

## Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2)(R.S. Supp., 2006). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2006) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2005) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>2232</b>	<b>COD</b>	<b>6.26</b>
Total Sales Price	\$ 248453503	<b>PRD</b>	<b>101.84</b>
Total Adj. Sales Price	\$ 248499503	COV	12.42
Total Assessed Value	\$ 239551515	STD	12.19
Avg. Adj. Sales Price	\$ 111334.90	Avg. Abs. Dev.	6.12
Avg. Assessed Value	\$ 107325.95	Min	55.70
<b>Median</b>	<b>97.78</b>	Max	257.19
Wgt. Mean	96.40	95% Median C.I.	97.52 to 98.07
Mean	98.17	95% Wgt. Mean C.I.	96.02 to 96.78
		95% Mean C.I.	97.67 to 98.68
% of Value of the Class of all Real Property Value in the County			60.87
% of Records Sold in the Study Period			14.07
% of Value Sold in the Study Period			16.68
Average Assessed Value of the Base			90,513

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>2232</b>	<b>97.78</b>	<b>6.26</b>	<b>101.84</b>
<b>2006</b>	2227	97.44	7.10	102.38
<b>2005</b>	2262	98.34	6.26	101.86
<b>2004</b>	2180	98.57	8.22	102.66
<b>2003</b>	1,990	98	7.5	102.69
<b>2002</b>	1,954	98	8.95	104.28
<b>2001</b>	1,921	98	13.39	107.67

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>240</b>	<b>COD</b>	<b>7.76</b>
Total Sales Price	\$ 60285880	<b>PRD</b>	<b>104.31</b>
Total Adj. Sales Price	\$ 60092529	COV	41.39
Total Assessed Value	\$ 57276580	STD	41.15
Avg. Adj. Sales Price	\$ 250385.54	Avg. Abs. Dev.	7.56
Avg. Assessed Value	\$ 238652.42	Min	64.70
<b>Median</b>	<b>97.35</b>	Max	715.93
Wgt. Mean	95.31	95% Median C.I.	97.02 to 98.07
Mean	99.42	95% Wgt. Mean C.I.	93.76 to 96.87
		95% Mean C.I.	94.22 to 104.63
% of Value of the Class of all Real Property Value in the County			23.56
% of Records Sold in the Study Period			12.71
% of Value Sold in the Study Period			10.31
Average Assessed Value of the Base			294,176

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>240</b>	<b>97.35</b>	<b>7.76</b>	<b>104.31</b>
<b>2006</b>	236	97.32	7.96	104.20
<b>2005</b>	239	97.86	8.19	102.59
<b>2004</b>	222	98.38	6.69	100.78
<b>2003</b>	232	99	5.87	100.62
<b>2002</b>	240	99	14.01	106.89
<b>2001</b>	244	98	14.39	107.47

## 2007 Opinions of the Property Tax Administrator for Buffalo County

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

### **Residential Real Property**

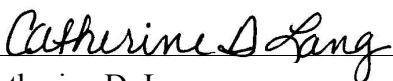
It is my opinion that the level of value of the class of residential real property in Buffalo County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Buffalo County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Buffalo County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Buffalo 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 Buffalo County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The qualified residential statistics support the actions taken by Buffalo County. Approximately thirty-three areas were scheduled for review and completed including routine maintenance and pickup work which included 58 new homes. Market analyses were run for every residential neighborhood, the cost tables and economic factors were calibrated to market and values adjusted if needed.

All three measures of central tendency are within the prescribed parameters for an acceptable level of value. The qualitative measures are indicative of uniform and proportionate assessments of the residential property class. The adopted three-year plan, preliminary statistics, the 2007 Reports and Opinions statistics, and the 2007 Assessment Survey all support that Buffalo County has achieved an acceptable level of value.

There will be no recommended adjustments to the residential class of property.

**2007 Correlation Section  
for Buffalo County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>2391</b>	<b>2232</b>	<b>93.35</b>
<b>2006</b>	<b>2415</b>	<b>2227</b>	<b>92.22</b>
<b>2005</b>	<b>2427</b>	<b>2262</b>	<b>93.2</b>
<b>2004</b>	<b>2311</b>	<b>2180</b>	<b>94.33</b>
<b>2003</b>	<b>2104</b>	<b>1990</b>	<b>94.58</b>
<b>2002</b>	<b>2072</b>	<b>1954</b>	<b>94.31</b>
<b>2001</b>	<b>2024</b>	<b>1921</b>	<b>94.91</b>

RESIDENTIAL: The percent of qualified sales used for the measurement of the residential class continues to be high and remains consistent with the historical profile over the last six years.

**2007 Correlation Section  
for Buffalo County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Buffalo County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>95.60</b>	<b>6.91</b>	<b>102.21</b>	<b>97.78</b>
<b>2006</b>	<b>95.52</b>	<b>8.35</b>	<b>103.5</b>	<b>97.44</b>
<b>2005</b>	<b>95.78</b>	<b>7.01</b>	<b>102.5</b>	<b>98.34</b>
<b>2004</b>	<b>97.15</b>	<b>6.39</b>	<b>103.36</b>	<b>98.57</b>
<b>2003</b>	<b>96</b>	<b>5.23</b>	<b>101.02</b>	<b>98</b>
<b>2002</b>	<b>96</b>	<b>3.07</b>	<b>98.95</b>	<b>98</b>
<b>2001</b>	<b>95</b>	<b>4.16</b>	<b>98.95</b>	<b>98</b>

RESIDENTIAL: A comparison of the Trended Preliminary Ratio and the R&O Median indicates a 4.43 point difference between the two measures. Buffalo County has developed an extensive three-year plan of assessment with specific job assignments, and portions of the county assigned to each appraisal person. The plan is adhered to as much as possible realizing if a need would arise that takes priority over the plan it would be handled. Scheduled work and economic conditions in all probability will cause changes to the residential class of property on a yearly basis.

The percent increase would appear to cause concern over the representativeness between the sales file and the residential base, but assessment practices are good and there is no other information available that would suggest that the R&O Median is not the best indication of the level of value for the residential class of property.

**2007 Correlation Section  
for Buffalo County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Buffalo County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>3.39</b>	<b>2007</b>	<b>6.91</b>
<b>3.87</b>	<b>2006</b>	<b>8.35</b>
<b>7.34</b>	<b>2005</b>	<b>7.01</b>
<b>1.01</b>	<b>2004</b>	<b>6.39</b>
<b>3.26</b>	<b>2003</b>	<b>5.23</b>
<b>4.19</b>	<b>2002</b>	<b>3.07</b>
<b>3.38</b>	<b>2001</b>	<b>4.16</b>

RESIDENTIAL: There is a 3.52 point difference between the percent change in the sales file to the percent change in the base, and the two offer weak support of each other. However, the base is more reflective of the assessment actions and economic conditions in Buffalo County. The base is also reflective of the statistical analyses that are run every year for every neighborhood to determine what effect the market has had on them. If needed cost tables and economic factors will be calibrated to reflect the market conditions and applied to those neighborhoods needing adjusted. The sales file will reflect adjustments as determined by these market analyses. Based on knowledge of the assessment practices the sold and unsold properties are being treated in a uniform and proportionate manner.

## 2007 Correlation Section for Buffalo County

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

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

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

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

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

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

**2007 Correlation Section  
for Buffalo County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.78</b>	<b>96.40</b>	<b>98.17</b>

RESIDENTIAL: All three measures of central tendency correlate with one another and are within the prescribed parameter, suggesting no further analysis is needed.



**2007 Correlation Section  
for Buffalo County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>6.26</b>	<b>101.84</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

RESIDENTIAL: Both qualitative measures, the coefficient of dispersion and the price related differential, are within the acceptable range. Based on the assessment practices the residential class of property is being treated in a uniform and proportionate manner.

**2007 Correlation Section  
for Buffalo County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>2232</b>	<b>2232</b>	<b>0</b>
<b>Median</b>	<b>95.60</b>	<b>97.78</b>	<b>2.18</b>
<b>Wgt. Mean</b>	<b>93.52</b>	<b>96.40</b>	<b>2.88</b>
<b>Mean</b>	<b>96.83</b>	<b>98.17</b>	<b>1.34</b>
<b>COD</b>	<b>10.54</b>	<b>6.26</b>	<b>-4.28</b>
<b>PRD</b>	<b>103.53</b>	<b>101.84</b>	<b>-1.69</b>
<b>Min Sales Ratio</b>	<b>4.53</b>	<b>55.70</b>	<b>51.17</b>
<b>Max Sales Ratio</b>	<b>676.33</b>	<b>257.19</b>	<b>-419.14</b>

RESIDENTIAL: After reviewing the three-year plan of assessment, the preliminary statistics, the reported assessment actions and the 2007 R&O Statistics, it appears that all statistical measures are an accurate representation of the assessment actions taken in Buffalo County for the residential class of property for assessment year 2007.

Approximately thirty-three areas were scheduled for review and completed including routine maintenance and pickup work which included 58 new homes. As part of the maintenance plan, analyses were ran on every neighborhood and cost tables and economic factors were adjusted to market if needed and new values set.

**2007 Correlation Section  
for Buffalo County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The qualified commercial statistics support the actions taken by Buffalo County. All multi-family units were reviewed and it was determined that the subsidized housing was having a negative effect on them. Also, all commercial land values were increased along North 2nd Avenue.

All three measures of central tendency are within the prescribed parameters for an acceptable level of value. For the most part the qualitative measures are indicative of uniform and proportionate assessment of the commercial property class, even though the price related differential is slightly above the standard it is not a concern. The adopted three-year plan, preliminary statistics, the 2007 Reports and Opinions statistics, and the 2007 Assessment Survey all support that Buffalo County has achieved an acceptable level of value.

There will be no recommended adjustments to the commercial class of property.

**2007 Correlation Section  
for Buffalo County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>309</b>	<b>240</b>	<b>77.67</b>
<b>2006</b>	<b>312</b>	<b>236</b>	<b>75.64</b>
<b>2005</b>	<b>315</b>	<b>239</b>	<b>75.87</b>
<b>2004</b>	<b>300</b>	<b>222</b>	<b>74</b>
<b>2003</b>	<b>306</b>	<b>232</b>	<b>75.82</b>
<b>2002</b>	<b>298</b>	<b>240</b>	<b>80.54</b>
<b>2001</b>	<b>308</b>	<b>244</b>	<b>79.22</b>

COMMERCIAL: A review of the utilization table will indicate that a substantial number of qualified sales has been used in the measurement of the commercial class of property. From a historical perspective over a seven year period the percent of sales used remains constant.

**2007 Correlation Section  
for Buffalo County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Buffalo County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>96.25</b>	<b>9.39</b>	<b>105.29</b>	<b>97.35</b>
<b>2006</b>	<b>97.31</b>	<b>1.29</b>	<b>98.56</b>	<b>97.32</b>
<b>2005</b>	<b>97.79</b>	<b>13.62</b>	<b>111.11</b>	<b>97.86</b>
<b>2004</b>	<b>98.62</b>	<b>10.86</b>	<b>109.33</b>	<b>98.38</b>
<b>2003</b>	<b>98</b>	<b>18.87</b>	<b>116.49</b>	<b>99</b>
<b>2002</b>	<b>98</b>	<b>0.42</b>	<b>98.41</b>	<b>99</b>
<b>2001</b>	<b>96</b>	<b>-1.24</b>	<b>94.81</b>	<b>98</b>

COMMERCIAL: A comparison of the Trended Preliminary Ratio and the R&O Median indicates a 7.94 point difference between the two measures. As stated in Table III. of the Residential class of property Buffalo County has an extensive three-year plan of assessment, scheduled work may cause changes within the commercial class of property on a yearly basis.

The percent increase would appear to cause concern over the representativeness between the sales file and the commercial base, but assessment practices are good and there is no other information available that would suggest that the R&O Median is not the best indication of the level of value for the commercial class of property.

**2007 Correlation Section  
for Buffalo County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Buffalo County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>1.68</b>	<b>2007</b>	<b>9.39</b>
<b>-0.57</b>	<b>2006</b>	<b>1.29</b>
<b>4.17</b>	<b>2005</b>	<b>13.62</b>
<b>0.76</b>	<b>2004</b>	<b>10.86</b>
<b>-10.28</b>	<b>2003</b>	<b>18.87</b>
<b>2.61</b>	<b>2002</b>	<b>0.42</b>
<b>7.52</b>	<b>2001</b>	<b>-1.24</b>

COMMERCIAL: There is a 7.71 point difference between the percent change in the sales file to the percent change in the base, and the two are not supportive of one another. However, the base is more reflective of the assessment actions and economic conditions in Buffalo County.

