/04 TO 06/30/05	46	98.75	96.52	94.29	4.89	102.36	68.69	127.25	95.23 to 99.36	50,110	47,250
07/01/05 TO 06/30/06	42	97.72	99.01	93.66	10.64	105.72	61.86	158.09	94.09 to 101.75	54,650	51,183
____Calendar Yrs____											
01/01/05 TO 12/31/05	49	98.04	95.72	91.82	7.68	104.25	61.86	127.25	95.76 to 99.17	60,826	55,851
____ALL____	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	58	99.14	99.15	96.43	8.37	102.82	62.79	158.09	97.40 to 100.00	48,732	46,993
JOHNSTOWN	2	95.32	95.32	96.83	1.65	98.44	93.75	96.89	N/A	20,900	20,238
LONG PINE	11	99.70	99.47	99.26	2.16	100.22	92.38	105.00	97.12 to 101.75	21,245	21,087
RURAL RES	17	93.45	91.92	88.44	7.30	103.94	61.86	112.59	84.61 to 97.61	88,144	77,950
____ALL____	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

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	72	99.16	99.28	96.77	7.38	102.59	62.79	158.09	98.51 to 100.00	43,416	42,015
2	3	90.60	89.01	85.72	5.92	103.84	80.16	96.26	N/A	77,000	66,003
3	13	93.45	91.00	88.47	6.41	102.86	61.86	98.80	84.61 to 97.61	95,650	84,625
____ALL____	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	84	98.75	97.77	93.97	7.69	104.04	61.86	158.09	96.70 to 99.61	54,564	51,276
2	4	93.92	96.32	94.36	3.43	102.08	92.44	105.00	N/A	4,250	4,010
____ALL____	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	88	MEDIAN:	99	COV:	12.74	95% Median C.I.:	96.62 to 99.36
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.45	95% Wgt. Mean C.I.:	90.78 to 97.17
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.50	95% Mean C.I.:	95.11 to 100.31
TOTAL Assessed Value:	4,323,242						
AVG. Adj. Sales Price:	52,277	COD:	7.60	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,127	PRD:	103.97	MIN Sales Ratio:	61.86		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	87	98.70	97.71	93.90	7.68	104.05	61.86	158.09	96.26 to 99.61	51,924	48,758
06	1	97.91	97.91	97.91			97.91	97.91	N/A	83,000	81,263
07											
ALL	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

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	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00	11,250	10,619
Prior TO 1860											
1860 TO 1899	1	98.04	98.04	98.04			98.04	98.04	N/A	30,000	29,412
1900 TO 1919	13	99.83	98.08	97.33	5.57	100.77	83.74	112.59	91.59 to 104.09	23,177	22,557
1920 TO 1939	19	99.15	100.88	99.25	10.54	101.64	62.79	127.36	93.71 to 110.18	27,876	27,667
1940 TO 1949	1	158.09	158.09	158.09			158.09	158.09	N/A	10,000	15,809
1950 TO 1959	4	103.17	104.70	99.38	6.97	105.36	93.46	119.01	N/A	51,125	50,807
1960 TO 1969	9	99.03	98.74	98.73	3.66	100.02	92.11	109.64	92.38 to 101.87	55,888	55,178
1970 TO 1979	19	97.61	95.35	94.03	4.91	101.41	68.69	103.00	92.79 to 99.95	77,152	72,543
1980 TO 1989	4	91.89	90.74	89.28	5.35	101.64	80.16	99.01	N/A	104,125	92,960
1990 TO 1994	5	93.45	86.83	86.33	11.35	100.57	61.86	100.23	N/A	132,800	114,650
1995 TO 1999	4	98.54	95.44	89.83	5.52	106.25	82.08	102.59	N/A	78,137	70,187
2000 TO Present	1	96.08	96.08	96.08			96.08	96.08	N/A	73,000	70,135
ALL	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	88	MEDIAN:	99	COV:	12.74	95% Median C.I.:	96.62 to 99.36
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.45	95% Wgt. Mean C.I.:	90.78 to 97.17
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.50	95% Mean C.I.:	95.11 to 100.31
TOTAL Assessed Value:	4,323,242						
AVG. Adj. Sales Price:	52,277	COD:	7.60	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,127	PRD:	103.97	MIN Sales Ratio:	61.86		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	99.38	99.38	100.50	5.66	98.88	93.75	105.00	N/A	1,000	1,005
5000 TO 9999	9	100.00	98.68	99.04	2.81	99.63	90.60	104.09	92.44 to 101.75	6,422	6,361
Total \$ _____											
1 TO 9999	11	100.00	98.80	99.09	3.32	99.71	90.60	105.00	92.44 to 104.09	5,436	5,387
10000 TO 29999	26	99.26	103.28	102.58	11.38	100.68	81.12	158.09	92.38 to 102.81	18,650	19,132
30000 TO 59999	21	98.70	96.89	97.24	5.31	99.64	62.79	110.18	96.70 to 100.19	45,912	44,642
60000 TO 99999	17	96.62	96.79	96.73	3.87	100.06	84.61	105.03	92.11 to 99.86	75,676	73,203
100000 TO 149999	9	93.45	89.91	89.37	8.46	100.61	68.69	101.05	80.16 to 99.95	125,500	112,154
150000 TO 249999	4	87.44	84.24	85.14	14.03	98.94	61.86	100.23	N/A	168,887	143,798
ALL _____											
	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

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	93.10	95.45	93.02	4.22	102.61	90.60	105.00	N/A	3,000	2,790
5000 TO 9999	9	100.00	98.97	98.32	2.52	100.66	91.59	104.09	94.09 to 101.75	7,533	7,407
Total \$ _____											
1 TO 9999	13	99.83	97.89	97.53	3.91	100.37	90.60	105.00	92.44 to 101.75	6,138	5,986
10000 TO 29999	26	99.16	101.24	99.08	11.27	102.18	62.79	158.09	92.38 to 102.59	20,380	20,193
30000 TO 59999	19	98.80	100.11	99.13	5.42	100.99	83.74	127.36	96.70 to 101.75	47,324	46,912
60000 TO 99999	20	96.44	93.75	91.58	6.67	102.37	61.86	105.03	92.11 to 99.61	83,175	76,174
100000 TO 149999	8	92.47	90.45	89.76	7.06	100.77	80.16	101.05	80.16 to 101.05	134,131	120,392
150000 TO 249999	2	96.51	96.51	96.46	3.85	100.06	92.79	100.23	N/A	177,500	171,210
ALL _____											
	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00	11,250	10,619
10	14	98.99	100.81	96.87	9.96	104.07	81.12	158.09	88.44 to 104.09	22,907	22,191
20	42	99.27	98.98	93.49	8.23	105.86	61.86	127.36	97.40 to 100.51	46,515	43,489
30	18	95.93	94.47	93.03	5.40	101.55	80.16	105.03	92.11 to 99.01	87,725	81,608
40	5	96.08	94.69	95.81	5.24	98.83	84.61	101.05	N/A	117,600	112,674
50	1	99.61	99.61	99.61			99.61	99.61	N/A	69,000	68,733
ALL _____											
	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36	52,277	49,127

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	88	MEDIAN:	99	COV:	12.74	95% Median C.I.:	96.62 to 99.36
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.45	95% Wgt. Mean C.I.:	90.78 to 97.17
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.50	95% Mean C.I.:	95.11 to 100.31
TOTAL Assessed Value:	4,323,242						
AVG. Adj. Sales Price:	52,277	COD:	7.60	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,127	PRD:	103.97	MIN Sales Ratio:	61.86		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00		11,250	10,619
100	9	96.62	95.07	94.30	3.41	100.81	84.61	100.41	91.62 to 99.61		55,666	52,495
101	55	99.01	99.05	94.03	9.09	105.35	61.86	158.09	96.26 to 100.31		49,510	46,553
102	1	80.16	80.16	80.16			80.16	80.16	N/A		149,500	119,841
104	10	98.91	95.65	93.80	5.49	101.98	82.08	105.03	83.74 to 101.75		83,181	78,021
111	3	99.95	99.97	99.93	0.14	100.04	99.77	100.19	N/A		82,000	81,943
304	2	100.88	100.88	100.85	1.70	100.03	99.17	102.59	N/A		29,500	29,750
<u>ALL</u>												
	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36		52,277	49,127

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00		11,250	10,619
20	19	100.31	103.34	102.91	5.93	100.41	88.44	127.25	98.82 to 104.09		17,168	17,668
30	49	97.61	97.50	95.13	7.84	102.49	61.86	158.09	95.76 to 99.15		59,472	56,574
35	1	99.77	99.77	99.77			99.77	99.77	N/A		90,000	89,794
40	8	88.66	89.60	86.02	12.83	104.16	68.69	105.03	68.69 to 105.03		107,006	92,044
50	3	93.46	94.85	93.91	2.90	101.00	91.48	99.61	N/A		108,000	101,428
<u>ALL</u>												
	88	98.66	97.71	93.98	7.60	103.97	61.86	158.09	96.62 to 99.36		52,277	49,127

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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	1	99.28	99.28	99.28			99.28	99.28	N/A	12,500	12,410
10/01/03 TO 12/31/03	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
01/01/04 TO 03/31/04	6	98.29	98.17	97.73	1.64	100.46	96.05	100.00	96.05 to 100.00	32,916	32,168
04/01/04 TO 06/30/04	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	70.00	70.00	70.00			70.00	70.00	N/A	30,000	21,000
04/01/06 TO 06/30/06	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	97.22	97.77	97.57	1.66	100.21	95.38	100.00	96.05 to 100.00	27,022	26,366
07/01/04 TO 06/30/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
07/01/05 TO 06/30/06	2	89.00	89.00	82.67	21.35	107.66	70.00	108.00	N/A	22,500	18,600
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	7	97.22	97.77	97.62	1.69	100.16	95.38	100.00	95.38 to 100.00	29,528	28,826
01/01/05 TO 12/31/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
<u>ALL</u>	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	10	96.82	95.86	94.86	5.53	101.06	70.00	108.00	94.71 to 100.83	27,770	26,341
LONG PINE	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
RURAL	2	97.78	97.78	97.30	1.54	100.49	96.27	99.28	N/A	18,250	17,757
<u>ALL</u>	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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	11	97.22	96.18	95.16	5.20	101.07	70.00	108.00	94.71 to 100.83	27,063	25,753
2	1	99.28	99.28	99.28			99.28	99.28	N/A	12,500	12,410
3	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
<u>ALL</u>	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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	2	97.33	97.33	97.63	2.00	99.70	95.38	99.28	N/A	10,850	10,592
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	98.21	98.11	97.56	1.92	100.57	96.05	100.00	N/A	42,125	41,097
1920 TO 1939	3	97.22	91.74	85.09	13.03	107.81	70.00	108.00	N/A	18,000	15,316
1940 TO 1949	1	100.83	100.83	100.83			100.83	100.83	N/A	12,000	12,100
1950 TO 1959											
1960 TO 1969	2	95.49	95.49	95.35	0.82	100.14	94.71	96.27	N/A	29,000	27,652
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
2000 TO Present											
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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 \$ _____											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$ _____											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	6	99.68	100.62	100.17	2.33	100.45	96.27	108.00	96.27 to 108.00	17,916	17,947
30000 TO 59999	4	95.38	90.19	91.05	8.21	99.06	70.00	100.00	N/A	34,625	31,525
60000 TO 99999	1	96.41	96.41	96.41			96.41	96.41	N/A	70,000	67,488
ALL _____											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$ _____											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	7	99.36	96.25	93.59	6.22	102.84	70.00	108.00	70.00 to 108.00	19,642	18,383
30000 TO 59999	3	96.05	96.92	96.87	1.84	100.06	94.71	100.00	N/A	36,166	35,033
60000 TO 99999	1	96.41	96.41	96.41			96.41	96.41	N/A	70,000	67,488
ALL _____											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
10	4	99.64	99.13	97.89	1.29	101.27	96.41	100.83	N/A	29,625	28,999
15	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
20	6	98.29	95.11	93.42	7.48	101.81	70.00	108.00	70.00 to 108.00	24,750	23,120
30	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL _____											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
344	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
350	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
353	7	97.22	94.36	93.96	5.64	100.43	70.00	100.83	70.00 to 100.83	31,357	29,462
384	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
406	1	99.28	99.28	99.28			99.28	99.28	N/A	12,500	12,410
554	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523
04											
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	35	MEDIAN:	73	COV:	21.29	95% Median C.I.:	69.18 to 81.67
(AgLand) TOTAL Sales Price:	5,809,228	WGT. MEAN:	73	STD:	16.41	95% Wgt. Mean C.I.:	67.66 to 78.53
(AgLand) TOTAL Adj.Sales Price:	5,558,428	MEAN:	77	AVG.ABS.DEV:	12.37	95% Mean C.I.:	71.64 to 82.51
(AgLand) TOTAL Assessed Value:	4,062,662						
AVG. Adj. Sales Price:	158,812	COD:	17.01	MAX Sales Ratio:	117.25		
AVG. Assessed Value:	116,076	PRD:	105.45	MIN Sales Ratio:	44.84		

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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>											
07/01/03 TO 09/30/03	2	70.79	70.79	70.66	0.36	100.18	70.53	71.04	N/A	60,402	42,680
10/01/03 TO 12/31/03	4	86.56	89.63	88.90	8.49	100.82	80.25	105.15	N/A	201,616	179,236
01/01/04 TO 03/31/04	3	95.29	87.27	73.30	12.55	119.06	65.32	101.21	N/A	138,311	101,387
04/01/04 TO 06/30/04	3	71.98	77.02	77.07	8.09	99.94	70.81	88.27	N/A	136,333	105,068
07/01/04 TO 09/30/04	2	67.42	67.42	67.53	0.52	99.84	67.07	67.77	N/A	88,000	59,424
10/01/04 TO 12/31/04	1	117.25	117.25	117.25			117.25	117.25	N/A	104,000	121,943
01/01/05 TO 03/31/05	4	79.65	86.66	80.90	14.42	107.12	72.72	114.63	N/A	109,462	88,560
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	59.98	59.98	59.98			59.98	59.98	N/A	45,000	26,991
10/01/05 TO 12/31/05	7	72.29	70.07	66.77	18.07	104.94	44.84	94.27	44.84 to 94.27	185,623	123,944
01/01/06 TO 03/31/06	6	72.98	71.67	68.61	11.19	104.46	60.66	83.16	60.66 to 83.16	198,502	136,190
04/01/06 TO 06/30/06	2	62.63	62.63	60.33	10.47	103.81	56.07	69.18	N/A	277,000	167,103
<u>Study Years</u>											
07/01/03 TO 06/30/04	12	82.29	82.75	81.18	13.48	101.93	65.32	105.15	70.81 to 95.29	145,933	118,472
07/01/04 TO 06/30/05	7	77.63	85.53	82.89	19.50	103.19	67.07	117.25	67.07 to 117.25	102,550	85,004
07/01/05 TO 06/30/06	16	68.78	69.11	66.23	15.07	104.36	44.84	94.27	59.98 to 78.77	193,086	127,872
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	71.98	82.77	77.92	20.23	106.23	65.32	117.25	67.07 to 101.21	122,659	95,573
01/01/05 TO 12/31/05	12	75.18	74.76	70.07	17.78	106.69	44.84	114.63	59.98 to 82.79	148,517	104,070
<u>ALL</u>											
	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

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:	35	MEDIAN:	73	COV:	21.29	95% Median C.I.:	69.18 to 81.67
(AgLand) TOTAL Sales Price:	5,809,228	WGT. MEAN:	73	STD:	16.41	95% Wgt. Mean C.I.:	67.66 to 78.53
(AgLand) TOTAL Adj.Sales Price:	5,558,428	MEAN:	77	AVG.ABS.DEV:	12.37	95% Mean C.I.:	71.64 to 82.51
(AgLand) TOTAL Assessed Value:	4,062,662						
AVG. Adj. Sales Price:	158,812	COD:	17.01	MAX Sales Ratio:	117.25		
AVG. Assessed Value:	116,076	PRD:	105.45	MIN Sales Ratio:	44.84		

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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	
0497	2	83.50	83.50	80.29	12.90	103.99	72.72	94.27	N/A	131,000	105,177	
0499	1	67.64	67.64	67.64			67.64	67.64	N/A	105,000	71,023	
0639	3	88.80	90.09	90.63	7.87	99.40	80.25	101.21	N/A	139,805	126,702	
0641	3	77.58	88.06	84.29	18.33	104.48	71.98	114.63	N/A	80,908	68,196	
0643	7	72.29	75.91	71.43	21.21	106.27	44.84	117.25	44.84 to 117.25	130,623	93,304	
0645	1	50.92	50.92	50.92			50.92	50.92	N/A	210,500	107,183	
0759	3	65.32	63.52	62.16	6.69	102.19	56.07	69.18	N/A	291,666	181,297	
0767	1	70.81	70.81	70.81			70.81	70.81	N/A	182,400	129,163	
0907	2	82.91	82.91	72.99	14.93	113.59	70.53	95.29	N/A	50,402	36,788	
1035	2	73.57	73.57	70.89	7.06	103.79	68.38	78.77	N/A	333,756	236,583	
1037	1	61.47	61.47	61.47			61.47	61.47	N/A	200,000	122,947	
1041	1	67.77	67.77	67.77			67.77	67.77	N/A	116,000	78,609	
1179	1	88.27	88.27	88.27			88.27	88.27	N/A	140,800	124,282	
1181	2	94.74	94.74	89.55	10.99	105.78	84.32	105.15	N/A	235,490	210,892	
1183	1	67.07	67.07	67.07			67.07	67.07	N/A	60,000	40,240	
1309	2	79.65	79.65	78.40	2.54	101.60	77.63	81.67	N/A	105,462	82,678	
1313	1	77.76	77.76	77.76			77.76	77.76	N/A	191,500	148,904	
1317	1	60.66	60.66	60.66			60.66	60.66	N/A	188,500	114,350	
ALL												
	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076	
ALL												
	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076	

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	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076	
ALL												
	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076	

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:	35	MEDIAN:	73	COV:	21.29	95% Median C.I.:	69.18 to 81.67
(AgLand) TOTAL Sales Price:	5,809,228	WGT. MEAN:	73	STD:	16.41	95% Wgt. Mean C.I.:	67.66 to 78.53
(AgLand) TOTAL Adj.Sales Price:	5,558,428	MEAN:	77	AVG.ABS.DEV:	12.37	95% Mean C.I.:	71.64 to 82.51
(AgLand) TOTAL Assessed Value:	4,062,662						
AVG. Adj. Sales Price:	158,812	COD:	17.01	MAX Sales Ratio:	117.25		
AVG. Assessed Value:	116,076	PRD:	105.45	MIN Sales Ratio:	44.84		

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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)											
05-0071	1	60.66	60.66	60.66			60.66	60.66	N/A	188,500	114,350
09-0010	34	75.15	77.55	73.53	16.47	105.48	44.84	117.25	69.18 to 82.79	157,939	116,126
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	83.16	83.16	83.16			83.16	83.16	N/A	35,000	29,106
30.01 TO 50.00	2	77.64	77.64	66.40	22.74	116.92	59.98	95.29	N/A	27,500	18,260
50.01 TO 100.00	6	74.78	80.52	78.74	13.77	102.26	67.64	114.63	67.64 to 114.63	68,334	53,805
100.01 TO 180.00	9	81.67	79.19	71.86	21.76	110.21	44.84	117.25	50.92 to 101.21	125,310	90,043
180.01 TO 330.00	5	70.53	70.60	69.86	11.26	101.06	56.07	88.80	N/A	284,400	198,678
330.01 TO 650.00	9	70.81	75.52	73.93	14.24	102.16	60.66	105.15	61.47 to 88.27	161,962	119,733
650.01 +	3	77.76	76.82	75.44	6.83	101.83	68.38	84.32	N/A	350,317	264,271
ALL	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

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
GRASS	17	77.63	76.92	75.83	11.59	101.43	60.66	105.15	67.77 to 84.32	133,225	101,029
GRASS-N/A	1	68.38	68.38	68.38			68.38	68.38	N/A	506,872	346,622
IRRGTD	3	77.58	77.57	76.29	4.80	101.69	71.98	83.16	N/A	73,600	56,147
IRRGTD-N/A	14	72.51	77.77	71.32	25.08	109.03	44.84	117.25	56.07 to 101.21	183,280	130,721
ALL	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

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
GRASS	18	74.34	76.45	74.47	12.12	102.65	60.66	105.15	68.38 to 81.67	153,983	114,673
IRRGTD	12	74.78	78.97	72.92	22.71	108.29	50.92	117.25	59.98 to 94.27	152,702	111,348
IRRGTD-N/A	5	72.72	74.77	69.41	18.39	107.73	44.84	101.21	N/A	190,859	132,471
ALL	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