There was a considerable amount of concentration put on multi-family units this year, the result for the most part was lower values due to the effects the subsidized housing is having on the private sector. Another major undertaking was the commercial property along North 2nd Avenue which resulted in all land values taking considerable increases in this neighborhood. For example the Wal-Mart land increased over one-half million dollars.

The sales file will reflect any adjustments as determined from an analysis of the commercial market. Based on knowledge of the assessment practices the sold and unsold properties are being treated in a uniform and proportionate manner.



**2007 Correlation Section  
for Buffalo County**

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

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

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

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

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

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

**2007 Correlation Section  
for Buffalo County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.35</b>	<b>95.31</b>	<b>99.42</b>

COMMERCIAL: All three measures of central tendency correlate with one another and are within the prescribed parameter, suggesting no further analysis is needed.

**2007 Correlation Section  
for Buffalo County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>7.76</b>	<b>104.31</b>
<b>Difference</b>	<b>0</b>	<b>1.31</b>

COMMERCIAL: Of the qualitative measures only the coefficient of dispersion is within the acceptable range. However, based on the assessment practices, even though the price related differential is approximately one point, when rounded (1.31), above the standard there is not a need for concern and it is believed that the commercial class of property is being treated in a uniform and proportionate manner.

**2007 Correlation Section  
for Buffalo County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>240</b>	<b>240</b>	<b>0</b>
<b>Median</b>	<b>96.25</b>	<b>97.35</b>	<b>1.1</b>
<b>Wgt. Mean</b>	<b>93.63</b>	<b>95.31</b>	<b>1.68</b>
<b>Mean</b>	<b>97.87</b>	<b>99.42</b>	<b>1.55</b>
<b>COD</b>	<b>11.87</b>	<b>7.76</b>	<b>-4.11</b>
<b>PRD</b>	<b>104.53</b>	<b>104.31</b>	<b>-0.22</b>
<b>Min Sales Ratio</b>	<b>42.00</b>	<b>64.70</b>	<b>22.7</b>
<b>Max Sales Ratio</b>	<b>715.93</b>	<b>715.93</b>	<b>0</b>

COMMERCIAL: After reviewing the three-year plan of assessment, the preliminary statistics, the reported assessment actions and the 2007 R&O Statistics, it appears that all statistical measures are an accurate representation of the assessment actions taken in Buffalo County for the commercial class of property for assessment year 2007.

As part of the analysis of the commercial market, an extensive amount of work was put into reviewing all multi-family units, it was determined that the subsidized housing was having a negative impact on those owned by the private sector. Also, all commercial properties along North 2nd Avenue were reviewed which resulted in considerable increases to the lot values.

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

10 Buffalo

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	1,310,756,960	1,417,082,235	106,325,275	8.11	17,401,000	6.78
2. Recreational	16,026,540	18,815,125	2,788,585	17.4	0	17.4
3. Ag-Homesite Land, Ag-Res Dwellings	44,369,580	45,457,290	1,087,710	2.45	*-----	2.45
<b>4. Total Residential (sum lines 1-3)</b>	<b>1,371,153,080</b>	<b>1,481,354,650</b>	<b>110,201,570</b>	<b>8.04</b>	<b>17,401,000</b>	<b>6.77</b>
5. Commercial	454,856,305	509,611,505	54,755,200	12.04	8,488,070	10.17
6. Industrial	45,366,390	46,087,160	720,770	1.59	0	1.59
7. Ag-Farmsite Land, Outbuildings	15,261,505	15,237,120	-24,385	-0.16	180,540	-1.34
8. Minerals	16,770	37,825	21,055	125.55	0	125.55
<b>9. Total Commercial (sum lines 5-8)</b>	<b>515,500,970</b>	<b>570,973,610</b>	<b>55,472,640</b>	<b>10.76</b>	<b>8,488,070</b>	<b>9.11</b>
<b>10. Total Non-Agland Real Property</b>	<b>1,886,654,050</b>	<b>2,052,333,220</b>	<b>165,679,170</b>	<b>8.78</b>	<b>26,069,610</b>	<b>7.4</b>
11. Irrigated	276,849,365	273,850,575	-2,998,790	-1.08		
12. Dryland	56,716,810	50,136,350	-6,580,460	-11.6		
13. Grassland	89,232,285	81,068,535	-8,163,750	-9.15		
14. Wasteland	278,1630	2,330,765	-450,865	-16.21		
15. Other Agland	42,640	48,380	5,740	13.46		
<b>16. Total Agricultural Land</b>	<b>425,622,730</b>	<b>407,434,605</b>	<b>-18,188,125</b>	<b>-4.27</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>2,312,276,780</b>	<b>2,499,646,400</b>	<b>187,369,620</b>	<b>8.1</b>	<b>26,069,610</b>	<b>6.98</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

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

Type: Qualified

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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>98</b>	COV:	12.42	95% Median C.I.:	97.52 to 98.07	(! : Derived)
TOTAL Sales Price:	248,453,503	WGT. MEAN:	96	STD:	12.19	95% Wgt. Mean C.I.:	96.02 to 96.78	
TOTAL Adj.Sales Price:	248,499,503	MEAN:	98	AVG.ABS.DEV:	6.12	95% Mean C.I.:	97.67 to 98.68	
TOTAL Assessed Value:	239,551,515							
AVG. Adj. Sales Price:	111,334	COD:	6.26	MAX Sales Ratio:	257.19			
AVG. Assessed Value:	107,325	PRD:	101.84	MIN Sales Ratio:	55.70			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	316	98.60	99.83	98.40	5.11	101.46	74.66	208.92	98.12 to 99.13	107,979	106,247
10/01/04 TO 12/31/04	231	98.91	100.02	98.21	5.29	101.84	71.21	183.94	98.40 to 99.51	108,923	106,975
01/01/05 TO 03/31/05	252	98.47	97.74	96.68	5.05	101.09	55.70	160.90	97.36 to 99.04	106,260	102,736
04/01/05 TO 06/30/05	325	98.13	98.23	96.35	5.77	101.95	62.61	189.02	97.51 to 98.69	115,417	111,204
07/01/05 TO 09/30/05	322	97.01	97.60	95.69	6.77	101.99	61.52	194.72	95.77 to 97.92	110,809	106,031
10/01/05 TO 12/31/05	208	97.71	99.45	96.87	7.44	102.66	74.94	257.19	96.75 to 98.69	118,315	114,612
01/01/06 TO 03/31/06	241	97.35	98.35	96.12	6.77	102.32	69.02	195.31	96.58 to 98.15	106,125	102,006
04/01/06 TO 06/30/06	337	95.37	95.26	93.88	7.33	101.48	61.45	206.92	94.45 to 96.48	115,910	108,812
____Study Years____											
07/01/04 TO 06/30/05	1124	98.59	98.94	97.37	5.32	101.61	55.70	208.92	98.21 to 98.80	109,938	107,043
07/01/05 TO 06/30/06	1108	96.85	97.40	95.44	7.11	102.05	61.45	257.19	96.39 to 97.35	112,751	107,612
____Calendar Yrs____											
01/01/05 TO 12/31/05	1107	97.77	98.16	96.33	6.24	101.90	55.70	257.19	97.39 to 98.25	112,537	108,412
____ALL____											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ELM CREEK	42	98.74	102.01	98.48	8.78	103.59	81.25	222.86	96.39 to 100.00	66,203	65,196
GIBBON	75	98.21	99.67	97.86	6.95	101.85	80.16	167.45	96.45 to 99.21	70,130	68,628
KEARNEY	1570	97.77	97.78	96.69	5.61	101.12	61.45	257.19	97.50 to 98.04	123,130	119,061
KEARNEY SUB	108	97.15	97.12	95.37	5.52	101.83	69.23	194.72	95.33 to 98.66	124,735	118,958
RAVENNA	85	98.11	103.46	98.14	12.14	105.42	72.80	208.92	95.63 to 99.21	51,528	50,571
RIVERDALE	9	98.51	99.93	96.48	6.83	103.58	86.32	129.06	91.14 to 102.08	78,930	76,152
RURAL	234	97.59	98.63	94.02	8.05	104.90	55.70	206.92	96.95 to 98.68	96,239	90,482
SHELTON	56	97.46	98.27	95.53	6.68	102.87	76.56	149.89	95.43 to 99.31	58,672	56,048
SMALL VILLAGE	39	98.62	96.71	94.01	5.50	102.87	76.64	123.83	95.01 to 99.87	50,359	47,341
SUBURBAN	14	97.46	94.07	92.46	5.46	101.74	72.72	101.73	92.85 to 99.33	58,013	53,638
____ALL____											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

**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	1874	97.82	98.21	96.74	6.08	101.52	61.45	257.19	97.57 to 98.13	112,970	109,284
2	123	97.05	96.74	95.17	5.51	101.65	69.23	194.72	95.44 to 98.63	116,837	111,189
3	235	97.62	98.64	93.99	8.02	104.94	55.70	206.92	96.95 to 98.74	95,414	89,682
____ALL____											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>98</b>	COV:	12.42	95% Median C.I.:	97.52 to 98.07	(! : Derived)
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TOTAL Assessed Value:	239,551,515							
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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	1824	97.30	97.60	96.23	6.20	101.43	61.52	222.86	96.98 to 97.55	127,720	122,906
2	408	99.46	100.73	98.93	6.09	101.82	55.70	257.19	98.98 to 99.75	38,081	37,673
ALL											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	2220	97.79	98.20	96.50	6.22	101.76	61.45	257.19	97.52 to 98.07	111,111	107,228
06	6	94.51	86.78	80.70	11.55	107.53	55.70	100.03	55.70 to 100.03	284,063	229,248
07	6	100.28	98.35	102.23	12.97	96.21	74.51	129.06	74.51 to 129.06	21,083	21,552
ALL											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0002	127	98.21	100.01	95.95	8.85	104.23	55.70	206.92	96.95 to 99.21	85,520	82,053
10-0007	1806	97.76	97.78	96.47	5.71	101.35	61.45	257.19	97.43 to 98.01	121,285	117,005
10-0009	57	98.62	101.25	98.24	8.20	103.07	81.25	222.86	97.19 to 99.30	61,007	59,932
10-0019	58	97.66	98.31	96.01	6.50	102.40	76.56	149.89	95.43 to 99.31	64,477	61,902
10-0069	100	97.90	103.11	97.94	11.57	105.27	72.80	208.92	95.88 to 99.07	53,383	52,285
10-0105	50	96.94	94.90	92.38	4.98	102.73	69.02	103.52	94.07 to 99.15	76,141	70,341
10-0119	24	98.22	96.78	92.82	7.01	104.26	72.72	129.06	91.85 to 100.59	84,139	78,100
21-0044											
24-0101	9	99.18	98.23	88.28	8.14	111.27	76.64	123.83	82.23 to 102.67	22,305	19,690
47-0100	1	102.17	102.17	102.17			102.17	102.17	N/A	15,000	15,325
NonValid School											
ALL											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>98</b>	COV:	12.42	95% Median C.I.:	97.52 to 98.07	(! : Derived)
TOTAL Sales Price:	248,453,503	WGT. MEAN:	96	STD:	12.19	95% Wgt. Mean C.I.:	96.02 to 96.78	
TOTAL Adj.Sales Price:	248,499,503	MEAN:	98	AVG.ABS.DEV:	6.12	95% Mean C.I.:	97.67 to 98.68	
TOTAL Assessed Value:	239,551,515							
AVG. Adj. Sales Price:	111,334	COD:	6.26	MAX Sales Ratio:	257.19			
AVG. Assessed Value:	107,325	PRD:	101.84	MIN Sales Ratio:	55.70			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	421	99.45	100.57	97.58	6.06	103.07	55.70	257.19	98.90 to 99.75	40,355	39,377
Prior TO 1860	1	97.43	97.43	97.43			97.43	97.43	N/A	143,000	139,320
1860 TO 1899	9	95.43	90.96	91.55	6.55	99.36	74.66	98.43	81.25 to 97.85	67,518	61,812
1900 TO 1919	53	99.25	102.98	97.80	9.71	105.30	69.89	168.84	97.74 to 101.07	55,569	54,344
1920 TO 1939	169	98.57	102.74	97.37	11.02	105.51	71.21	208.92	97.68 to 99.16	61,289	59,680
1940 TO 1949	170	95.71	96.75	94.58	7.45	102.29	69.02	180.98	94.62 to 97.33	79,821	75,498
1950 TO 1959	159	95.70	95.35	94.41	6.37	100.99	72.18	149.89	94.93 to 97.00	96,123	90,747
1960 TO 1969	195	95.59	95.36	94.80	5.77	100.58	72.80	141.79	94.90 to 96.43	111,847	106,033
1970 TO 1979	263	95.15	96.31	95.26	6.61	101.10	70.22	206.92	94.54 to 95.95	132,639	126,350
1980 TO 1989	149	95.90	96.26	95.63	5.03	100.66	72.72	176.19	94.98 to 97.25	137,222	131,230
1990 TO 1994	94	96.33	96.11	96.06	4.76	100.04	61.52	167.45	95.24 to 97.64	155,231	149,121
1995 TO 1999	135	96.46	97.96	95.70	5.69	102.36	81.70	222.86	95.42 to 97.56	160,581	153,679
2000 TO Present	414	99.28	98.82	98.18	3.01	100.65	76.94	183.94	98.95 to 99.44	181,622	178,318
ALL	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