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:	35	MEDIAN:	73	COV:	21.29	95% Median C.I.:	69.18 to 81.67
(AgLand) TOTAL Sales Price:	5,809,228	WGT. MEAN:	73	STD:	16.41	95% Wgt. Mean C.I.:	67.66 to 78.53
(AgLand) TOTAL Adj.Sales Price:	5,558,428	MEAN:	77	AVG.ABS.DEV:	12.37	95% Mean C.I.:	71.64 to 82.51
(AgLand) TOTAL Assessed Value:	4,062,662						
AVG. Adj. Sales Price:	158,812	COD:	17.01	MAX Sales Ratio:	117.25		
AVG. Assessed Value:	116,076	PRD:	105.45	MIN Sales Ratio:	44.84		

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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
GRASS	18	74.34	76.45	74.47	12.12	102.65	60.66	105.15	68.38 to 81.67	153,983	114,673
IRRGTD	17	72.72	77.73	71.72	21.89	108.39	44.84	117.25	59.98 to 94.27	163,924	117,561
ALL											
	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

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	95.29	95.29	95.29			95.29	95.29	N/A	10,000	9,529
30000 TO 59999	6	80.96	81.79	84.13	14.04	97.22	59.98	114.63	59.98 to 114.63	39,868	33,540
60000 TO 99999	5	71.98	81.01	81.86	16.08	98.96	67.07	101.21	N/A	82,507	67,543
100000 TO 149999	7	82.79	86.64	86.67	16.86	99.96	67.64	117.25	67.64 to 117.25	115,937	100,481
150000 TO 249999	10	70.00	66.48	65.32	12.95	101.76	44.84	78.77	50.92 to 77.76	189,446	123,755
250000 TO 499999	5	72.29	73.36	72.85	14.31	100.70	56.07	88.80	N/A	336,756	245,326
500000 +	1	68.38	68.38	68.38			68.38	68.38	N/A	506,872	346,622
ALL											
	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	95.29	95.29	95.29			95.29	95.29	N/A	10,000	9,529
1 TO 9999	1	95.29	95.29	95.29			95.29	95.29	N/A	10,000	9,529
10000 TO 29999	4	75.65	73.61	72.61	10.70	101.37	59.98	83.16	N/A	35,571	25,829
30000 TO 59999	2	74.37	74.37	72.91	9.82	102.01	67.07	81.67	N/A	50,000	36,454
60000 TO 99999	8	74.78	83.20	80.76	18.35	103.02	67.64	114.63	67.64 to 114.63	91,307	73,742
100000 TO 149999	14	75.18	75.59	71.85	18.72	105.20	44.84	117.25	60.66 to 88.27	170,359	122,408
150000 TO 249999	3	65.32	64.56	64.21	8.28	100.54	56.07	72.29	N/A	342,666	220,030
250000 TO 499999	3	84.32	80.50	78.54	8.07	102.49	68.38	88.80	N/A	387,550	304,387
ALL											
	35	72.72	77.07	73.09	17.01	105.45	44.84	117.25	69.18 to 81.67	158,812	116,076

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:	88	MEDIAN:	99	COV:	12.77	95% Median C.I.:	96.26 to 99.17
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.46	95% Wgt. Mean C.I.:	90.78 to 97.14
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.99 to 100.19
TOTAL Assessed Value:	4,322,640						
AVG. Adj. Sales Price:	52,277	COD:	7.67	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,120	PRD:	103.86	MIN Sales Ratio:	61.86		

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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
____Qrtrs____											
07/01/04 TO 09/30/04	11	99.15	97.78	96.13	3.12	101.72	91.59	105.00	91.62 to 101.56	34,645	33,305
10/01/04 TO 12/31/04	9	93.75	94.70	94.02	4.30	100.72	84.61	99.86	90.60 to 99.83	42,755	40,199
01/01/05 TO 03/31/05	14	99.07	98.32	97.92	1.67	100.41	91.48	101.75	97.12 to 100.19	64,964	63,613
04/01/05 TO 06/30/05	12	96.42	94.58	88.12	10.28	107.33	69.15	127.25	83.74 to 100.31	52,475	46,240
07/01/05 TO 09/30/05	10	99.49	96.53	89.81	12.97	107.49	62.79	120.93	80.16 to 112.59	60,681	54,498
10/01/05 TO 12/31/05	13	95.76	92.55	89.35	6.71	103.58	61.86	104.78	88.44 to 98.04	64,192	57,358
01/01/06 TO 03/31/06	7	101.05	100.51	97.88	6.24	102.69	91.00	119.01	91.00 to 119.01	63,714	62,365
04/01/06 TO 06/30/06	12	101.16	106.37	103.38	13.56	102.88	81.12	158.09	92.30 to 117.94	34,000	35,150
____Study Years____											
07/01/04 TO 06/30/05	46	98.75	96.51	94.30	4.86	102.34	69.15	127.25	95.23 to 99.36	50,110	47,252
07/01/05 TO 06/30/06	42	97.15	98.77	93.63	10.80	105.50	61.86	158.09	93.46 to 101.75	54,650	51,166
____Calendar Yrs____											
01/01/05 TO 12/31/05	49	97.91	95.51	91.80	7.77	104.04	61.86	127.25	95.23 to 99.12	60,826	55,839
____ALL____	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	58	99.14	99.14	96.44	8.34	102.81	62.79	158.09	97.40 to 99.95	48,732	46,995
JOHNSTOWN	2	95.32	95.32	96.83	1.65	98.44	93.75	96.89	N/A	20,900	20,238
LONG PINE	11	99.36	98.56	98.96	2.93	99.60	90.37	105.00	92.38 to 101.75	21,245	21,023
RURAL RES	17	93.45	91.92	88.44	7.30	103.94	61.86	112.59	84.61 to 97.61	88,144	77,950
____ALL____	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

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	72	99.14	99.14	96.75	7.47	102.46	62.79	158.09	98.04 to 99.86	43,416	42,006
2	3	90.60	89.01	85.72	5.92	103.84	80.16	96.26	N/A	77,000	66,003
3	13	93.45	91.00	88.47	6.41	102.86	61.86	98.80	84.61 to 97.61	95,650	84,625
____ALL____	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	84	98.66	97.65	93.96	7.76	103.93	61.86	158.09	96.62 to 99.36	54,564	51,269
2	4	93.92	96.32	94.36	3.43	102.08	92.44	105.00	N/A	4,250	4,010
____ALL____	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

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:	88	MEDIAN:	99	COV:	12.77	95% Median C.I.:	96.26 to 99.17
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.46	95% Wgt. Mean C.I.:	90.78 to 97.14
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.99 to 100.19
TOTAL Assessed Value:	4,322,640						
AVG. Adj. Sales Price:	52,277	COD:	7.67	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,120	PRD:	103.86	MIN Sales Ratio:	61.86		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	87	98.63	97.59	93.89	7.74	103.94	61.86	158.09	96.08 to 99.36	51,924	48,751
06	1	97.91	97.91	97.91			97.91	97.91	N/A	83,000	81,263
07											
ALL	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

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	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00	11,250	10,619
Prior TO 1860											
1860 TO 1899	1	98.04	98.04	98.04			98.04	98.04	N/A	30,000	29,412
1900 TO 1919	13	99.83	98.08	97.33	5.57	100.77	83.74	112.59	91.59 to 104.09	23,177	22,557
1920 TO 1939	19	99.15	100.88	99.25	10.54	101.64	62.79	127.36	93.71 to 110.18	27,876	27,667
1940 TO 1949	1	158.09	158.09	158.09			158.09	158.09	N/A	10,000	15,809
1950 TO 1959	4	103.17	104.70	99.38	6.97	105.36	93.46	119.01	N/A	51,125	50,807
1960 TO 1969	9	99.03	98.64	98.63	3.56	100.01	92.11	109.64	92.38 to 101.87	55,888	55,124
1970 TO 1979	19	97.40	94.84	94.02	5.12	100.88	69.15	103.00	91.62 to 99.86	77,152	72,537
1980 TO 1989	4	91.89	90.74	89.28	5.35	101.64	80.16	99.01	N/A	104,125	92,960
1990 TO 1994	5	93.45	86.83	86.33	11.35	100.57	61.86	100.23	N/A	132,800	114,650
1995 TO 1999	4	98.54	95.44	89.83	5.52	106.25	82.08	102.59	N/A	78,137	70,187
2000 TO Present	1	96.08	96.08	96.08			96.08	96.08	N/A	73,000	70,135
ALL	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

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:	88	MEDIAN:	99	COV:	12.77	95% Median C.I.:	96.26 to 99.17
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.46	95% Wgt. Mean C.I.:	90.78 to 97.14
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.99 to 100.19
TOTAL Assessed Value:	4,322,640						
AVG. Adj. Sales Price:	52,277	COD:	7.67	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,120	PRD:	103.86	MIN Sales Ratio:	61.86		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	99.38	99.38	100.50	5.66	98.88	93.75	105.00	N/A	1,000	1,005
5000 TO 9999	9	99.83	97.56	97.83	3.83	99.73	90.37	104.09	90.60 to 101.75	6,422	6,282
Total \$ _____											
1 TO 9999	11	99.83	97.89	97.92	4.15	99.97	90.37	105.00	90.60 to 104.09	5,436	5,323
10000 TO 29999	26	99.26	103.28	102.58	11.38	100.68	81.12	158.09	92.38 to 102.81	18,650	19,132
30000 TO 59999	21	98.70	96.85	97.19	5.27	99.65	62.79	110.18	96.70 to 99.58	45,912	44,620
60000 TO 99999	17	96.62	96.79	96.73	3.87	100.06	84.61	105.03	92.11 to 99.86	75,676	73,203
100000 TO 149999	9	93.45	89.96	89.42	8.41	100.61	69.15	101.05	80.16 to 99.95	125,500	112,218
150000 TO 249999	4	87.44	84.24	85.14	14.03	98.94	61.86	100.23	N/A	168,887	143,798
ALL _____											
	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

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	93.10	95.45	93.02	4.22	102.61	90.60	105.00	N/A	3,000	2,790
5000 TO 9999	9	99.83	97.85	97.29	3.53	100.58	90.37	104.09	91.59 to 101.75	7,533	7,329
Total \$ _____											
1 TO 9999	13	98.51	97.11	96.65	4.55	100.48	90.37	105.00	91.59 to 101.75	6,138	5,932
10000 TO 29999	26	99.16	101.24	99.08	11.27	102.18	62.79	158.09	92.38 to 102.59	20,380	20,193
30000 TO 59999	19	98.80	100.06	99.08	5.37	100.99	83.74	127.36	96.70 to 101.75	47,324	46,887
60000 TO 99999	20	96.44	93.77	91.62	6.64	102.35	61.86	105.03	92.11 to 99.61	83,175	76,203
100000 TO 149999	8	92.47	90.45	89.76	7.06	100.77	80.16	101.05	80.16 to 101.05	134,131	120,392
150000 TO 249999	2	96.51	96.51	96.46	3.85	100.06	92.79	100.23	N/A	177,500	171,210
ALL _____											
	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00	11,250	10,619
10	14	98.99	100.81	96.87	9.96	104.07	81.12	158.09	88.44 to 104.09	22,907	22,191
20	42	99.15	98.73	93.46	8.39	105.63	61.86	127.36	97.12 to 99.86	46,515	43,475
30	18	95.93	94.47	93.03	5.40	101.55	80.16	105.03	92.11 to 99.01	87,725	81,608
40	5	96.08	94.69	95.81	5.24	98.83	84.61	101.05	N/A	117,600	112,674
50	1	99.61	99.61	99.61			99.61	99.61	N/A	69,000	68,733
ALL _____											
	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17	52,277	49,120

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:	88	MEDIAN:	99	COV:	12.77	95% Median C.I.:	96.26 to 99.17
TOTAL Sales Price:	4,595,411	WGT. MEAN:	94	STD:	12.46	95% Wgt. Mean C.I.:	90.78 to 97.14
TOTAL Adj.Sales Price:	4,600,411	MEAN:	98	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.99 to 100.19
TOTAL Assessed Value:	4,322,640						
AVG. Adj. Sales Price:	52,277	COD:	7.67	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	49,120	PRD:	103.86	MIN Sales Ratio:	61.86		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00		11,250	10,619
100	9	96.08	93.96	94.16	3.65	99.78	84.61	99.61	90.37 to 97.61		55,666	52,417
101	55	99.01	99.05	94.03	9.06	105.33	61.86	158.09	96.26 to 100.00		49,510	46,555
102	1	80.16	80.16	80.16			80.16	80.16	N/A		149,500	119,841
104	10	98.91	95.65	93.80	5.49	101.98	82.08	105.03	83.74 to 101.75		83,181	78,021
111	3	99.95	99.97	99.93	0.14	100.04	99.77	100.19	N/A		82,000	81,943
304	2	100.88	100.88	100.85	1.70	100.03	99.17	102.59	N/A		29,500	29,750
<u>ALL</u>												
	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17		52,277	49,120

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	8	93.92	94.55	94.39	4.36	100.17	85.03	105.00	85.03 to 105.00		11,250	10,619
20	19	100.19	102.81	102.70	6.44	100.11	88.44	127.25	98.70 to 104.09		17,168	17,631
30	49	97.61	97.48	95.11	7.82	102.49	61.86	158.09	95.76 to 99.15		59,472	56,564
35	1	99.77	99.77	99.77			99.77	99.77	N/A		90,000	89,794
40	8	88.66	89.66	86.09	12.76	104.15	69.15	105.03	69.15 to 105.03		107,006	92,116
50	3	93.46	94.85	93.91	2.90	101.00	91.48	99.61	N/A		108,000	101,428
<u>ALL</u>												
	88	98.57	97.59	93.96	7.67	103.86	61.86	158.09	96.26 to 99.17		52,277	49,120

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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	1	99.28	99.28	99.28			99.28	99.28	N/A	12,500	12,410
10/01/03 TO 12/31/03	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
01/01/04 TO 03/31/04	6	98.29	98.17	97.73	1.64	100.46	96.05	100.00	96.05 to 100.00	32,916	32,168
04/01/04 TO 06/30/04	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	70.00	70.00	70.00			70.00	70.00	N/A	30,000	21,000
04/01/06 TO 06/30/06	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
<u>Study Years</u>											
07/01/03 TO 06/30/04	9	97.22	97.77	97.57	1.66	100.21	95.38	100.00	96.05 to 100.00	27,022	26,366
07/01/04 TO 06/30/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
07/01/05 TO 06/30/06	2	89.00	89.00	82.67	21.35	107.66	70.00	108.00	N/A	22,500	18,600
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	7	97.22	97.77	97.62	1.69	100.16	95.38	100.00	95.38 to 100.00	29,528	28,826
01/01/05 TO 12/31/05	2	97.77	97.77	96.30	3.13	101.52	94.71	100.83	N/A	23,000	22,150
<u>ALL</u>											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	10	96.82	95.86	94.86	5.53	101.06	70.00	108.00	94.71 to 100.83	27,770	26,341
LONG PINE	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
RURAL	2	97.78	97.78	97.30	1.54	100.49	96.27	99.28	N/A	18,250	17,757
<u>ALL</u>											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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	11	97.22	96.18	95.16	5.20	101.07	70.00	108.00	94.71 to 100.83	27,063	25,753
2	1	99.28	99.28	99.28			99.28	99.28	N/A	12,500	12,410
3	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
<u>ALL</u>											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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	2	97.33	97.33	97.63	2.00	99.70	95.38	99.28	N/A	10,850	10,592
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	98.21	98.11	97.56	1.92	100.57	96.05	100.00	N/A	42,125	41,097
1920 TO 1939	3	97.22	91.74	85.09	13.03	107.81	70.00	108.00	N/A	18,000	15,316
1940 TO 1949	1	100.83	100.83	100.83			100.83	100.83	N/A	12,000	12,100
1950 TO 1959											
1960 TO 1969	2	95.49	95.49	95.35	0.82	100.14	94.71	96.27	N/A	29,000	27,652
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
2000 TO Present											
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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 \$ _____											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$ _____											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	6	99.68	100.62	100.17	2.33	100.45	96.27	108.00	96.27 to 108.00	17,916	17,947
30000 TO 59999	4	95.38	90.19	91.05	8.21	99.06	70.00	100.00	N/A	34,625	31,525
60000 TO 99999	1	96.41	96.41	96.41			96.41	96.41	N/A	70,000	67,488
ALL _____											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
Total \$ _____											
1 TO 9999	2	96.30	96.30	96.29	0.96	100.01	95.38	97.22	N/A	9,100	8,762
10000 TO 29999	7	99.36	96.25	93.59	6.22	102.84	70.00	108.00	70.00 to 108.00	19,642	18,383
30000 TO 59999	3	96.05	96.92	96.87	1.84	100.06	94.71	100.00	N/A	36,166	35,033
60000 TO 99999	1	96.41	96.41	96.41			96.41	96.41	N/A	70,000	67,488
ALL _____											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
10	4	99.64	99.13	97.89	1.29	101.27	96.41	100.83	N/A	29,625	28,999
15	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
20	6	98.29	95.11	93.42	7.48	101.81	70.00	108.00	70.00 to 108.00	24,750	23,120
30	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL _____											
	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	13	MEDIAN:	97	COV:	8.98	95% Median C.I.:	95.38 to 100.00
TOTAL Sales Price:	315,200	WGT. MEAN:	95	STD:	8.65	95% Wgt. Mean C.I.:	89.83 to 100.96
TOTAL Adj.Sales Price:	334,200	MEAN:	96	AVG.ABS.DEV:	4.51	95% Mean C.I.:	91.19 to 101.65
TOTAL Assessed Value:	318,800						
AVG. Adj. Sales Price:	25,707	COD:	4.64	MAX Sales Ratio:	108.00		
AVG. Assessed Value:	24,523	PRD:	101.08	MIN Sales Ratio:	70.00		

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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)	1	95.38	95.38	95.38			95.38	95.38	N/A	9,200	8,775
344	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
350	1	94.71	94.71	94.71			94.71	94.71	N/A	34,000	32,200
353	7	97.22	94.36	93.96	5.64	100.43	70.00	100.83	70.00 to 100.83	31,357	29,462
384	1	99.36	99.36	99.36			99.36	99.36	N/A	20,000	19,872
406	1	99.28	99.28	99.28			99.28	99.28	N/A	12,500	12,410
554	1	96.27	96.27	96.27			96.27	96.27	N/A	24,000	23,105
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523
04											
ALL	13	97.22	96.42	95.39	4.64	101.08	70.00	108.00	95.38 to 100.00	25,707	24,523

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:	35	MEDIAN:	67	COV:	22.76	95% Median C.I.:	63.33 to 73.83	(! : Derived)
(AgLand) TOTAL Sales Price:	5,809,228	WGT. MEAN:	65	STD:	15.69	95% Wgt. Mean C.I.:	58.91 to 71.02	
(AgLand) TOTAL Adj.Sales Price:	5,558,428	MEAN:	69	AVG.ABS.DEV:	11.86	95% Mean C.I.:	63.71 to 74.11	
(AgLand) TOTAL Assessed Value:	3,610,920							
AVG. Adj. Sales Price:	158,812	COD:	17.73	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	103,169	PRD:	106.08	MIN Sales Ratio:	39.01			

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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	64.34	64.34	65.60	3.90	98.07	61.83	66.85	N/A	60,402	39,626
10/01/03 TO 12/31/03	4	78.91	81.37	81.58	10.57	99.75	67.91	99.76	N/A	201,616	164,474
01/01/04 TO 03/31/04	3	81.53	73.05	55.19	17.66	132.35	47.21	90.40	N/A	138,311	76,334
04/01/04 TO 06/30/04	3	66.76	71.27	71.87	10.13	99.17	63.39	83.67	N/A	136,333	97,987
07/01/04 TO 09/30/04	2	62.57	62.57	63.03	2.36	99.26	61.09	64.04	N/A	88,000	55,469
10/01/04 TO 12/31/04	1	103.47	103.47	103.47			103.47	103.47	N/A	104,000	107,608
01/01/05 TO 03/31/05	4	75.10	78.31	73.27	13.07	106.87	63.86	99.17	N/A	109,462	80,207
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	50.29	50.29	50.29			50.29	50.29	N/A	45,000	22,629
10/01/05 TO 12/31/05	7	63.33	61.66	58.76	20.09	104.93	39.01	81.51	39.01 to 81.51	185,623	109,070
01/01/06 TO 03/31/06	6	65.81	65.81	63.44	10.11	103.73	56.72	74.69	56.72 to 74.69	198,502	125,939
04/01/06 TO 06/30/06	2	53.08	53.08	48.68	23.66	109.04	40.52	65.63	N/A	277,000	134,835
<u>Study Years</u>											
07/01/03 TO 06/30/04	12	73.04	73.93	71.96	15.89	102.74	47.21	99.76	63.39 to 83.67	145,933	105,009
07/01/04 TO 06/30/05	7	73.12	77.40	75.14	17.73	103.02	61.09	103.47	61.09 to 103.47	102,550	77,053
07/01/05 TO 06/30/06	16	63.04	61.43	58.63	16.57	104.77	39.01	81.51	50.29 to 73.77	193,086	113,214
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	66.76	73.51	67.17	20.53	109.43	47.21	103.47	61.09 to 90.40	122,659	82,390
01/01/05 TO 12/31/05	12	68.49	66.26	62.11	19.58	106.68	39.01	99.17	50.29 to 77.08	148,517	92,246
<u>ALL</u>											
	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