**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	23	99.07	99.51	99.04	3.81	100.48	89.00	127.64	97.10 to 100.00	2,567	2,542
5000 TO 9999	25	100.90	114.45	115.96	16.07	98.70	95.08	257.19	99.07 to 105.14	7,074	8,203
Total \$											
1 TO 9999	48	99.83	107.29	111.73	10.36	96.03	89.00	257.19	98.59 to 101.00	4,914	5,490
10000 TO 29999	250	100.00	104.43	103.87	8.51	100.54	74.51	208.92	99.65 to 100.59	21,587	22,422
30000 TO 59999	309	99.01	102.23	101.70	8.30	100.51	61.45	222.86	98.62 to 99.72	41,122	41,823
60000 TO 99999	401	96.81	97.67	97.42	6.86	100.25	70.22	206.92	96.18 to 97.49	81,093	79,004
100000 TO 149999	623	95.71	94.99	95.01	5.01	99.98	69.02	129.19	95.24 to 96.43	123,899	117,714
150000 TO 249999	527	97.82	96.73	96.76	3.87	99.97	69.89	133.48	97.35 to 98.52	182,963	177,026
250000 TO 499999	70	96.42	94.37	94.23	4.94	100.16	55.70	107.84	95.27 to 97.64	305,810	288,153
500000 +	4	86.85	88.08	86.83	10.40	101.43	78.65	99.95	N/A	655,881	569,510
ALL	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325



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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	248,499,503	MEAN:	98	AVG.ABS.DEV:	6.12	95% Mean C.I.:	97.67 to 98.68	
TOTAL Assessed Value:	239,551,515							
AVG. Adj. Sales Price:	111,334	COD:	6.26	MAX Sales Ratio:	257.19			
AVG. Assessed Value:	107,325	PRD:	101.84	MIN Sales Ratio:	55.70			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	23	99.07	99.51	99.04	3.81	100.48	89.00	127.64	97.10 to 100.00	2,567	2,542
5000 TO 9999	27	99.44	101.28	100.45	6.24	100.83	81.25	125.82	98.18 to 102.73	7,476	7,509
Total \$ _____											
1 TO 9999	50	99.24	100.47	100.13	5.13	100.34	81.25	127.64	98.18 to 100.00	5,218	5,224
10000 TO 29999	254	99.66	102.51	100.36	8.19	102.14	61.45	257.19	99.16 to 100.00	22,285	22,365
30000 TO 59999	324	98.84	101.87	99.55	8.49	102.33	70.22	208.92	98.51 to 99.62	43,218	43,025
60000 TO 99999	458	95.88	96.24	94.86	7.23	101.45	69.02	222.86	95.27 to 96.53	86,835	82,376
100000 TO 149999	615	96.19	96.38	95.75	5.27	100.65	69.89	206.92	95.64 to 96.73	129,222	123,732
150000 TO 249999	469	98.63	97.56	97.29	3.37	100.28	55.70	123.21	98.01 to 98.96	188,660	183,541
250000 TO 499999	59	97.42	96.48	95.89	4.60	100.62	76.94	133.48	95.90 to 99.05	317,407	304,359
500000 +	3	79.44	86.01	85.08	8.94	101.09	78.65	99.95	N/A	707,841	602,255
ALL											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	421	99.45	100.57	97.58	6.06	103.07	55.70	257.19	98.90 to 99.75	40,355	39,377
10	3	97.33	99.78	97.07	6.32	102.79	91.79	110.23	N/A	50,166	48,698
20	50	99.51	104.70	99.10	12.10	105.66	74.66	189.02	97.62 to 104.06	40,016	39,655
30	812	96.54	98.15	95.71	7.95	102.55	69.02	222.86	96.00 to 97.03	92,234	88,279
40	848	97.63	96.74	96.56	4.44	100.19	61.52	176.19	97.25 to 98.04	152,709	147,454
45	1	100.01	100.01	100.01			100.01	100.01	N/A	180,225	180,250
50	96	98.03	97.02	96.59	3.64	100.45	76.94	112.05	97.13 to 99.05	255,017	246,311
60	1	96.68	96.68	96.68			96.68	96.68	N/A	304,454	294,335
ALL											
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325

**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

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TOTAL Sales Price:	248,453,503	WGT. MEAN:	96	STD:	12.19	95% Wgt. Mean C.I.:	96.02 to 96.78	
TOTAL Adj.Sales Price:	248,499,503	MEAN:	98	AVG.ABS.DEV:	6.12	95% Mean C.I.:	97.67 to 98.68	
TOTAL Assessed Value:	239,551,515							
AVG. Adj. Sales Price:	111,334	COD:	6.26	MAX Sales Ratio:	257.19			
AVG. Assessed Value:	107,325	PRD:	101.84	MIN Sales Ratio:	55.70			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	413	99.46	100.63	97.56	6.10	103.14	55.70	257.19	98.98 to 99.75	40,338	39,354	
100	18	94.69	92.16	90.79	12.04	101.51	61.52	118.60	82.23 to 101.24	52,049	47,257	
101	1480	97.13	97.66	96.31	6.27	101.41	69.02	222.86	96.71 to 97.42	127,430	122,724	
102	74	96.40	96.03	95.72	5.16	100.32	69.89	118.51	95.41 to 97.95	163,419	156,419	
104	136	97.08	97.99	95.03	7.91	103.11	74.46	184.43	95.66 to 97.76	105,388	100,153	
106	11	97.50	98.13	98.53	3.47	99.59	91.53	105.14	93.45 to 102.45	84,501	83,259	
111	2	94.68	94.68	95.63	4.63	99.00	90.29	99.06	N/A	131,250	125,520	
301	82	99.44	98.95	98.67	1.54	100.28	76.94	105.10	99.21 to 99.74	149,266	147,287	
302	3	94.46	95.05	94.98	2.83	100.08	91.34	99.36	N/A	104,166	98,936	
304	12	97.03	96.84	97.19	3.83	99.64	86.30	105.09	94.02 to 100.62	170,429	165,640	
305	1	99.34	99.34	99.34			99.34	99.34	N/A	90,500	89,900	
<u>ALL</u>												
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	421	99.45	100.57	97.58	6.06	103.07	55.70	257.19	98.90 to 99.75	40,355	39,377	
10	10	95.08	93.24	89.63	5.13	104.02	74.66	99.96	85.42 to 99.28	47,245	42,348	
20	32	99.15	103.40	101.20	10.48	102.17	74.51	164.63	96.08 to 104.38	42,969	43,487	
30	373	98.04	100.20	97.12	8.76	103.16	69.89	189.02	97.15 to 98.72	87,495	84,979	
40	1387	97.13	96.81	96.14	5.42	100.70	61.52	222.86	96.67 to 97.38	140,642	135,209	
50	9	99.05	98.64	98.51	1.54	100.13	93.86	100.62	96.68 to 100.24	217,274	214,028	
<u>ALL</u>												
	2232	97.78	98.17	96.40	6.26	101.84	55.70	257.19	97.52 to 98.07	111,334	107,325	

**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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	240	<b>MEDIAN:</b>	<b>97</b>	COV:	41.39	95% Median C.I.:	97.02 to 98.07
TOTAL Sales Price:	60,285,880	WGT. MEAN:	95	STD:	41.15	95% Wgt. Mean C.I.:	93.76 to 96.87
TOTAL Adj.Sales Price:	60,092,529	MEAN:	99	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.22 to 104.63
TOTAL Assessed Value:	57,276,580						
AVG. Adj. Sales Price:	250,385	COD:	7.76	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	238,652	PRD:	104.31	MIN Sales Ratio:	64.70		

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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	19	98.41	101.20	97.53	9.29	103.76	71.97	191.55	94.89 to 99.53	143,403	139,859
10/01/03 TO 12/31/03	17	98.45	100.64	99.82	4.63	100.82	94.26	128.79	95.09 to 101.63	130,649	130,416
01/01/04 TO 03/31/04	21	98.83	98.51	98.26	2.11	100.25	93.20	109.14	97.41 to 99.42	288,713	283,695
04/01/04 TO 06/30/04	18	97.70	97.76	99.10	3.99	98.65	82.92	118.50	95.24 to 98.99	301,374	298,664
07/01/04 TO 09/30/04	22	97.22	96.63	95.57	3.57	101.11	84.59	112.93	94.36 to 99.21	256,071	244,739
10/01/04 TO 12/31/04	22	97.07	126.43	98.75	33.57	128.03	73.34	715.93	96.23 to 99.55	166,686	164,603
01/01/05 TO 03/31/05	11	98.10	93.97	94.12	5.23	99.83	80.49	99.96	81.12 to 99.42	339,248	319,316
04/01/05 TO 06/30/05	26	96.63	95.98	92.76	4.29	103.47	64.70	108.35	94.96 to 98.74	324,924	301,394
07/01/05 TO 09/30/05	21	97.03	95.16	91.21	6.81	104.33	81.41	126.43	90.52 to 98.21	333,650	304,326
10/01/05 TO 12/31/05	22	96.24	94.07	93.32	4.46	100.80	78.65	99.85	90.74 to 99.00	230,273	214,892
01/01/06 TO 03/31/06	17	98.83	96.82	99.08	5.17	97.72	81.65	109.78	93.16 to 100.00	292,233	289,534
04/01/06 TO 06/30/06	24	94.67	93.71	90.96	5.97	103.02	75.15	110.59	91.73 to 97.37	214,083	194,739
<u>Study Years</u>											
07/01/03 TO 06/30/04	75	98.45	99.49	98.63	4.98	100.88	71.97	191.55	97.52 to 98.84	219,112	216,106
07/01/04 TO 06/30/05	81	97.11	104.15	94.76	12.19	109.92	64.70	715.93	96.44 to 98.14	265,190	251,287
07/01/05 TO 06/30/06	84	96.42	94.80	93.40	5.75	101.50	75.15	126.43	94.43 to 97.49	264,031	246,599
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	83	97.60	105.25	97.84	11.31	107.58	73.34	715.93	97.08 to 98.52	250,462	245,049
01/01/05 TO 12/31/05	80	96.63	94.96	92.64	5.19	102.51	64.70	126.43	95.48 to 97.83	303,155	280,840
<u>ALL</u>	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ELM CREEK	7	97.27	97.15	98.06	1.83	99.07	94.13	99.42	94.13 to 99.42	50,357	49,379
GIBBON	11	97.27	95.29	90.59	3.82	105.19	82.92	100.76	84.76 to 99.42	155,851	141,185
KEARNEY	171	97.09	99.48	95.19	8.85	104.50	64.70	715.93	96.48 to 98.14	320,806	305,387
KEARNEY SUB	3	99.26	96.56	95.14	4.31	101.49	88.79	101.63	N/A	156,280	148,686
RAVENNA	18	98.20	99.32	97.83	4.54	101.52	84.85	133.90	96.23 to 99.63	19,433	19,012
RIVERDALE	1	97.14	97.14	97.14			97.14	97.14	N/A	280,000	272,000
RURAL	15	97.60	103.95	101.41	8.67	102.50	91.73	191.55	94.67 to 99.33	105,864	107,356
SHELTON	5	97.37	99.36	99.04	4.76	100.32	92.64	112.93	N/A	28,400	28,127
SMALL VILLAGE	8	95.94	99.25	102.11	5.17	97.20	93.20	126.43	93.20 to 126.43	39,881	40,723
SUBURBAN	1	98.10	98.10	98.10			98.10	98.10	N/A	20,000	19,620
<u>ALL</u>	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	219	97.11	99.17	95.14	7.85	104.24	64.70	715.93	96.58 to 98.04	263,457	250,642
2	4	98.68	96.94	95.26	3.55	101.77	88.79	101.63	N/A	122,210	116,420
3	17	97.60	103.22	100.72	7.73	102.48	91.73	191.55	94.67 to 99.33	112,145	112,954
<u>ALL</u>	<u>240</u>	<u>97.35</u>	<u>99.42</u>	<u>95.31</u>	<u>7.76</u>	<u>104.31</u>	<u>64.70</u>	<u>715.93</u>	<u>97.02 to 98.07</u>	<u>250,385</u>	<u>238,652</u>