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:	35	MEDIAN:	67	COV:	22.76	95% Median C.I.:	63.33 to 73.83	(! : Derived)
(AgLand) TOTAL Sales Price:	5,809,228	WGT. MEAN:	65	STD:	15.69	95% Wgt. Mean C.I.:	58.91 to 71.02	
(AgLand) TOTAL Adj.Sales Price:	5,558,428	MEAN:	69	AVG.ABS.DEV:	11.86	95% Mean C.I.:	63.71 to 74.11	
(AgLand) TOTAL Assessed Value:	3,610,920							
AVG. Adj. Sales Price:	158,812	COD:	17.73	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	103,169	PRD:	106.08	MIN Sales Ratio:	39.01			

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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	
0497	2	72.69	72.69	70.06	12.14	103.75	63.86	81.51	N/A	131,000	91,776	
0499	1	59.29	59.29	59.29			59.29	59.29	N/A	105,000	62,259	
0639	3	78.16	75.87	78.05	5.81	97.21	67.91	81.53	N/A	139,805	109,111	
0641	3	68.87	77.14	74.04	17.32	104.20	63.39	99.17	N/A	80,908	59,902	
0643	7	63.33	66.45	62.63	22.46	106.10	39.01	103.47	39.01 to 103.47	130,623	81,803	
0645	1	41.32	41.32	41.32			41.32	41.32	N/A	210,500	86,980	
0759	3	47.21	51.12	48.14	17.73	106.20	40.52	65.63	N/A	291,666	140,401	
0767	1	66.76	66.76	66.76			66.76	66.76	N/A	182,400	121,765	
0907	2	78.63	78.63	69.19	14.98	113.64	66.85	90.40	N/A	50,402	34,871	
1035	2	68.72	68.72	65.62	8.70	104.72	62.74	74.69	N/A	333,756	218,994	
1037	1	58.01	58.01	58.01			58.01	58.01	N/A	200,000	116,021	
1041	1	64.04	64.04	64.04			64.04	64.04	N/A	116,000	74,284	
1179	1	83.67	83.67	83.67			83.67	83.67	N/A	140,800	117,808	
1181	2	89.71	89.71	84.72	11.20	105.90	79.66	99.76	N/A	235,490	199,495	
1183	1	61.09	61.09	61.09			61.09	61.09	N/A	60,000	36,655	
1309	2	75.10	75.10	73.87	2.64	101.66	73.12	77.08	N/A	105,462	77,907	
1313	1	73.77	73.77	73.77			73.77	73.77	N/A	191,500	141,269	
1317	1	56.72	56.72	56.72			56.72	56.72	N/A	188,500	106,919	
ALL												
	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169	
ALL												
	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169	

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	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169	
ALL												
	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169	

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:	35	MEDIAN:	67	COV:	22.76	95% Median C.I.:	63.33 to 73.83	(! : Derived)
(AgLand) TOTAL Sales Price:	5,809,228	WGT. MEAN:	65	STD:	15.69	95% Wgt. Mean C.I.:	58.91 to 71.02	
(AgLand) TOTAL Adj.Sales Price:	5,558,428	MEAN:	69	AVG.ABS.DEV:	11.86	95% Mean C.I.:	63.71 to 74.11	
(AgLand) TOTAL Assessed Value:	3,610,920							
AVG. Adj. Sales Price:	158,812	COD:	17.73	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	103,169	PRD:	106.08	MIN Sales Ratio:	39.01			

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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)											
05-0071	1	56.72	56.72	56.72			56.72	56.72	N/A	188,500	106,919
09-0010	34	67.38	69.27	65.25	17.67	106.16	39.01	103.47	63.33 to 74.69	157,939	103,058
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	73.83	73.83	73.83			73.83	73.83	N/A	35,000	25,839
30.01 TO 50.00	2	70.35	70.35	57.58	28.51	122.17	50.29	90.40	N/A	27,500	15,834
50.01 TO 100.00	6	65.65	70.08	68.89	13.06	101.73	59.29	99.17	59.29 to 99.17	68,334	47,073
100.01 TO 180.00	9	73.38	69.14	62.17	20.94	111.21	39.01	103.47	41.32 to 81.53	125,310	77,905
180.01 TO 330.00	5	63.33	59.21	57.08	18.09	103.74	40.52	78.16	N/A	284,400	162,332
330.01 TO 650.00	9	66.76	71.38	69.84	14.45	102.21	56.72	99.76	58.01 to 83.67	161,962	113,111
650.01 +	3	73.77	72.06	70.43	7.65	102.31	62.74	79.66	N/A	350,317	246,721
ALL	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

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
GRASS	17	67.91	71.82	71.43	13.10	100.55	56.72	99.76	61.83 to 79.66	133,225	95,167
GRASS-N/A	1	62.74	62.74	62.74			62.74	62.74	N/A	506,872	318,014
IRRGTD	3	68.87	68.70	67.52	5.05	101.74	63.39	73.83	N/A	73,600	49,698
IRRGTD-N/A	14	63.60	65.86	59.47	26.97	110.75	39.01	103.47	41.32 to 81.53	183,280	108,997
ALL	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

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
GRASS	18	67.38	71.32	69.84	12.89	102.11	56.72	99.76	62.74 to 77.08	153,983	107,548
IRRGTD	12	66.13	67.25	60.03	25.58	112.03	40.52	103.47	47.21 to 81.51	152,702	91,672
IRRGTD-N/A	5	63.86	64.22	60.25	16.46	106.59	39.01	81.53	N/A	190,859	114,997
ALL	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

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:	5,558,428	MEAN:	69	AVG.ABS.DEV:	11.86	95% Mean C.I.:	63.71 to 74.11	
(AgLand) TOTAL Assessed Value:	3,610,920							
AVG. Adj. Sales Price:	158,812	COD:	17.73	MAX Sales Ratio:	103.47			
AVG. Assessed Value:	103,169	PRD:	106.08	MIN Sales Ratio:	39.01			

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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
GRASS	18	67.38	71.32	69.84	12.89	102.11	56.72	99.76	62.74 to 77.08	153,983	107,548
IRRGTD	17	63.86	66.36	60.11	23.54	110.40	39.01	103.47	47.21 to 81.51	163,924	98,532
ALL	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

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	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
30000 TO 59999	6	70.87	71.69	73.67	16.47	97.31	50.29	99.17	50.29 to 99.17	39,868	29,370
60000 TO 99999	5	66.85	70.87	71.55	11.54	99.06	61.09	81.53	N/A	82,507	59,032
100000 TO 149999	7	73.38	78.93	79.16	18.44	99.71	59.29	103.47	59.29 to 103.47	115,937	91,771
150000 TO 249999	10	64.75	61.29	60.08	14.68	102.01	39.01	74.69	41.32 to 73.77	189,446	113,824
250000 TO 499999	5	63.33	61.78	61.28	22.13	100.81	40.52	79.66	N/A	336,756	206,367
500000 +	1	62.74	62.74	62.74			62.74	62.74	N/A	506,872	318,014
ALL	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
1 TO 9999	1	90.40	90.40	90.40			90.40	90.40	N/A	10,000	9,040
10000 TO 29999	4	64.87	63.47	62.51	11.42	101.53	50.29	73.83	N/A	35,571	22,235
30000 TO 59999	4	70.24	75.18	73.47	18.43	102.33	61.09	99.17	N/A	60,681	44,581
60000 TO 99999	9	66.85	63.98	58.65	16.89	109.09	39.01	81.53	41.32 to 81.51	129,511	75,956
100000 TO 149999	11	73.12	74.50	72.00	15.46	103.47	56.72	103.47	58.01 to 99.76	164,287	118,287
150000 TO 249999	4	55.27	57.31	56.41	24.32	101.58	40.52	78.16	N/A	332,800	187,739
250000 TO 499999	2	71.20	71.20	69.68	11.88	102.18	62.74	79.66	N/A	429,726	299,447
ALL	35	66.85	68.91	64.96	17.73	106.08	39.01	103.47	63.33 to 73.83	158,812	103,169

2007 Assessment Survey for Brown County
December 4, 2006

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** 0
- 2. Appraiser(s) on staff:** 0
- 3. Other full-time employees:** 2
- 4. Other part-time employees:** 0
- 5. Number of shared employees:** 0
- 6. Assessor's requested budget for current fiscal year:** \$74,450
- 7. Part of the budget that is dedicated to the computer system:** \$10,000 – Assessor's share (This budget is in the General Fund called Finance Administration and is used for both the assessor and treasurer).
- 8. Adopted budget, or granted budget if different from above:** Same as requested
- 9. Amount of total budget set aside for appraisal work:** \$0.00
- 10. Amount of the total budget set aside for education/workshops:** \$2,300.
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$40,238 (Appraisal has a levy within the County Levy). The county board reduced the requested budget from \$50,238 to \$40,238.
- 12. Other miscellaneous funds:** \$72,150
- 13. Total budget:** \$124,778 (includes lines 5, 7, and 11).
 - a. Was any of last year's budget not used?** There was a balance left in Finance/Administration Budget, a small amount in the Assessor's Budget as well as some balance in the Appraisal Budget.

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. **Data collection done by:** Assessor and staff
2. **Valuation done by:** Assessor and Contracted Appraisal Company for the Farm Residential.
3. **Pickup work done by:** Assessor and Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	68	5	187	260

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2003
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2004 – Rural Acreages; 2005 – Ainsworth City, Long Pine City and Johnstown Village; 2006 - Farm Residential
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?** There is not a model built per say for Brown County; however there is a model in the Terra Scan System that will default to comparable properties for the market comparison approach; which is used by the assessor when setting values.
7. **Number of market areas/neighborhoods for this property class:** 1
8. **How are these defined?** The statistical analysis defines the Assessor’s Locations as Ainsworth City, Long Pine City, Johnstown Village and Rural Residential. The Assessor’s Locations are not necessarily the only determining factor for adjustments. The assessor also analyses sales with similar property characteristics to assist her in determining market value and if properties require valuation adjustments.
9. **Is “Assessor Location” a usable valuation identity?** Yes, especially for small communities.
10. **Does the assessor location “suburban” mean something other than rural residential?** No, Rural Residential and Suburban Residential are the same in Brown County.
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes, replacement cost new less depreciation based on the market.