**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	173	97.11	96.99	95.13	5.70	101.95	71.97	191.55	96.58 to 98.04	291,656	277,465
2	66	97.93	106.19	96.50	12.80	110.04	64.70	715.93	96.27 to 98.46	144,470	139,409
3	1	73.34	73.34	73.34			73.34	73.34	N/A	101,000	74,070
<u>ALL</u>	<u>240</u>	<u>97.35</u>	<u>99.42</u>	<u>95.31</u>	<u>7.76</u>	<u>104.31</u>	<u>64.70</u>	<u>715.93</u>	<u>97.02 to 98.07</u>	<u>250,385</u>	<u>238,652</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0002	20	97.44	96.26	95.34	3.58	100.96	82.92	107.52	94.66 to 98.95	153,912	146,743
10-0007	178	97.26	99.37	95.20	8.61	104.38	64.70	715.93	96.49 to 98.14	311,645	296,676
10-0009	10	97.76	106.71	100.05	10.99	106.65	94.13	191.55	95.39 to 99.42	44,750	44,774
10-0019	5	97.37	99.36	99.04	4.76	100.32	92.64	112.93	N/A	28,400	28,127
10-0069	18	98.20	99.32	97.83	4.54	101.52	84.85	133.90	96.23 to 99.63	19,433	19,012
10-0105	5	96.28	102.15	104.06	7.85	98.16	93.47	126.43	N/A	51,910	54,020
10-0119	3	97.07	97.09	97.13	0.02	99.96	97.07	97.14	N/A	113,333	110,080
21-0044											
24-0101	1	95.60	95.60	95.60			95.60	95.60	N/A	2,500	2,390
47-0100											
NonValid School											
<u>ALL</u>	<u>240</u>	<u>97.35</u>	<u>99.42</u>	<u>95.31</u>	<u>7.76</u>	<u>104.31</u>	<u>64.70</u>	<u>715.93</u>	<u>97.02 to 98.07</u>	<u>250,385</u>	<u>238,652</u>

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

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	240	<b>MEDIAN:</b>	<b>97</b>	COV:	41.39	95% Median C.I.:	97.02 to 98.07
TOTAL Sales Price:	60,285,880	WGT. MEAN:	95	STD:	41.15	95% Wgt. Mean C.I.:	93.76 to 96.87
TOTAL Adj.Sales Price:	60,092,529	MEAN:	99	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.22 to 104.63
TOTAL Assessed Value:	57,276,580						
AVG. Adj. Sales Price:	250,385	COD:	7.76	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	238,652	PRD:	104.31	MIN Sales Ratio:	64.70		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	78	97.93	105.16	96.57	11.34	108.89	64.70	715.93	97.07 to 98.55	139,345	134,569
Prior TO 1860											
1860 TO 1899	3	96.48	91.72	89.45	5.31	102.54	81.65	97.03	N/A	117,833	105,400
1900 TO 1919	25	97.50	96.92	97.11	4.55	99.80	80.49	128.79	95.63 to 98.84	77,495	75,258
1920 TO 1939	6	98.17	99.82	98.67	3.84	101.17	94.67	110.59	94.67 to 110.59	80,333	79,262
1940 TO 1949	8	90.08	90.07	89.08	6.84	101.11	81.41	100.58	81.41 to 100.58	237,331	211,415
1950 TO 1959	12	98.45	102.28	99.30	6.65	103.00	93.71	133.90	95.48 to 104.87	157,508	156,405
1960 TO 1969	20	97.22	99.70	92.72	10.15	107.53	71.97	191.55	94.29 to 99.00	424,125	393,232
1970 TO 1979	36	97.26	95.85	96.15	5.60	99.68	73.34	126.43	94.52 to 98.83	297,009	285,580
1980 TO 1989	19	96.20	94.60	91.55	4.06	103.33	78.79	101.58	93.00 to 98.41	331,342	303,342
1990 TO 1994	7	97.27	95.84	95.47	3.89	100.38	80.59	100.04	80.59 to 100.04	471,643	450,276
1995 TO 1999	9	97.97	94.98	96.50	4.48	98.42	78.65	100.47	91.37 to 99.70	523,847	505,527
2000 TO Present	17	96.56	96.84	97.30	6.75	99.52	75.15	118.50	90.52 to 99.99	539,731	525,179
ALL	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	95.73	250.75	232.95	162.05	107.64	95.60	715.93	N/A	3,050	7,105
5000 TO 9999	3	98.32	109.91	107.78	12.34	101.97	97.50	133.90	N/A	6,851	7,385
Total \$											
1 TO 9999	7	97.50	190.39	154.40	96.86	123.30	95.60	715.93	95.60 to 715.93	4,679	7,225
10000 TO 29999	29	96.92	100.74	99.55	6.24	101.20	84.85	191.55	95.60 to 99.33	18,150	18,068
30000 TO 59999	32	97.65	98.01	98.31	3.73	99.69	87.09	128.79	95.09 to 98.74	39,189	38,528
60000 TO 99999	35	97.41	98.38	98.26	4.88	100.13	80.49	126.43	96.64 to 99.42	77,672	76,318
100000 TO 149999	23	98.25	96.54	96.88	4.33	99.65	73.34	114.38	95.88 to 98.95	122,408	118,591
150000 TO 249999	41	96.49	92.72	92.34	6.20	100.42	64.70	103.18	94.00 to 97.49	182,115	168,158
250000 TO 499999	40	97.63	96.69	96.94	3.50	99.74	84.15	113.17	96.20 to 98.55	332,632	322,462
500000 +	33	97.38	95.08	94.70	6.38	100.41	78.65	118.50	93.00 to 99.70	968,889	917,495
ALL	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652

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

Type: Qualified

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

(!: AVTot=0)

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NUMBER of Sales:	240	<b>MEDIAN:</b>	<b>97</b>	COV:	41.39	95% Median C.I.:	97.02 to 98.07
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TOTAL Adj.Sales Price:	60,092,529	MEAN:	99	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.22 to 104.63
TOTAL Assessed Value:	57,276,580						
AVG. Adj. Sales Price:	250,385	COD:	7.76	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	238,652	PRD:	104.31	MIN Sales Ratio:	64.70		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	95.63	95.69	95.68	0.08	100.00	95.60	95.83	N/A	3,166	3,030
5000 TO 9999	5	97.50	104.18	101.78	8.41	102.37	95.05	133.90	N/A	8,111	8,255
Total \$											
1 TO 9999	8	95.99	101.00	100.62	5.70	100.38	95.05	133.90	95.05 to 133.90	6,256	6,295
10000 TO 29999	36	97.13	117.23	100.97	22.95	116.09	84.85	715.93	96.27 to 99.10	20,807	21,010
30000 TO 59999	27	98.14	96.97	96.92	3.05	100.05	87.09	109.14	94.29 to 98.74	44,684	43,309
60000 TO 99999	34	97.35	97.86	96.94	6.65	100.95	73.34	128.79	96.48 to 99.42	80,473	78,013
100000 TO 149999	30	98.22	96.60	95.98	4.51	100.65	81.52	114.38	95.88 to 98.92	133,758	128,377
150000 TO 249999	38	95.86	93.15	92.70	5.80	100.48	64.70	103.18	94.00 to 97.49	199,391	184,829
250000 TO 499999	39	97.52	95.83	95.06	4.37	100.81	78.65	113.17	94.96 to 98.55	374,220	355,732
500000 +	28	99.03	96.89	95.66	5.01	101.29	80.59	118.50	94.53 to 99.89	1,041,663	996,415
ALL	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	97	97.50	103.01	95.58	10.05	107.77	64.70	715.93	96.70 to 98.37	209,784	200,516
10	14	96.03	95.83	90.80	6.60	105.55	78.79	126.43	84.59 to 98.97	113,091	102,683
15	2	99.65	99.65	101.03	1.57	98.63	98.08	101.21	N/A	106,000	107,090
20	112	97.06	96.98	94.74	6.11	102.36	71.97	191.55	96.48 to 98.10	277,195	262,626
25	1	100.58	100.58	100.58			100.58	100.58	N/A	354,000	356,060
30	11	97.49	97.17	97.02	8.65	100.16	78.65	118.50	84.15 to 108.35	415,934	403,536
40	3	99.40	99.13	99.62	0.66	99.51	98.01	99.99	N/A	657,666	655,185
ALL	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652

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

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

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TOTAL Adj.Sales Price:	60,092,529	MEAN:	99	AVG.ABS.DEV:	7.56	95% Mean C.I.:	94.22 to 104.63
TOTAL Assessed Value:	57,276,580						
AVG. Adj. Sales Price:	250,385	COD:	7.76	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	238,652	PRD:	104.31	MIN Sales Ratio:	64.70		

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**OCCUPANCY CODE**

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	74	97.93	105.58	96.62	11.82	109.27	64.70	715.93	97.07 to 98.46	142,331	137,520
300	1	84.76	84.76	84.76			84.76	84.76	N/A	260,000	220,365
304	2	75.31	75.31	76.80	4.44	98.06	71.97	78.65	N/A	378,062	290,340
311	1	82.71	82.71	82.71			82.71	82.71	N/A	150,000	124,070
320	1	118.50	118.50	118.50			118.50	118.50	N/A	740,000	876,915
325	8	97.58	100.78	100.42	5.61	100.35	94.29	126.43	94.29 to 126.43	176,255	177,001
326	6	94.84	91.62	89.56	4.76	102.30	78.79	96.64	78.79 to 96.64	54,333	48,658
334	3	99.93	99.78	100.07	1.00	99.71	98.20	101.21	N/A	114,116	114,195
340	3	98.45	97.87	98.25	0.59	99.61	96.70	98.45	N/A	240,623	236,418
341	2	98.74	98.74	99.70	1.27	99.04	97.49	99.99	N/A	687,750	685,665
343	1	96.42	96.42	96.42			96.42	96.42	N/A	1,750,000	1,687,415
344	26	97.06	96.43	94.10	3.59	102.47	82.01	108.35	95.15 to 98.99	302,381	284,552
349	2	89.66	89.66	81.55	10.12	109.95	80.59	98.74	N/A	330,000	269,122
350	5	96.20	91.40	90.00	6.17	101.56	81.41	97.97	N/A	377,330	339,589
352	24	97.68	97.61	94.99	3.31	102.76	89.51	110.59	94.67 to 99.83	621,287	590,138
353	10	97.46	95.63	93.84	3.48	101.91	86.95	99.96	88.78 to 99.73	267,689	251,192
354	13	97.07	94.32	93.77	4.73	100.58	81.65	100.58	84.85 to 99.05	119,430	111,995
355	4	84.51	87.27	88.43	5.08	98.69	81.52	98.54	N/A	345,434	305,476
383	1	94.89	94.89	94.89			94.89	94.89	N/A	11,550	10,960
384	3	99.29	102.86	99.12	16.22	103.77	80.49	128.79	N/A	55,000	54,513
386	8	95.97	95.51	95.76	5.31	99.73	85.19	108.84	85.19 to 108.84	87,718	84,000
391	1	95.83	95.83	95.83			95.83	95.83	N/A	3,000	2,875
396	1	98.10	98.10	98.10			98.10	98.10	N/A	20,000	19,620
406	10	96.04	103.46	97.00	16.45	106.65	73.34	191.55	81.12 to 113.17	188,035	182,401
407	2	100.34	100.34	106.29	7.16	94.40	93.16	107.52	N/A	358,599	381,167
412	3	94.81	96.10	94.99	1.55	101.17	94.53	98.95	N/A	385,000	365,705
418	1	100.76	100.76	100.76			100.76	100.76	N/A	45,000	45,340
419	1	99.21	99.21	99.21			99.21	99.21	N/A	142,500	141,375
421	3	97.14	98.61	97.35	3.79	101.30	93.83	104.87	N/A	115,500	112,440
426	1	133.90	133.90	133.90			133.90	133.90	N/A	5,605	7,505
436	1	99.42	99.42	99.42			99.42	99.42	N/A	80,000	79,535
442	4	96.05	96.04	97.12	2.81	98.88	93.20	98.84	N/A	120,250	116,785
455	2	99.77	99.77	99.57	0.40	100.19	99.37	100.16	N/A	1,145,000	1,140,095
471	1	95.63	95.63	95.63			95.63	95.63	N/A	4,000	3,825
528	2	98.86	98.86	99.30	0.85	99.55	98.01	99.70	N/A	425,500	422,525
529	3	98.07	90.53	84.88	7.90	106.66	75.15	98.38	N/A	118,666	100,728
531	4	97.35	99.03	92.47	7.15	107.10	87.04	114.38	N/A	322,625	298,321
577	2	96.40	96.40	94.12	3.68	102.42	92.85	99.94	N/A	125,700	118,310