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Assessor and staff with specialty properties completed by Stanard Appraisal.
2. **Valuation done by:** Assessor and Stanard Appraisal.
3. **Pickup work done by whom:** Assessor and staff or contract appraiser.

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	6	-	16	22

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2003
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2005
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?** 2005
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?** 2005 if available
8. **Number of market areas/neighborhoods for this property class?** 1
10. **How are these defined?** Similar characteristics; on the statistical analysis they are listed by Assessor's Location Ainsworth City, Long Pine City, Johnstown Village and Rural.
10. **Is "Assessor Location" a usable valuation identity?** Yes
11. **Does the assessor location "suburban" mean something other than rural commercial?** Not necessarily, suburban could also be analyzed with the urban.

D. Agricultural Appraisal Information

1. **Data collection done by:** Assessor and staff
2. **Valuation done by:** Assessor and staff
3. **Pickup work done by whom:** Assessor and staff and contracted appraiser if necessary.

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	6	5	224	235

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? The county is currently drafting a written policy to define agricultural land in Brown County but it is not complete for 2007.

How is your agricultural land defined? Not available at this time.

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? NA

6. What is the date of the soil survey currently used? 1992

7. What date was the last countywide land use study completed? 1991 with ongoing updates.

a. By what method? (Physical inspection, FSA maps, etc.) Physical inspections, self reporting, FSA Maps

b. By whom? Assessor's Office

c. What proportion is complete / implemented at this time? Annual updating is completed to keep land use as current as possible.

8. Number of market areas/neighborhoods for this property class: 1

9. How are these defined? Land classification groups and similar characteristics

10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No – ten parcels designated but are assessed at agricultural values.

E. Computer, Automation Information and GIS

1. Administrative software: Terra Scan

2. CAMA software: Terra Scan

3. Cadastral maps: Are they currently being used? Yes

a. Who maintains the Cadastral Maps? Assessor and Olsson Associates

4. Does the county have GIS software? No

a. Who maintains the GIS software and maps? NA

5. Personal Property software: Terra Scan

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Ainsworth City and Long Pine City

c. When was zoning implemented? 1993

G. Contracted Services

1. Appraisal Services: Some contracted with Stanard Appraisal as well as in-house.

2. Other Services: Olsson & Associates/Update Cadastral Maps; Department of Property Assessment & Taxation/PTAS & CAMA Services

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

II. Assessment Actions

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

1. **Residential** - The land value at the Clear Lake recreational area was revalued for this assessment year. Appraisal maintenance and continued sales review to monitor the market after the revaluation of rural residential in 2004; Ainsworth city in 2005; Long Pine City, Johnstown Village and farm residential in 2006. Other than new construction and the reassessment of the land at Clear Lake, no significant valuation changes were implemented for this class of property in 2007.
2. **Commercial**—Appraisal maintenance and sales reviews to monitor the market after the revaluation in 2005 was conducted. No significant valuation changes other than new construction were added to the 2007 assessment year.
3. **Agricultural**— Land use change was addressed for parcels involved. A market analysis on agricultural land was conducted to arrive at market value for tax year 2007. The assessor determined that an adjustment to all agricultural land values was essential to meet the Statute required level of value.
4. **Other** – A considerable amount of time and effort was spent updating the rural sites on the Cadastral Maps, as well the maps were updated to reflect pivot irrigation which were previously gravity irrigated. FSA maps were utilized to determine the change.

County 9 - Brown

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,900	Value 296,291,330	Total Growth 1,744,508 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	188	480,388	43	347,554	21	395,046	252	1,222,988	
2. Res Improv Land	1,129	3,973,507	100	918,476	88	1,298,843	1,317	6,190,826	
3. Res Improvements	1,145	34,073,572	104	4,590,398	105	5,192,059	1,354	43,856,029	
4. Res Total	1,333	38,527,467	147	5,856,428	126	6,885,948	1,606	51,269,843	582,280
% of Total	83.00	75.14	9.15	11.42	7.84	13.43	32.77	17.30	33.37
5. Rec UnImp Land	0	0	34	68,737	2	5,210	36	73,947	
6. Rec Improv Land	0	0	58	136,696	6	207,185	64	343,881	
7. Rec Improvements	0	0	58	1,321,775	25	256,933	83	1,578,708	
8. Rec Total	0	0	92	1,527,208	27	469,328	119	1,996,536	11,952
% of Total	0.00	0.00	77.31	76.49	22.68	23.50	2.42	0.67	0.68
Res+Rec Total	1,333	38,527,467	239	7,383,636	153	7,355,276	1,725	53,266,379	594,232
% of Total	77.27	72.32	13.85	13.86	8.86	13.80	35.20	17.97	34.06

County 9 - Brown

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,900	Value 296,291,330	Total Growth 1,744,508 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	33	156,939	1	1,740	1	6,700	35	165,379	
10. Comm Improv Land	186	1,542,866	19	189,399	19	162,227	224	1,894,492	
11. Comm Improvements	196	13,731,195	23	2,276,351	25	2,093,236	244	18,100,782	
12. Comm Total	229	15,431,000	24	2,467,490	26	2,262,163	279	20,160,653	90,037
% of Total	82.07	76.54	8.60	12.23	9.31	11.22	5.69	6.80	5.16
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	1	6,080	0	0	1	6,080	
15. Ind Improvements	0	0	1	270,820	0	0	1	270,820	
16. Ind Total	0	0	1	276,900	0	0	1	276,900	0
% of Total	0.00	0.00	***	***	0.00	0.00	0.02	0.09	0.00
Comm+Ind Total	229	15,431,000	25	2,744,390	26	2,262,163	280	20,437,553	90,037
% of Total	81.78	75.50	8.92	13.42	9.28	11.06	5.71	6.89	5.16
17. Taxable Total	1,562	53,958,467	264	10,128,026	179	9,617,439	2,005	73,703,932	684,269
% of Total	77.90	73.20	13.16	10.01	8.92	9.97	40.91	24.87	39.22

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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	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	101	43	391	535

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	34	1,720,510	2,326	150,228,082	2,360	151,948,592
28. Ag-Improved Land	0	0	49	3,440,811	472	39,630,406	521	43,071,217
29. Ag-Improvements	0	0	49	4,486,769	486	23,080,820	535	27,567,589
30. Ag-Total Taxable							2,895	222,587,398

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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	1	1.000	5,000	
32. HomeSite Improv Land	0	0.000	0	42	42.510	212,550	
33. HomeSite Improvements	0		0	42		2,723,666	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	2	1.490	1,490	
36. FarmSite Impr Land	0	0.000	0	31	231.280	160,492	
37. FarmSite Improv	0		0	44		1,763,103	
38. FarmSite Total							
39. Road & Ditches		0.000			161.290		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	7	6.100	30,500	8	7.100	35,500	
32. HomeSite Improv Land	340	363.030	1,815,938	382	405.540	2,028,488	
33. HomeSite Improvements	357		15,557,277	399		18,280,943	1,060,239
34. HomeSite Total				407	412.640	20,344,931	
35. FarmSite UnImp Land	25	285.580	311,996	27	287.070	313,486	
36. FarmSite Impr Land	328	1,018.890	836,150	359	1,250.170	996,642	
37. FarmSite Improv	447		7,523,543	491		9,286,646	0
38. FarmSite Total				518	1,537.240	10,596,774	
39. Road & Ditches		3,769.620			3,930.910		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				925	5,880.790	30,941,705	1,060,239

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	15	3,941.810	742,944	15	3,941.810	742,944

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	10	3,236.990	663,839	10	3,236.990	663,839
44. Recapture Val			663,839			663,839

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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	0.000	0	0.000	0
46. 1A	0.000	0	796.390	780,460	14,692.490	14,398,637	15,488.880	15,179,097
47. 2A1	0.000	0	964.520	945,225	10,047.040	9,846,098	11,011.560	10,791,323
48. 2A	0.000	0	567.620	556,267	6,977.730	6,838,183	7,545.350	7,394,450
49. 3A1	0.000	0	208.200	176,973	2,503.220	2,127,770	2,711.420	2,304,743
50. 3A	0.000	0	341.380	273,104	3,881.200	3,104,960	4,222.580	3,378,064
51. 4A1	0.000	0	710.050	532,546	8,451.210	6,317,394	9,161.260	6,849,940
52. 4A	0.000	0	147.790	110,853	2,536.630	1,902,023	2,684.420	2,012,876
53. Total	0.000	0	3,735.950	3,375,428	49,089.520	44,535,065	52,825.470	47,910,493
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	40.690	16,276	506.220	202,488	546.910	218,764
56. 2D1	0.000	0	67.760	27,104	798.200	319,280	865.960	346,384
57. 2D	0.000	0	23.400	8,776	616.550	231,219	639.950	239,995
58. 3D1	0.000	0	20.640	6,192	108.930	32,679	129.570	38,871
59. 3D	0.000	0	33.050	9,089	766.710	210,856	799.760	219,945
60. 4D1	0.000	0	105.030	25,208	1,190.120	285,624	1,295.150	310,832
61. 4D	0.000	0	0.050	12	392.490	94,195	392.540	94,207
62. Total	0.000	0	290.620	92,657	4,379.220	1,376,341	4,669.840	1,468,998
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	193.980	67,780	8,542.860	2,780,207	8,736.840	2,847,987
65. 2G1	0.000	0	509.180	173,029	16,881.010	5,482,603	17,390.190	5,655,632
66. 2G	0.000	0	724.640	226,608	12,417.560	3,760,668	13,142.200	3,987,276
67. 3G1	0.000	0	453.270	113,324	31,081.500	7,813,689	31,534.770	7,927,013
68. 3G	0.000	0	593.600	146,005	16,560.180	3,919,058	17,153.780	4,065,063
69. 4G1	0.000	0	875.890	171,375	136,307.790	26,816,946	137,183.680	26,988,321
70. 4G	0.000	0	2,055.310	412,461	455,606.320	89,024,420	457,661.630	89,436,881
71. Total	0.000	0	5,405.870	1,310,582	677,397.220	139,597,591	682,803.090	140,908,173
72. Waste	0.000	0	52.050	3,122	21,582.700	1,294,406	21,634.750	1,297,528
73. Other	0.000	0	0.000	0	1,986.350	60,501	1,986.350	60,501
74. Exempt	0.000		529.180		9,526.960		10,056.140	
75. Total	0.000	0	9,484.490	4,781,789	754,435.010	186,863,904	763,919.500	191,645,693