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

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Assessed Value:	57,276,580						
AVG. Adj. Sales Price:	250,385	COD:	7.76	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	238,652	PRD:	104.31	MIN Sales Ratio:	64.70		

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

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ALL	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652
<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02	23	97.02	96.89	94.75	3.83	102.26	84.76	110.59	94.52 to 99.42	648,213	614,163
03	217	97.37	99.69	95.50	8.18	104.39	64.70	715.93	96.92 to 98.07	208,219	198,851
04											
ALL	240	97.35	99.42	95.31	7.76	104.31	64.70	715.93	97.02 to 98.07	250,385	238,652



**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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>96</b>	COV:	23.49	95% Median C.I.:	95.18 to 95.93	(! : Derived)
TOTAL Sales Price:	248,453,503	WGT. MEAN:	94	STD:	22.75	95% Wgt. Mean C.I.:	92.86 to 94.18	
TOTAL Adj.Sales Price:	248,489,281	MEAN:	97	AVG.ABS.DEV:	10.08	95% Mean C.I.:	95.88 to 97.77	
TOTAL Assessed Value:	232,389,065							
AVG. Adj. Sales Price:	111,330	COD:	10.54	MAX Sales Ratio:	676.33			
AVG. Assessed Value:	104,116	PRD:	103.53	MIN Sales Ratio:	4.53			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	316	96.46	98.23	96.22	6.94	102.09	52.60	208.92	95.85 to 97.16	107,969	103,887
10/01/04 TO 12/31/04	231	96.85	99.06	96.22	7.64	102.94	63.44	189.90	96.20 to 97.73	108,923	104,810
01/01/05 TO 03/31/05	252	96.19	95.55	93.96	7.00	101.69	36.67	165.31	94.99 to 97.03	106,233	99,813
04/01/05 TO 06/30/05	325	95.97	95.35	92.96	8.62	102.57	52.86	164.85	94.92 to 96.90	115,417	107,293
07/01/05 TO 09/30/05	322	94.61	98.94	93.72	13.65	105.57	48.39	398.20	92.99 to 96.08	110,809	103,850
10/01/05 TO 12/31/05	208	95.82	101.25	95.19	13.91	106.37	64.07	676.33	94.53 to 97.08	118,315	112,619
01/01/06 TO 03/31/06	241	94.54	95.10	90.78	12.34	104.76	4.53	227.12	93.05 to 95.97	106,125	96,340
04/01/06 TO 06/30/06	337	91.65	92.84	90.22	13.91	102.90	37.40	233.36	90.16 to 93.63	115,910	104,578
<u>Study Years</u>											
07/01/04 TO 06/30/05	1124	96.40	96.97	94.74	7.59	102.35	36.67	208.92	96.00 to 96.73	109,929	104,148
07/01/05 TO 06/30/06	1108	93.97	96.68	92.31	13.56	104.74	4.53	676.33	93.41 to 94.82	112,751	104,084
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	1107	95.79	97.55	93.83	10.69	103.96	36.67	676.33	95.12 to 96.26	112,530	105,590
<u>ALL</u>											
	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	114.19	114.19	114.19			114.19	114.19	N/A	94,000	107,335
ELM CREEK	42	95.14	102.08	95.93	14.05	106.42	78.84	221.72	91.67 to 98.05	66,203	63,505
GIBBON	75	96.00	98.99	94.79	11.33	104.43	64.78	239.09	94.96 to 98.24	70,104	66,451
KEARNEY	1569	95.61	95.82	94.38	8.41	101.53	44.50	398.20	95.22 to 96.00	123,145	116,221
KEARNEY SUB	108	94.82	95.36	92.26	11.39	103.36	50.33	195.92	92.50 to 95.89	124,735	115,086
RAVENNA	85	94.44	103.94	93.16	24.14	111.57	43.44	233.00	89.21 to 98.67	51,528	48,002
RIVERDALE	9	93.00	99.39	94.19	10.59	105.52	82.89	156.97	89.28 to 99.38	78,930	74,342
RURAL	234	95.55	97.93	85.95	16.95	113.93	4.53	676.33	94.26 to 96.58	96,233	82,711
SHELTON	56	100.84	106.20	98.70	14.77	107.60	66.72	209.13	94.64 to 104.21	58,672	57,910
SMALL VILLAGE	39	95.01	95.24	89.47	11.22	106.45	52.60	120.00	88.68 to 99.57	50,359	45,058
SUBURBAN	14	95.38	96.08	91.79	13.97	104.68	67.39	147.18	74.82 to 100.13	58,013	53,251
<u>ALL</u>											
	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116

**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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>96</b>	COV:	23.49	95% Median C.I.:	95.18 to 95.93	(! : Derived)
TOTAL Sales Price:	248,453,503	WGT. MEAN:	94	STD:	22.75	95% Wgt. Mean C.I.:	92.86 to 94.18	
TOTAL Adj.Sales Price:	248,489,281	MEAN:	97	AVG.ABS.DEV:	10.08	95% Mean C.I.:	95.88 to 97.77	
TOTAL Assessed Value:	232,389,065							
AVG. Adj. Sales Price:	111,330	COD:	10.54	MAX Sales Ratio:	676.33			
AVG. Assessed Value:	104,116	PRD:	103.53	MIN Sales Ratio:	4.53			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1873	95.63	96.79	94.43	9.67	102.50	43.44	398.20	95.28 to 96.00	112,908	106,618
2	123	94.77	95.21	91.99	11.85	103.50	50.33	195.92	92.77 to 95.89	117,260	107,873
3	236	95.80	97.93	85.99	16.79	113.89	4.53	676.33	94.36 to 96.60	95,714	82,303
<u>ALL</u>	<u>2232</u>	<u>95.60</u>	<u>96.83</u>	<u>93.52</u>	<u>10.54</u>	<u>103.53</u>	<u>4.53</u>	<u>676.33</u>	<u>95.18 to 95.93</u>	<u>111,330</u>	<u>104,116</u>

**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	1829	94.73	96.29	93.52	10.59	102.96	43.44	676.33	94.44 to 95.15	127,174	118,937
2	403	98.31	99.25	93.49	9.68	106.16	4.53	257.19	97.76 to 98.89	39,423	36,856
<u>ALL</u>	<u>2232</u>	<u>95.60</u>	<u>96.83</u>	<u>93.52</u>	<u>10.54</u>	<u>103.53</u>	<u>4.53</u>	<u>676.33</u>	<u>95.18 to 95.93</u>	<u>111,330</u>	<u>104,116</u>

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	2220	95.60	96.86	93.82	10.35	103.24	4.53	676.33	95.21 to 95.93	111,107	104,243
06	6	49.23	51.36	47.15	23.31	108.94	36.67	72.22	36.67 to 72.22	284,063	133,934
07	6	134.88	128.04	129.83	27.99	98.62	69.66	175.08	69.66 to 175.08	21,083	27,371
<u>ALL</u>	<u>2232</u>	<u>95.60</u>	<u>96.83</u>	<u>93.52</u>	<u>10.54</u>	<u>103.53</u>	<u>4.53</u>	<u>676.33</u>	<u>95.18 to 95.93</u>	<u>111,330</u>	<u>104,116</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0002	127	96.22	98.05	89.54	14.36	109.50	36.67	239.09	94.83 to 98.05	85,504	76,559
10-0007	1806	95.54	95.74	93.76	8.90	102.11	4.53	398.20	95.11 to 95.89	121,281	113,709
10-0009	57	97.00	114.80	97.58	26.43	117.64	72.74	676.33	93.31 to 99.62	60,984	59,511
10-0019	58	100.65	105.95	98.74	14.35	107.30	66.72	209.13	97.98 to 103.50	64,477	63,663
10-0069	100	94.91	101.95	92.81	21.66	109.84	43.44	233.00	90.19 to 97.76	53,383	49,545
10-0105	50	94.13	93.08	87.58	11.08	106.28	49.93	184.00	89.38 to 96.00	76,141	66,684
10-0119	24	94.74	92.96	86.98	12.84	106.87	61.59	156.97	87.98 to 99.38	84,139	73,187
21-0044											
24-0101	9	97.47	98.40	79.88	14.40	123.19	52.60	120.00	88.43 to 117.83	22,305	17,816
47-0100	1	110.93	110.93	110.93			110.93	110.93	N/A	15,000	16,640
NonValid School											
<u>ALL</u>	<u>2232</u>	<u>95.60</u>	<u>96.83</u>	<u>93.52</u>	<u>10.54</u>	<u>103.53</u>	<u>4.53</u>	<u>676.33</u>	<u>95.18 to 95.93</u>	<u>111,330</u>	<u>104,116</u>

**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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>96</b>	COV:	23.49	95% Median C.I.:	95.18 to 95.93	(!: Derived)
TOTAL Sales Price:	248,453,503	WGT. MEAN:	94	STD:	22.75	95% Wgt. Mean C.I.:	92.86 to 94.18	
TOTAL Adj.Sales Price:	248,489,281	MEAN:	97	AVG.ABS.DEV:	10.08	95% Mean C.I.:	95.88 to 97.77	
TOTAL Assessed Value:	232,389,065							
AVG. Adj. Sales Price:	111,330	COD:	10.54	MAX Sales Ratio:	676.33			
AVG. Assessed Value:	104,116	PRD:	103.53	MIN Sales Ratio:	4.53			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	421	98.32	100.66	91.35	11.32	110.18	4.53	676.33	97.77 to 98.90	40,331	36,844
Prior TO 1860	1	91.03	91.03	91.03			91.03	91.03	N/A	143,000	130,175
1860 TO 1899	9	93.00	93.79	90.48	11.31	103.66	63.54	128.50	85.14 to 99.84	67,518	61,090
1900 TO 1919	53	98.67	111.45	95.81	23.45	116.32	56.38	398.20	95.77 to 102.57	55,569	53,240
1920 TO 1939	169	96.27	103.15	93.59	20.33	110.21	43.44	239.09	94.05 to 98.05	61,289	57,362
1940 TO 1949	170	92.31	92.63	88.91	12.50	104.18	44.50	211.23	89.57 to 94.00	79,821	70,969
1950 TO 1959	159	92.38	92.04	89.94	9.70	102.33	62.34	165.31	90.20 to 93.96	96,123	86,454
1960 TO 1969	195	92.50	91.68	90.86	8.36	100.90	59.39	155.97	91.38 to 93.44	111,847	101,620
1970 TO 1979	263	92.46	92.80	91.13	9.19	101.83	48.39	205.78	91.20 to 93.76	132,639	120,874
1980 TO 1989	149	93.96	94.01	92.55	7.40	101.58	67.39	175.08	92.97 to 94.73	137,222	126,996
1990 TO 1994	94	94.46	94.25	94.04	5.92	100.23	75.42	184.08	93.12 to 95.18	155,231	145,975
1995 TO 1999	135	94.52	97.00	93.63	8.28	103.60	74.89	227.12	93.82 to 95.42	160,581	150,356
2000 TO Present	414	98.60	98.65	97.51	5.63	101.16	67.11	183.94	98.01 to 99.02	181,622	177,106
ALL	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116

**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	24	99.66	134.58	133.23	39.54	101.01	78.01	676.33	97.89 to 120.00	2,655	3,537
5000 TO 9999	24	104.45	130.66	129.35	33.96	101.02	72.22	398.20	95.60 to 125.82	7,035	9,100
Total \$											
1 TO 9999	48	103.37	132.62	130.41	36.39	101.69	72.22	676.33	98.04 to 114.40	4,845	6,318
10000 TO 29999	251	100.28	109.40	108.33	16.03	100.99	50.33	239.09	99.73 to 102.05	21,597	23,396
30000 TO 59999	308	98.25	101.48	100.65	12.97	100.83	45.73	227.12	97.33 to 98.66	41,155	41,421
60000 TO 99999	401	94.17	93.82	93.57	9.70	100.27	37.40	205.78	93.46 to 94.64	81,093	75,878
100000 TO 149999	623	92.59	91.19	91.25	7.60	99.93	44.50	137.09	91.88 to 93.25	123,899	113,053
150000 TO 249999	527	96.31	94.88	94.93	5.84	99.94	56.38	132.54	95.61 to 97.00	182,963	173,694
250000 TO 499999	70	95.16	90.13	89.60	9.13	100.58	4.53	108.69	92.10 to 96.55	305,810	274,016
500000 +	4	77.45	73.88	71.57	17.62	103.23	45.59	95.03	N/A	655,881	469,425
ALL	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116

**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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>96</b>	COV:	23.49	95% Median C.I.:	95.18 to 95.93	(! : Derived)
TOTAL Sales Price:	248,453,503	WGT. MEAN:	94	STD:	22.75	95% Wgt. Mean C.I.:	92.86 to 94.18	
TOTAL Adj.Sales Price:	248,489,281	MEAN:	97	AVG.ABS.DEV:	10.08	95% Mean C.I.:	95.88 to 97.77	
TOTAL Assessed Value:	232,389,065							
AVG. Adj. Sales Price:	111,330	COD:	10.54	MAX Sales Ratio:	676.33			
AVG. Assessed Value:	104,116	PRD:	103.53	MIN Sales Ratio:	4.53			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	21	98.75	109.39	102.66	14.97	106.56	78.01	184.00	97.47 to 114.40	2,464	2,529
5000 TO 9999	27	97.07	99.55	97.39	10.38	102.23	72.22	133.37	94.05 to 104.64	7,567	7,369
Total \$											
1 TO 9999	48	98.11	103.86	98.45	12.41	105.49	72.22	184.00	96.00 to 104.00	5,334	5,252
10000 TO 29999	240	99.29	105.07	91.64	17.35	114.65	4.53	676.33	98.18 to 99.95	23,932	21,931
30000 TO 59999	353	97.76	101.81	95.81	15.29	106.27	43.44	239.09	96.74 to 98.47	43,951	42,109
60000 TO 99999	518	92.19	92.56	90.00	10.86	102.84	44.50	227.12	91.05 to 93.01	90,636	81,569
100000 TO 149999	574	93.78	93.90	92.81	7.21	101.17	36.67	205.78	93.15 to 94.22	133,150	123,577
150000 TO 249999	445	97.51	96.67	96.06	4.93	100.63	52.86	137.09	97.09 to 98.16	191,695	184,152
250000 TO 499999	52	96.69	95.08	92.87	7.46	102.38	45.59	132.54	94.88 to 98.31	326,453	303,175
500000 +	2	84.95	84.95	84.29	11.87	100.79	74.87	95.03	N/A	658,250	554,825
ALL	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	421	98.32	100.66	91.35	11.32	110.18	4.53	676.33	97.77 to 98.90	40,331	36,844
10	3	99.52	100.51	97.23	6.18	103.38	91.79	110.23	N/A	50,166	48,775
20	50	99.97	111.84	98.12	23.67	113.99	63.44	398.20	96.74 to 111.67	40,016	39,262
30	812	93.62	96.27	91.83	13.44	104.83	43.44	239.09	92.82 to 94.13	92,234	84,703
40	848	95.47	94.74	94.47	6.60	100.28	48.39	184.08	94.90 to 96.04	152,709	144,266
45	1	99.97	99.97	99.97			99.97	99.97	N/A	180,225	180,170
50	96	96.38	95.23	94.65	5.54	100.61	76.43	111.62	95.19 to 97.41	255,017	241,385
60	1	97.69	97.69	97.69			97.69	97.69	N/A	304,454	297,410
ALL	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116

**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

NUMBER of Sales:	2232	<b>MEDIAN:</b>	<b>96</b>	COV:	23.49	95% Median C.I.:	95.18 to 95.93	(! : Derived)
TOTAL Sales Price:	248,453,503	WGT. MEAN:	94	STD:	22.75	95% Wgt. Mean C.I.:	92.86 to 94.18	
TOTAL Adj.Sales Price:	248,489,281	MEAN:	97	AVG.ABS.DEV:	10.08	95% Mean C.I.:	95.88 to 97.77	
TOTAL Assessed Value:	232,389,065							
AVG. Adj. Sales Price:	111,330	COD:	10.54	MAX Sales Ratio:	676.33			
AVG. Assessed Value:	104,116	PRD:	103.53	MIN Sales Ratio:	4.53			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	413	98.38	99.30	91.06	9.87	109.05	4.53	257.19	97.89 to 98.90	40,313	36,708	
100	18	90.73	93.06	87.69	20.29	106.12	48.39	165.31	72.74 to 99.81	52,049	45,645	
101	1480	94.57	96.05	93.78	10.18	102.41	43.44	398.20	94.18 to 94.95	127,430	119,509	
102	74	93.76	92.95	91.26	8.91	101.85	52.86	189.90	91.90 to 95.86	163,419	149,142	
104	136	93.66	94.96	89.88	12.88	105.66	44.50	239.09	91.55 to 95.22	105,388	94,721	
106	11	97.31	150.78	100.53	63.86	149.98	80.05	676.33	80.30 to 147.18	84,501	84,952	
111	2	90.13	90.13	92.25	10.77	97.69	80.42	99.83	N/A	131,250	121,082	
301	82	99.41	99.57	99.41	3.54	100.16	76.43	119.90	99.03 to 100.40	149,266	148,387	
302	3	88.92	87.34	86.96	5.29	100.43	79.50	93.60	N/A	104,166	90,588	
304	12	93.82	93.58	93.41	5.79	100.19	78.78	105.09	89.17 to 100.72	170,429	159,189	
305	1	96.54	96.54	96.54			96.54	96.54	N/A	90,500	87,365	
<u>ALL</u>												
	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	421	98.32	100.66	91.35	11.32	110.18	4.53	676.33	97.77 to 98.90	40,331	36,844	
10	10	92.55	89.43	84.44	6.63	105.90	63.54	99.52	84.93 to 95.08	47,245	39,896	
20	32	99.50	118.96	102.54	30.15	116.02	67.50	398.20	95.80 to 124.12	42,969	44,059	
30	373	95.60	100.46	93.98	15.92	106.89	44.50	239.09	94.84 to 96.49	87,495	82,229	
40	1387	94.49	94.23	93.56	8.15	100.72	43.44	221.72	94.02 to 94.79	140,642	131,584	
50	9	97.48	96.71	96.61	1.64	100.10	91.08	99.02	94.46 to 98.62	217,274	209,899	
<u>ALL</u>												
	2232	95.60	96.83	93.52	10.54	103.53	4.53	676.33	95.18 to 95.93	111,330	104,116	

**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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	240	<b>MEDIAN:</b>	<b>96</b>	COV:	44.12	95% Median C.I.:	95.39 to 97.05
TOTAL Sales Price:	60,285,880	WGT. MEAN:	94	STD:	43.18	95% Wgt. Mean C.I.:	91.09 to 96.17
TOTAL Adj.Sales Price:	60,092,530	MEAN:	98	AVG.ABS.DEV:	11.43	95% Mean C.I.:	92.41 to 103.33
TOTAL Assessed Value:	56,263,935						
AVG. Adj. Sales Price:	250,385	COD:	11.87	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	234,433	PRD:	104.53	MIN Sales Ratio:	42.00		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	19	97.06	100.23	96.61	10.24	103.75	71.97	191.55	93.52 to 99.53	143,403	138,546
10/01/03 TO 12/31/03	17	96.50	98.31	99.89	3.82	98.42	91.86	114.38	94.86 to 100.07	130,649	130,503
01/01/04 TO 03/31/04	21	98.61	97.88	97.75	2.46	100.13	87.68	109.14	95.80 to 99.12	288,713	282,225
04/01/04 TO 06/30/04	18	96.47	95.85	95.02	3.34	100.87	82.92	104.25	94.39 to 98.43	301,374	286,360
07/01/04 TO 09/30/04	22	95.69	96.11	94.33	5.83	101.89	73.80	117.42	93.34 to 97.05	256,071	241,554
10/01/04 TO 12/31/04	22	96.31	125.14	97.11	34.51	128.87	73.34	715.93	93.95 to 98.80	166,686	161,867
01/01/05 TO 03/31/05	11	95.03	90.11	91.34	7.40	98.66	70.02	99.13	73.13 to 98.54	339,248	309,863
04/01/05 TO 06/30/05	26	96.71	95.09	90.84	6.50	104.68	64.70	111.85	92.05 to 98.82	324,924	295,150
07/01/05 TO 09/30/05	21	92.58	96.39	95.43	16.70	101.00	70.04	166.35	84.36 to 101.65	333,650	318,409
10/01/05 TO 12/31/05	22	94.00	92.99	91.76	9.29	101.34	67.74	113.06	88.79 to 99.00	230,273	211,289
01/01/06 TO 03/31/06	17	99.99	103.61	100.22	20.17	103.38	42.00	174.15	89.65 to 113.43	292,233	292,867
04/01/06 TO 06/30/06	24	90.94	82.09	79.03	17.00	103.88	48.96	110.59	68.88 to 97.08	214,083	169,183
<u>Study Years</u>											
07/01/03 TO 06/30/04	75	97.38	98.09	96.95	5.00	101.17	71.97	191.55	95.80 to 98.46	219,112	212,428
07/01/04 TO 06/30/05	81	95.80	102.85	92.91	14.13	110.70	64.70	715.93	94.88 to 97.03	265,190	246,391
07/01/05 TO 06/30/06	84	94.00	92.87	91.86	15.88	101.10	42.00	174.15	90.49 to 97.39	264,031	242,548
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	83	96.49	104.20	96.00	12.15	108.54	73.34	715.93	95.60 to 97.34	250,462	240,439
01/01/05 TO 12/31/05	80	94.73	94.17	92.43	10.11	101.88	64.70	166.35	92.58 to 97.50	303,155	280,217
<u>ALL</u>	240	96.25	97.87	93.63	11.87	104.53	42.00	715.93	95.39 to 97.05	250,385	234,433

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ELM CREEK	7	95.39	95.66	96.65	1.73	98.98	92.62	99.42	92.62 to 99.42	50,357	48,668
GIBBON	11	96.28	94.58	88.49	6.60	106.88	70.04	110.62	82.92 to 102.35	155,851	137,905
KEARNEY	171	96.29	97.86	93.50	13.50	104.66	42.00	715.93	94.86 to 97.27	320,806	299,948
KEARNEY SUB	3	95.60	94.82	93.26	3.93	101.67	88.79	100.07	N/A	156,280	145,751
RAVENNA	18	96.54	98.31	94.99	7.84	103.50	80.70	143.53	93.92 to 99.47	19,433	18,459
RIVERDALE	1	105.50	105.50	105.50			105.50	105.50	N/A	280,000	295,395
RURAL	15	96.22	103.89	100.98	9.77	102.89	91.73	191.55	94.53 to 98.65	105,864	106,897
SHELTON	5	97.94	92.12	78.42	12.83	117.46	57.27	112.93	N/A	28,400	22,272
SMALL VILLAGE	8	96.70	96.59	99.20	8.96	97.38	73.55	126.43	73.55 to 126.43	39,881	39,560
SUBURBAN	1	94.10	94.10	94.10			94.10	94.10	N/A	20,000	18,820
<u>ALL</u>	240	96.25	97.87	93.63	11.87	104.53	42.00	715.93	95.39 to 97.05	250,385	234,433

**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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	240	<b>MEDIAN:</b>	<b>96</b>	COV:	44.12	95% Median C.I.:	95.39 to 97.05
TOTAL Sales Price:	60,285,880	WGT. MEAN:	94	STD:	43.18	95% Wgt. Mean C.I.:	91.09 to 96.17
TOTAL Adj.Sales Price:	60,092,530	MEAN:	98	AVG.ABS.DEV:	11.43	95% Mean C.I.:	92.41 to 103.33
TOTAL Assessed Value:	56,263,935						
AVG. Adj. Sales Price:	250,385	COD:	11.87	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	234,433	PRD:	104.53	MIN Sales Ratio:	42.00		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	219	96.29	97.50	93.37	12.21	104.43	42.00	715.93	95.29 to 97.10	263,457	245,996
2	4	94.85	94.64	93.30	3.37	101.44	88.79	100.07	N/A	122,210	114,018
3	17	96.22	103.35	101.48	9.38	101.84	91.73	191.55	94.39 to 105.50	112,145	113,805
<u>ALL</u>	<u>240</u>	<u>96.25</u>	<u>97.87</u>	<u>93.63</u>	<u>11.87</u>	<u>104.53</u>	<u>42.00</u>	<u>715.93</u>	<u>95.39 to 97.05</u>	<u>250,385</u>	<u>234,433</u>