County 9 - Brown

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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	3,735.950	3,375,428	49,089.520	44,535,065	52,825.470	47,910,493
77.Dry Land	0.000	0	290.620	92,657	4,379.220	1,376,341	4,669.840	1,468,998
78.Grass	0.000	0	5,405.870	1,310,582	677,397.220	139,597,591	682,803.090	140,908,173
79.Waste	0.000	0	52.050	3,122	21,582.700	1,294,406	21,634.750	1,297,528
80.Other	0.000	0	0.000	0	1,986.350	60,501	1,986.350	60,501
81.Exempt	0.000	0	529.180	0	9,526.960	0	10,056.140	0
82.Total	0.000	0	9,484.490	4,781,789	754,435.010	186,863,904	763,919.500	191,645,693

2007 Agricultural Land Detail

County 9 - Brown

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	15,488.880	29.32%	15,179,097	31.68%	979.999
2A1	11,011.560	20.85%	10,791,323	22.52%	979.999
2A	7,545.350	14.28%	7,394,450	15.43%	980.000
3A1	2,711.420	5.13%	2,304,743	4.81%	850.013
3A	4,222.580	7.99%	3,378,064	7.05%	800.000
4A1	9,161.260	17.34%	6,849,940	14.30%	747.707
4A	2,684.420	5.08%	2,012,876	4.20%	749.836
Irrigated Total	52,825.470	100.00%	47,910,493	100.00%	906.958

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	546.910	11.71%	218,764	14.89%	400.000
2D1	865.960	18.54%	346,384	23.58%	400.000
2D	639.950	13.70%	239,995	16.34%	375.021
3D1	129.570	2.77%	38,871	2.65%	300.000
3D	799.760	17.13%	219,945	14.97%	275.013
4D1	1,295.150	27.73%	310,832	21.16%	239.996
4D	392.540	8.41%	94,207	6.41%	239.993
Dry Total	4,669.840	100.00%	1,468,998	100.00%	314.571

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	8,736.840	1.28%	2,847,987	2.02%	325.974
2G1	17,390.190	2.55%	5,655,632	4.01%	325.219
2G	13,142.200	1.92%	3,987,276	2.83%	303.394
3G1	31,534.770	4.62%	7,927,013	5.63%	251.373
3G	17,153.780	2.51%	4,065,063	2.88%	236.977
4G1	137,183.680	20.09%	26,988,321	19.15%	196.731
4G	457,661.630	67.03%	89,436,881	63.47%	195.421
Grass Total	682,803.090	100.00%	140,908,173	100.00%	206.367

Irrigated Total	52,825.470	6.92%	47,910,493	25.00%	906.958
Dry Total	4,669.840	0.61%	1,468,998	0.77%	314.571
Grass Total	682,803.090	89.38%	140,908,173	73.53%	206.367
Waste	21,634.750	2.83%	1,297,528	0.68%	59.974
Other	1,986.350	0.26%	60,501	0.03%	30.458
Exempt	10,056.140	1.32%			
Market Area Total	763,919.500	100.00%	191,645,693	100.00%	250.871

As Related to the County as a Whole

Irrigated Total	52,825.470	100.00%	47,910,493	100.00%	
Dry Total	4,669.840	100.00%	1,468,998	100.00%	
Grass Total	682,803.090	100.00%	140,908,173	100.00%	
Waste	21,634.750	100.00%	1,297,528	100.00%	
Other	1,986.350	100.00%	60,501	100.00%	
Exempt	10,056.140	100.00%			
Market Area Total	763,919.500	100.00%	191,645,693	100.00%	

2007 Agricultural Land Detail

County 9 - Brown

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	3,735.950	3,375,428	49,089.520	44,535,065
Dry	0.000	0	290.620	92,657	4,379.220	1,376,341
Grass	0.000	0	5,405.870	1,310,582	677,397.220	139,597,591
Waste	0.000	0	52.050	3,122	21,582.700	1,294,406
Other	0.000	0	0.000	0	1,986.350	60,501
Exempt	0.000	0	529.180	0	9,526.960	0
Total	0.000	0	9,484.490	4,781,789	754,435.010	186,863,904

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	52,825.470	47,910,493	52,825.470	6.92%	47,910,493	25.00%	906.958
Dry	4,669.840	1,468,998	4,669.840	0.61%	1,468,998	0.77%	314.571
Grass	682,803.090	140,908,173	682,803.090	89.38%	140,908,173	73.53%	206.367
Waste	21,634.750	1,297,528	21,634.750	2.83%	1,297,528	0.68%	59.974
Other	1,986.350	60,501	1,986.350	0.26%	60,501	0.03%	30.458
Exempt	10,056.140	0	10,056.140	1.32%	0	0.00%	0.000
Total	763,919.500	191,645,693	763,919.500	100.00%	191,645,693	100.00%	250.871

* Department of Property Assessment & Taxation Calculates



CHARLENE FOX, COUNTY ASSESSOR
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Assessor's Office
BROWN COUNTY

148 West 4th
Ainsworth, Nebraska 69210

2006-YR. AMENDED PLAN OF ASSESSMENT
FOR BROWN COUNTY

PREPARED BY
CHARLENE K FOX, BROWN COUNTY ASSESSOR

OCTOBER 25, 2006

INTRODUCTION:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb.Rev.Stat. 77-112 (reissue 2003).

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 80% of actual value for agricultural land and horticultural land; and
3. 80% of special value for agricultural and horticultural land which meets the qualifications for

Special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

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

GENERAL DESCRIPTION OF REAL PROPERTY IN BROWN COUNTY:

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

	Parcel/Acres Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential/Rec	1722	35%	52,665,677	19%	7,674,728	44,990,949
Commercial/Ind	284	6%	20,591,455	7%	2,068,279	18,523,176
Agricultural	2889/ 773,786.54	59%	204,081,657	74%	177,495,661	26,585,996
Total	4895	100%	277,338,789	100%	187,238,668	90,100,121

Brown County is predominantly an agricultural county with 74% of its area being agricultural. Of the 74% agricultural area, 89% of that is grassland and 7% is irrigated crop.

New Property: For assessment year 2006, an estimated 125 building permits and/or information statements were valued for new property construction/additions in the county.

CURRENT RESOURCES:

A. BUDGET, STAFFING & TRAINING:

Proposed Budget

2006-2007 Assessor Budget = \$74,450

2006-2007 Co. Appraisal Budget = \$59,350 (Inc. Cadastral Maps) **Adopted \$49,350**

2006-2007 Computer Hardware/Software Budget = \$9,290 (1/2 Shared Budget w/Treasurer)

Staff

1 County Assessor

2 Full-time Clerks (35 Hrs. Per Week)

Training

The assessor attends monthly District Meetings, Spring & Fall Assessor Workshops, and takes various educational courses to keep updated on assessment & appraisal knowledge and to obtain the required 60 hour requirement of certified education for maintaining the assessor's certificate. The assessor strives to keep updated on legislation that affects her office. Knowledge is then passed on to the staff for additional expertise in the process of the assessment responsibility. It would be a positive thing to be able to send the staff for additional educational courses. At this point, most of the training for them has been "hands on" from the assessor herself.

B. Cadastral Maps:

Brown County's cadastral maps have a photo base that was taken in 1989. They are in good condition and kept updated on an annual basis with changes of ownership lines done by the engineering company that created the maps for the county assessor and county clerk. The assessor has a software program for the updating of the ownership of the properties which they do for both the assessor's office and the county clerk's office. The assessor's office also has a set of vellum soil maps with both property and land use lines for count of acres of the different land uses. They are kept current on an annual basis along with the ownership line map. Aerial photos of the farm sites that were taken in 1986 are included in the property record file. Brown County is in need of current aerial photos of all rural farm sites and would like to be able to have those taken in the near future. A lot of changes have taken place in the last 20 years as far as buildings gone and new buildings put up.

C. Property Record Cards:

New property record files were created for Brown County's records in the 2000 year. All three classes of property had those new files made. Most of the files are up-to-date with current listings, photos and sketches for those properties that have structures. Electronic property record cards are in the Terra Scan software program.

D. Computer Software:

Brown County is contracted with Department of Property Assessment & Taxation for the Terra Scan software that is used for the assessment administration and the CAMA (appraisal) administration. At this time, the county is not using the GIS software but would hope that we could look at it in the near future as it definitely is becoming a popular means of location of properties as well as many additional uses.

E. World Wide Web:

Access to property record information is not available at this time in Brown County. A few counties do have their information on the web and perhaps this is something that can be looked at in the future.

CURRENT ASSESSMENT PROCEDURES FOR REAL PROPERTY:

A. Discover, List & Inventory Property:

Real estate transfer statements are brought to the assessor's office whenever. Ownerships are then changed on the hard copy property record cards as well as the electronic cards that are involved in the legal description that is on the transfer statements. The electronic ownerships are changed through the sale file. Sales review of each transfer is done through a sales verification process of sending a questionnaire out to the buyer and seller to determine if the transaction is an arms-length bona-fide sale.

Two towns in Brown County are required through city regulations to obtain building permits for new construction. They are then brought to the assessor's office. Brown County, itself, does not require building permits in the rural for farm buildings (which includes the farm house) but zoning permits are required for non-farm buildings. Those permits are filed in the clerk's office and brought to the assessor by the zoning administrator or the clerk's office. Information statements are filed with the assessor for some construction that takes place in the county but the assessor's office works very diligently to take notice of all things that they might hear or know of to pick up for new assessments. Frequently, the assessor sends out information statements to the property owner to obtain that information or it would go undone as far as the filing process

described in Statute 77-1318.01. All new construction is added to the tax roll on an annual basis as it is discovered.

B. Data Collection:

Brown County is working on a process of setting up a physical routine inspection of property every 5 year cycle to determine if revaluation of a class of property is required. When a revaluation is done, market analysis is done and income data obtained whether it be by a contracted appraisal company or the assessor's office.

C. Ratio Studies:

Ratio studies are performed on an annual basis on all classes of property to determine whether assessment actions are needed in a specific area or neighborhood or in the entire class of property throughout the county. The county works with the field liaison at all times.

D. Value Approaches:

1) Market Approach: The market approach is used on all classes of property to attempt to obtain market value on each parcel of property. Using sales comparisons is one way of determining market value on like properties.