**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	173	96.42	95.58	93.85	9.21	101.84	42.00	191.55	95.39 to 97.13	292,104	274,148
2	66	95.60	104.24	92.65	18.70	112.52	50.58	715.93	94.26 to 97.52	143,295	132,759
3	1	73.34	73.34	73.34			73.34	73.34	N/A	101,000	74,070
<u>ALL</u>	<u>240</u>	<u>96.25</u>	<u>97.87</u>	<u>93.63</u>	<u>11.87</u>	<u>104.53</u>	<u>42.00</u>	<u>715.93</u>	<u>95.39 to 97.05</u>	<u>250,385</u>	<u>234,433</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0002	20	95.68	95.39	93.96	4.86	101.51	70.04	110.62	94.39 to 97.03	153,912	144,620
10-0007	178	96.36	97.89	93.51	13.16	104.69	42.00	715.93	95.05 to 97.34	311,645	291,424
10-0009	10	95.13	104.98	98.35	11.55	106.74	92.62	191.55	93.83 to 99.42	44,750	44,010
10-0019	5	97.94	92.12	78.42	12.83	117.46	57.27	112.93	N/A	28,400	22,272
10-0069	18	96.54	98.31	94.99	7.84	103.50	80.70	143.53	93.92 to 99.47	19,433	18,459
10-0105	5	94.89	95.91	99.30	13.11	96.59	73.55	126.43	N/A	51,910	51,545
10-0119	3	97.80	100.37	104.14	2.62	96.38	97.80	105.50	N/A	113,333	118,025
21-0044											
24-0101	1	95.60	95.60	95.60			95.60	95.60	N/A	2,500	2,390
47-0100											
NonValid School											
<u>ALL</u>	<u>240</u>	<u>96.25</u>	<u>97.87</u>	<u>93.63</u>	<u>11.87</u>	<u>104.53</u>	<u>42.00</u>	<u>715.93</u>	<u>95.39 to 97.05</u>	<u>250,385</u>	<u>234,433</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	60,092,530	MEAN:	98	AVG.ABS.DEV:	11.43	95% Mean C.I.:	92.41 to 103.33
TOTAL Assessed Value:	56,263,935						
AVG. Adj. Sales Price:	250,385	COD:	11.87	MAX Sales Ratio:	715.93		
AVG. Assessed Value:	234,433	PRD:	104.53	MIN Sales Ratio:	42.00		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	78	96.04	102.66	91.69	17.82	111.97	49.55	715.93	94.66 to 97.80	139,345	127,759
Prior TO 1860											
1860 TO 1899	3	94.95	85.03	74.66	26.73	113.89	42.00	118.14	N/A	117,833	87,975
1900 TO 1919	25	95.60	93.06	93.44	5.69	99.60	70.02	102.35	94.16 to 97.50	77,495	72,409
1920 TO 1939	6	96.09	98.74	97.64	4.06	101.13	94.39	110.59	94.39 to 110.59	80,333	78,438
1940 TO 1949	8	92.13	89.06	90.51	11.24	98.40	66.66	108.23	66.66 to 108.23	237,331	214,803
1950 TO 1959	12	98.95	107.50	118.87	13.51	90.44	83.94	166.35	95.80 to 114.38	157,508	187,222
1960 TO 1969	20	96.78	100.75	90.55	14.71	111.26	71.97	191.55	88.30 to 99.55	424,125	384,042
1970 TO 1979	36	95.13	93.69	94.61	7.71	99.02	70.04	126.43	92.63 to 97.38	297,009	281,012
1980 TO 1989	19	95.39	95.45	90.44	5.72	105.54	74.56	111.99	91.17 to 98.53	331,342	299,664
1990 TO 1994	7	96.35	97.08	96.42	9.05	100.68	68.88	113.43	68.88 to 113.43	471,643	454,770
1995 TO 1999	9	96.53	93.10	94.52	5.47	98.50	67.74	99.37	90.49 to 98.62	523,847	495,125
2000 TO Present	17	96.42	93.30	94.36	8.84	98.87	48.96	118.14	90.03 to 99.42	539,731	509,314
ALL	240	96.25	97.87	93.63	11.87	104.53	42.00	715.93	95.39 to 97.05	250,385	234,433

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	95.70	250.55	232.69	162.29	107.68	94.88	715.93	N/A	3,050	7,097
5000 TO 9999	3	98.32	113.12	110.41	15.61	102.45	97.50	143.53	N/A	6,851	7,565
Total \$											
1 TO 9999	7	97.50	191.65	155.96	98.39	122.89	94.88	715.93	94.88 to 715.93	4,679	7,297
10000 TO 29999	29	95.77	99.93	98.24	8.43	101.72	73.55	191.55	94.53 to 99.47	18,150	17,831
30000 TO 59999	32	96.75	98.44	98.40	5.86	100.04	83.94	174.15	94.37 to 98.46	39,189	38,563
60000 TO 99999	35	96.64	98.57	98.07	12.11	100.51	49.55	144.50	94.53 to 99.58	77,672	76,173
100000 TO 149999	23	95.91	92.81	92.71	7.84	100.10	56.41	114.38	89.65 to 98.53	122,408	113,486
150000 TO 249999	41	94.47	87.29	87.02	11.06	100.31	42.00	103.18	88.79 to 96.87	182,115	158,472
250000 TO 499999	40	97.84	95.28	95.89	7.91	99.37	55.51	118.14	92.78 to 98.54	332,632	318,964
500000 +	33	96.29	94.69	93.61	9.80	101.16	67.74	166.35	91.63 to 98.61	968,889	906,955
ALL	240	96.25	97.87	93.63	11.87	104.53	42.00	715.93	95.39 to 97.05	250,385	234,433



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State Stat Run

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AVG. Assessed Value:	234,433	PRD:	104.53	MIN Sales Ratio:	42.00		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	95.60	95.43	95.36	0.32	100.07	94.88	95.80	N/A	3,167	3,020
5000 TO 9999	5	97.50	105.67	102.56	10.84	103.03	93.95	143.53	N/A	8,111	8,319
Total \$ _____											
1 TO 9999	8	95.70	101.83	101.20	7.27	100.62	93.95	143.53	93.95 to 143.53	6,257	6,331
10000 TO 29999	36	96.39	116.37	99.61	25.25	116.83	73.55	715.93	95.29 to 99.00	20,946	20,864
30000 TO 59999	28	94.99	91.63	88.40	7.57	103.66	49.55	109.14	93.16 to 97.05	47,873	42,321
60000 TO 99999	36	95.86	96.81	91.57	12.68	105.72	42.00	174.15	94.53 to 99.53	86,287	79,016
100000 TO 149999	32	96.47	93.23	89.99	12.66	103.60	48.96	144.50	86.60 to 98.53	139,219	125,282
150000 TO 249999	35	95.15	90.32	88.73	8.09	101.79	55.51	103.18	92.05 to 97.02	208,296	184,819
250000 TO 499999	37	97.81	95.40	93.95	7.07	101.55	67.74	113.17	92.83 to 98.54	379,687	356,700
500000 +	28	96.90	98.57	95.56	8.68	103.16	74.56	166.35	93.00 to 99.37	1,037,418	991,319
ALL											
	240	96.25	97.87	93.63	11.87	104.53	42.00	715.93	95.39 to 97.05	250,385	234,433

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	97	96.13	100.82	92.59	15.96	108.90	49.55	715.93	94.66 to 97.39	209,784	194,230
10	14	97.94	100.49	94.01	11.28	106.89	73.80	142.59	90.15 to 109.50	113,091	106,319
15	2	99.08	99.08	101.36	2.60	97.74	96.50	101.65	N/A	106,000	107,442
20	112	95.60	95.38	94.22	8.98	101.23	42.00	191.55	94.86 to 97.03	277,195	261,183
25	1	108.23	108.23	108.23			108.23	108.23	N/A	354,000	383,135
30	11	94.22	92.33	90.03	10.03	102.56	67.74	111.85	71.31 to 103.18	415,934	374,455
40	3	99.40	99.13	99.62	0.66	99.51	98.01	99.99	N/A	657,666	655,185
ALL											
	240	96.25	97.87	93.63	11.87	104.53	42.00	715.93	95.39 to 97.05	250,385	234,433

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**OCCUPANCY CODE**

	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	74	96.38	103.04	91.60	18.58	112.48	49.55	715.93	95.05 to 97.80	142,331	130,378
300	1	70.04	70.04	70.04			70.04	70.04	N/A	260,000	182,115
304	2	69.85	69.85	68.91	3.03	101.37	67.74	71.97	N/A	378,062	260,532
311	1	82.71	82.71	82.71			82.71	82.71	N/A	150,000	124,070
320	1	90.93	90.93	90.93			90.93	90.93	N/A	740,000	672,855
325	8	96.37	97.75	98.25	7.74	99.49	84.36	126.43	84.36 to 126.43	176,255	173,163
326	6	93.40	90.92	92.34	7.41	98.46	73.55	99.80	73.55 to 99.80	54,333	50,170
334	3	99.93	99.93	100.33	1.15	99.60	98.20	101.65	N/A	114,116	114,493
340	3	98.43	102.49	99.81	4.13	102.69	98.43	110.62	N/A	240,623	240,165
341	2	98.74	98.74	99.70	1.27	99.04	97.49	99.99	N/A	687,750	685,665
343	1	96.42	96.42	96.42			96.42	96.42	N/A	1,750,000	1,687,415
344	26	96.26	98.24	93.98	6.64	104.53	74.56	142.59	94.53 to 98.80	302,381	284,187
349	2	76.89	76.89	69.73	10.42	110.26	68.88	84.90	N/A	330,000	230,122
350	5	93.83	93.06	92.55	9.72	100.55	71.31	111.99	N/A	377,330	349,202
352	24	97.15	97.95	94.75	4.68	103.37	86.06	113.43	94.39 to 99.83	621,287	588,683
353	10	94.35	99.13	105.22	12.86	94.21	66.66	166.35	87.60 to 99.13	267,689	281,659
354	13	96.50	92.41	90.64	12.74	101.96	42.00	118.14	80.70 to 108.23	119,430	108,246
355	4	73.47	79.29	80.89	9.37	98.02	71.68	98.54	N/A	345,434	279,413
383	1	94.89	94.89	94.89			94.89	94.89	N/A	11,550	10,960
384	3	91.86	85.81	82.05	9.27	104.58	70.02	95.56	N/A	55,000	45,130
386	8	94.32	92.92	93.18	3.21	99.73	85.19	98.62	85.19 to 98.62	87,718	81,735
391	1	95.80	95.80	95.80			95.80	95.80	N/A	3,001	2,875
396	1	94.10	94.10	94.10			94.10	94.10	N/A	20,000	18,820
406	10	94.22	102.32	95.46	17.53	107.19	73.34	191.55	78.02 to 113.17	188,035	179,494
407	2	100.22	100.22	106.07	7.04	94.49	93.16	107.28	N/A	358,599	380,360
412	3	94.81	93.29	91.42	1.76	102.05	90.03	95.03	N/A	385,000	351,958
418	1	100.76	100.76	100.76			100.76	100.76	N/A	45,000	45,340
419	1	98.53	98.53	98.53			98.53	98.53	N/A	142,500	140,400
421	3	99.47	96.30	102.55	7.22	93.91	83.94	105.50	N/A	115,500	118,443
426	1	143.53	143.53	143.53			143.53	143.53	N/A	5,605	8,045
436	1	99.42	99.42	99.42			99.42	99.42	N/A	80,000	79,535
442	4	98.74	96.04	96.04	2.92	100.00	87.68	99.00	N/A	120,250	115,485
455	2	99.77	99.77	99.57	0.40	100.19	99.37	100.16	N/A	1,145,000	1,140,095
471	1	94.88	94.88	94.88			94.88	94.88	N/A	4,000	3,795
528	2	97.93	97.93	97.89	0.08	100.04	97.85	98.01	N/A	425,500	416,512
529	3	97.94	81.61	69.74	16.67	117.03	48.96	97.94	N/A	118,666	82,756
531	4	96.95	96.52	86.46	9.47	111.63	77.80	114.38	N/A	322,625	278,950
577	2	96.40	96.40	94.12	3.68	102.42	92.85	99.94	N/A	125,700	118,310

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<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
02	23	97.02	96.64	94.27	5.86	102.52	70.04	113.43	93.29 to 99.00	648,213	611,059
03	217	96.22	98.00	93.42	12.50	104.91	42.00	715.93	95.29 to 97.05	208,219	194,514
04											
ALL	240	96.25	97.87	93.63	11.87	104.53	42.00	715.93	95.39 to 97.05	250,385	234,433

## 2007 Assessment Survey for Buffalo County

### I. General Information

#### A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 4
3. Other full-time employees: 7
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$520,335.50 – Prorating for the office would be difficult to do as many items have been taken out of the assessor's budget and put in the counties general budget.
7. Part of the budget that is dedicated to the computer system: \$-0-
8. Adopted budget, or granted budget if different from above: \$ -0-
9. Amount of total budget set aside for appraisal work: \$120,708.48 – this amount includes benefits.
10. Amount of the total budget set aside for education/workshops: \$6,167.00
11. Appraisal/Reappraisal budget, if not part of the total budget:
12. Other miscellaneous funds: \$750.00 to board for IT
13. Total budget: \$520,335.50
  - a. Was any of last year's budgets not used? No

#### B. Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: Appraisal Staff.
2. Valuation done by: The assessor is responsible for the final value for the residential property class.