2) Cost Approach: The cost approach is used primarily in the residential and commercial valuation process. Brown County currently is using a Marshall/Swift cost manual dated June 2003 to arrive at a Replacement Cost New (RCN) calculation to start with. A depreciation factor derived from market analysis in the county is then used to apply to that RCN to arrive at market value. A current depreciation study for a residential revaluation and commercial revaluation was done for the 2005 year market values. Farm homes and outbuildings had a market study done for the 2006 year market values by a contracted appraisal company.

3) Income Approach: The income approach is used primarily in the valuation of commercial properties. Brown County income & expense data collection/analysis from the market was collected for the 2005 year revaluation process by a contracted appraisal company.

4) Land Valuation Studies: These studies are done on an annual basis in Brown County. A three year study period of arms-length sales is used to determine current market values. Currently, Brown County consists of only 1 market area.

E. Reconciliation of Value:

The reconciliation of the 3 approaches (if used) to value property and documentation of that on the hard copy property record card is something that needs continued work. The electronic file has the capability of showing it if the approaches are used on that parcel.

F. Sales Ratio Review:

After new valuation procedures are finished, another sales ratio study is done to determine the statistics on that class of property. This is done to determine if the median and quality statistics are in line with the required statistics for the particular class or subclass of property.

G. Notices:

Notices of different valuations are sent out to the property owner as required by Statute 77-1315 on an annual basis. Generally a letter of explanation for a change in value is inserted by the assessor.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98.38%	7.29	103.66
Commercial	97.22%	2.11	100.17
Agricultural Land	77.08%	15.75	100.82

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures, see 2006 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2007:

Residential: The County will continue to monitor & review the urban & suburban residential parcels in the county for changes in the market that would require a change in assessment for an area, subclass or neighborhood after the revaluation in 2004, 2005 & 2006. Statistical studies will be done to determine if ratio studies are showing values with appropriate uniform & proportionate assessments. Appraisal maintenance will continue with sales review and adding all new construction value.

Commercial: We will monitor the revaluation project of 2005 for determination of change in the market. Appraisal maintenance will be a part of annual assessments with sales review and addition of new value from permits and information statements.

Agricultural: A market analysis of agricultural sales by land classification group will be done to determine the annual ag land value changes, if any. With the passage of LB968 during the 2006 Legislative year, ag land values will be set at the 75% assessment percentage rather than the 80% that was reflected by the law before. Land use and classification of the water-waste needs to be reviewed. Hopefully some type of maps can be used for that determination. The assessor's office would like to be able to use a contract appraisal company for help in determination of actual land use on all parcels in the county to help with the determination of ag use or residential/recreational use. Criteria for use as residential or agricultural needs to be addressed with the county board & perhaps a committee willing to help with the project. Appraisal maintenance will of course continue with sales review and land use changes reported to us.

Farm Home & Outbuilding: The farm home & outbldg. Revaluation project was completed for the 2006 year. Improved ag sales will be monitored through ratio studies to watch for what might be market value on those properties. Farm Site aerial photos still need to be updated with a new flight & photos since the current photos were taken in 1986 and many changes have occurred since then with new buildings or old buildings torn down.

Assessment Actions Planned for Assessment Year 2008:

Residential: Suburban and rural residential acreages will need to be monitored & reviewed after the revaluation for the 2004 year. Statistical measures will be used for quality of assessments to determine if changes need to be made to values. The Ainsworth City and Long Pine City as well as Johnstown Village urban properties will also be monitored for quality assessments with the revaluation there for the 2006 year. Sales review and new construction valuation added will be a part of the assessment actions on this class of property as well.

Commercial: These properties will be monitored against sales that continue to take place that might show a reflection of something other than market value on them. Sales review and new construction value will be added as usual for the year.

Agricultural: A market analysis of agricultural sales by land classification groups will be done to determine possible adjustments to comply with statistical measures. Sales will be plotted to determine if current one market area is supported by sales. Sales will be monitored to see if there are any other influences in the agricultural sector.

Assessment Actions Planned for Assessment Year 2009:

Residential: The 5-year review cycle has now rolled around for the Rural Acreage properties. We will be looking at a newer RCN costing program to calculate a market value from. As well, Ainsworth City properties will be looked at for a more current RCN costing program. Continued sales review and new construction valuation being added will also be a part of the assessment actions on this class of property.

Commercial: Sales on this class of property will be closely watched for any changes that might be needed. Consideration will be given to use of a more current RCN on the commercial properties. Sales verifications and ratio studies will be done as usual.

Agricultural: Statistical Ratio Studies will be done to determine adjustments on value to any of the land classification groups if needed to be at the 75% level of value. Sales verifications will continue.

Other Functions Performed by Assessor's Office, but not limited to:

Assessor & Staff Responsibilities

The following reports and documents are mandated for the assessor's office throughout the calendar year to be filed timely to meet the requirements of legislative law:

Permissive Exemptions: Approximately 39 Tax Exempt Organization filed for property tax exemption for the 2006 year by December 30th. Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Homestead Exemptions: Approximately 235 Homestead Exemption Applications were filed in Brown Co. by June 30th for 2006. Administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

Homestead Exemption Tax Loss Report: Report filed by Nov. 30th in conjunction with the treasurer for tax loss in Brown County due to loss of tax dollars reimbursed by state to county.

Personal Property Schedules: Approximately 580 Personal Property Schedules were filed in Brown Co. by May 1st for 2006. Administer annual filings of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Form 45 County Abstract of Assessment for Real Property: All Real Estate values are accumulated by March 20th (estimated) after an enormous amount of detailed work in determining market value on all classes of property in Brown County.

Bd. Of Educational Land & Funds Report: Current valuations for properties owned by BOELF must be reported to them.

Sales Information: Send to PA&T rosters & annual Assessed Value Update w/abstract by March 20th.

Notice of Valuation Change: These forms are sent to all property owners whose value has either decreased or increased by June 1st based on Statute 77-1315.

Form 45 County Abstract of Assessment for Personal Property: All personal property values are accumulated after May 1st to meet the June 15th deadline on this report. This requires a lot of extra time spent making phone calls or written requests for necessary documents needed for this assessment.

Tax List Corrections: Prepare tax list correction documents for county board approval.

County Bd. Of Equalization: Attend all County Board of Equalization meetings for valuation protests - assemble and provide information on all protests (June 1st - July 25th)

TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization: Attend hearings if applicable to county, defend values and/or implement orders of the TERC.

Centralized Assessments: Data for 8 Centralized Assessment companies located in Brown County is reviewed as certified from the Dept. of Property Assessments & Taxation for public service entities, establish assessment records and tax billing for tax list. There are 2 gas companies and 6 telephone companies within the county.

Value Certifications: Real Estate, Personal Property & Centralized Company assessments are accumulated & certified to 11 political subdivisions and 5 school districts for levy setting purposes by August 20th.

School District Taxable Value Report: The values for the School Districts are accumulated together in this final report to be sent to the Property Tax Administrator by August 25th.

Annual Inventory Statement: This report designating personal property located in the Assessor's Office must be reported to County Board by August 25th.

Average Residential Value for Homestead Exemption: Assessor must determine this value and certify to Department of Revenue by September 1st.

Annual Plan of Assessment: Pursuant to LB 263 Section 9, the assessment plan is formed & written on or before June 15 each year and submitted to the County Bd. of Equalization on or before July 31 and to the Property Tax Administrator on or before October 31 of each year.

Ag-Land Trust Report: A list of all trust ownership of property in the county is accumulated for a report that is submitted by October 1st to the Secretary of State.

Tax Districts & Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information. Input/Review of tax rates used for tax billing process.

Implement LB126 Class I School District Merger requirements.

Tax List: The tax list is prepared and certified to the county treasurer for real property, personal property and centrally assessed property by November 22nd.

Government Owned Property Listing: For the 2004 Yr. and every 4th year after, the assessor must file a report by Dec. 1st with CBE & PA&T for taxable & exempt properties owned by the state or governmental subdivision of the state.

CTL (Certificate of Taxes Levied): This is the final report for the calendar year which is the total taxes collected in the county for tax year. It has a deadline date of December 1st and sent to the Property Tax Administrator.

Education: Assessor and/or Appraisal Education - attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Throughout the calendar tax year, the assessor's office continuously updates records with the transfer of ownership of property from the 521 Transfer Statements that are brought to them by the County Clerk's office. Many requests for information by real estate brokers, insurance companies, mortgage companies, appraisers, bankers, etc. are attended to on a daily basis with the telephone or at the counter. Records are continually updated with new data such as address changes. Splits and combination of records are made as required daily. Information for those changes is sent on an annual basis to the engineering company of Olsson Associates for the updating of the cadastral maps for both the assessor and clerk offices. Many hours of time are spent reviewing that work to be sure that we have correct data at all times on our properties.

Contract Appraiser

Brown County does not hire a contract appraiser on an annual basis. The assessor and staff list & value the appraisal maintenance or "new construction work" annually from the approximate 125 building permits, information statements or other resource means of new construction. Contracted appraisal work will be required for future projects such as a rural farm residential revaluation and farm outbuilding revaluation. The three KBR counties (Keya Paha, Brown & Rock) have had discussion on the desire to hire a contract appraiser for the 3 counties combined. Nothing has developed from the need and desire.

CONCLUSION:

The Brown County Assessor & her staff make every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Brown County. Much needed improvement was made in the residential and commercial properties with the help of a contracted appraisal company for the 2005 & 2006 year. It will be a must that a contracted appraisal firm be hired for assessment & valuation purposes within this 3 year time period to give expertise on continued needs of assessment. Land use review is of major concern for the assessor in the canyon, tree covered area of Brown County. Sales need to be monitored very closely in those areas for actual use of property. This type of sale may create a different way of valuing specific types of property depending on use & market of that property!

BUDGET CONSTRAINTS are of major concern in Brown County this year. Huge cuts will be made for all budgets. It is hoped that the appraisal budget can continue to grow for additional appraisal projects that must be continued to assure accurate & fair assessments in the county.

MAIN PROJECTS TO BE COMPLETED

- Farm Site Residential Digital Photos
- Policy & Procedures Manual
- Land Use Review
- Water/Waste Land Use Review

SIGNATURE _____

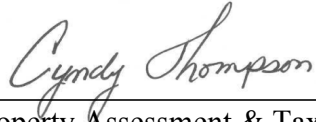
DATE _____

Certification

This is to certify that the 2007 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Brown County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8075.

Dated this 9th day of April, 2007.



Property Assessment & Taxation