**3. Pickup work done by: Appraisal Staff**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	515			515

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2004
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006
- 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?** 2006
- 7. Number of market areas/neighborhoods for this property class:** There are 23 urban market areas (and several subclasses within them), the majority of the areas are within the City of Kearney. There are 7 suburban areas, and 13 rural market areas.
- 8. How are these defined?** Buffalo County's market areas are primarily defined geographically and by property characteristics.
- 9. Is "Assessor Location" a usable valuation identity?** Yes
- 10. Does the assessor location "suburban" mean something other than rural residential?** Yes
- 11. Are the county's ag residential and rural residential improvements classified and valued in the same manner?** Yes, with the exception of different market areas.

**C. Commercial/Industrial Appraisal Information**

**1. Data collection done by:** Joe Woodward, Buffalo County Assessor

**2. Valuation done by:** Jason Wozniak

**3. Pickup work done by whom:** Appraisal Staff

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	91			91

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2004

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2006
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?** In 2006 for apartment houses.
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?** 2006
8. **Number of market areas/neighborhoods for this property class?** There are 21 commercial and 5 industrial market areas.
9. **How are these defined?** The commercial market areas are primarily defined by property characteristics and geographic location.
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** Yes

**D. Agricultural Appraisal Information**

1. **Data collection done by:** Appraiser, Scott Anderson
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Scott Anderson

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

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

**How is your agricultural land defined?** Predominate use in the commercial production.

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?** The income approach has not been utilized for the agricultural property class.
6. **What is the date of the soil survey currently used?** 1965

7. **What date was the last countywide land use study completed?** 30% in 2006.
  - a. **By what method? (Physical inspection, FSA maps, etc.)** Physical Inspection and aerial maps.
  - b. **By whom? Appraiser Staff**
  - c. **What proportion is complete / implemented at this time?** This is done on a continuing basis. The study is 50% complete and will be completed by 2007.
8. **Number of market areas/neighborhoods for this property class:** 21
9. **How are these defined?** By location and property characteristics.
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Yes

**E. Computer, Automation Information and GIS**

1. **Administrative software:** Terra Scan
2. **CAMA software:** Terra Scan
3. **Cadastral maps: Are they currently being used?** No
  - a. **Who maintains the Cadastral Maps?** The Register of Deeds.
4. **Does the county have GIS software?** No
  - a. **Who maintains the GIS software and maps?** N/A
4. **Personal Property software:** Terra Scan

**F. Zoning Information**

1. **Does the county have zoning?** Yes
  - a. **If so, is the zoning countywide?** Yes, for 20 acres or less.
  - b. **What municipalities in the county are zoned?** Elm Creek, Gibbon, Kearney, Miller, Pleasanton, Ravenna, Riverdale, and Shelton

**c. When was zoning implemented? 2003**

**G. Contracted Services**

- 1. Appraisal Services:** These are conducted 'in-house.'
- 2. Other Services:** Terra Scan

**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 Buffalo County appraisal staff does a continuous physical review by neighborhood. Neighborhoods within the town of Gibbon and rural acreages within Beaver Township were reviewed. The appraisal staff completed all parcels scheduled for review. The physical review consists of taking new photos, re-measuring, and interior inspections if allowed. Costing tables and the economic factors were calibrated from the market and values were set accordingly.

All pickup work was completed in a timely manner.

- 2. Commercial—**An on-staff appraiser physically reviewed all multi family units very extensively within the county. All pick-up work was completed in a timely manner.
- 3. Agricultural—** A thorough analysis of the agricultural land class was performed. Values were set accordingly for each market area. Irrigated acres were reviewed with maps from FSA and the NRD.

All pickup work was completed in a timely manner.



**County 10 - Buffalo**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 22,013	<b>Value</b> 2,499,646,400	<b>Total Growth</b> (Sum 17, 25, & 41)	26,069,610
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	842	17,263,205	293	6,506,355	531	8,194,785	1,666	31,964,345	
<b>2. Res Improv Land</b>	10,244	227,567,580	1,006	28,983,080	1,422	33,058,840	12,672	289,609,500	
<b>3. Res Improvements</b>	11,247	852,188,610	1,110	104,638,990	1,618	138,680,790	13,975	1,095,508,390	
<b>4. Res Total</b>	12,089	1,097,019,395	1,403	140,128,425	2,149	179,934,415	15,641	1,417,082,235	17,401,000
<b>% of Total</b>	77.29	77.41	8.97	9.88	13.73	12.69	71.05	56.69	66.74
<b>5. Rec UnImp Land</b>	0	0	5	427,465	161	10,500,630	166	10,928,095	
<b>6. Rec Improv Land</b>	1	22,950	2	165,760	54	4,892,530	57	5,081,240	
<b>7. Rec Improvements</b>	1	8,030	2	169,365	54	2,628,395	57	2,805,790	
<b>8. Rec Total</b>	1	30,980	7	762,590	215	18,021,555	223	18,815,125	0
<b>% of Total</b>	0.44	0.16	3.13	4.05	96.41	95.78	1.01	0.75	0.00
<b>Res+Rec Total</b>	12,090	1,097,050,375	1,410	140,891,015	2,364	197,955,970	15,864	1,435,897,360	17,401,000
<b>% of Total</b>	76.21	76.40	8.88	9.81	14.90	13.78	72.06	57.44	66.74

**County 10 - Buffalo**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 22,013	<b>Value</b> 2,499,646,400	<b>Total Growth</b> 26,069,610 (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	265	12,782,315	59	3,194,755	21	1,542,110	345	17,519,180	
10. Comm Improv Land	1,303	122,761,445	82	6,269,250	50	2,742,470	1,435	131,773,165	
11. Comm Improvements	1,349	316,239,095	102	35,609,475	69	8,470,590	1,520	360,319,160	
12. Comm Total	1,614	451,782,855	161	45,073,480	90	12,755,170	1,865	509,611,505	8,488,070
% of Total	86.54	88.65	8.63	8.84	4.82	2.50	8.47	20.38	32.55
13. Ind UnImp Land	1	29,785	2	17,635	0	0	3	47,420	
14. Ind Improv Land	5	536,925	13	3,048,415	0	0	18	3,585,340	
15. Ind Improvements	5	6,165,000	15	36,205,985	1	83,415	21	42,454,400	
16. Ind Total	6	6,731,710	17	39,272,035	1	83,415	24	46,087,160	0
% of Total	25.00	14.60	70.83	85.21	4.16	0.18	0.10	1.84	0.00
Comm+Ind Total	1,620	458,514,565	178	84,345,515	91	12,838,585	1,889	555,698,665	8,488,070
% of Total	85.75	82.51	9.42	15.17	4.81	2.31	8.58	22.23	32.55
17. Taxable Total	13,710	1,555,564,940	1,588	225,236,530	2,455	210,794,555	17,753	1,991,596,025	25,889,070
% of Total	77.22	78.10	8.94	7.07	13.82	9.93	80.64	79.67	99.30

**County 10 - Buffalo**

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**Schedule II: Tax Increment Financing (TIF)**

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	87	4,091,585	1,305,490	0	0	0
19. Commercial	246	37,039,815	30,052,830	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	87	4,091,585	1,305,490
19. Commercial	0	0	0	246	37,039,815	30,052,830
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>333</b>	<b>41,131,400</b>	<b>31,358,320</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	14	2,315	1	5	185	35,505
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	200	37,825	0			
<b>25. Mineral Interest Total</b>	<b>200</b>	<b>37,825</b>	<b>0</b>			

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	685	126	359	<b>1,170</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	10,350	44	4,616,365	2,744	286,431,825	2,789	291,058,540
28. Ag-Improved Land	0	0	33	3,039,725	1,220	167,864,845	1,253	170,904,570
29. Ag-Improvements	1	16,110	33	1,904,405	1,237	44,128,925	1,271	46,049,440
<b>30. Ag-Total Taxable</b>							<b>4,060</b>	<b>508,012,550</b>

**County 10 - Buffalo**

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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	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	22	23.000	344,500	
33. HomeSite Improvements	0		0	21		1,654,990	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	5	6.460	99,820	
36. FarmSite Impr Land	0	0.000	0	28	48.870	153,230	
37. FarmSite Improv	1		16,110	30		249,415	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			106.230		
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	6	10.000	50,500	6	10.000	50,500	
32. HomeSite Improv Land	834	915.560	9,838,695	856	938.560	10,183,195	
33. HomeSite Improvements	839		33,568,605	860		35,223,595	180,540
<b>34. HomeSite Total</b>				866	948.560	45,457,290	
35. FarmSite UnImp Land	53	69.730	240,075	58	76.190	339,895	
36. FarmSite Impr Land	1,132	2,983.950	3,918,150	1,160	3,032.820	4,071,380	
37. FarmSite Improv	1,170		10,560,320	1,201		10,825,845	0
<b>38. FarmSite Total</b>				1,259	3,109.010	15,237,120	
39. Road & Ditches		10,069.160			10,175.390		
40. Other-Non Ag Use		12.400	4,960		12.400	4,960	
<b>41. Total Section VI</b>				<b>2,125</b>	<b>14,245.360</b>	<b>60,699,370</b>	<b>180,540</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	69	6,860.400	6,152,890
44. Recapture Val			0			40,619,835
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	2,756	369,699.450	306,881,615	2,825	376,559.850	313,034,505
44. Recapture Val			573,478,680			614,098,515

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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	103.520	10,350	137.300	13,730	280.000	28,000	520.820	52,080
46. 1A	0.000	0	82.660	6,885	120.000	12,000	202.660	18,885
47. 2A1	0.000	0	52.000	3,850	0.000	0	52.000	3,850
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	12.000	650	12.000	650
53. Total	103.520	10,350	271.960	24,465	412.000	40,650	787.480	75,465
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	4.000	400	4.000	400
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	11.000	1,540	11.000	1,540
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	15.000	1,940	15.000	1,940
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	5.000	25	119.710	77,795	124.710	77,820
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	50.000	25,000	50.000	25,000
71. Total	0.000	0	5.000	25	169.710	102,795	174.710	102,820
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	2.430		452.560		3,298.550		3,753.540	
75. Total	103.520	10,350	276.960	24,490	596.710	145,385	977.190	180,225

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	409.840	1,118,985	2,483.170	4,353,795	2,893.010	5,472,780
46. 1A	0.000	0	114.000	370,100	1,426.080	2,438,195	1,540.080	2,808,295
47. 2A1	0.000	0	2.010	2,110	182.000	191,100	184.010	193,210
48. 2A	0.000	0	5.000	11,000	63.480	63,480	68.480	74,480
49. 3A1	0.000	0	0.000	0	99.000	84,150	99.000	84,150
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	18.000	11,250	210.000	131,250	228.000	142,500
52. 4A	0.000	0	1.000	600	31.000	18,600	32.000	19,200
53. Total	0.000	0	549.850	1,514,045	4,494.730	7,280,570	5,044.580	8,794,615
<b>Dryland:</b>								
54. 1D1	0.000	0	65.880	57,645	327.060	286,180	392.940	343,825
55. 1D	0.000	0	46.470	77,300	561.340	477,140	607.810	554,440
56. 2D1	0.000	0	15.000	7,500	52.000	26,000	67.000	33,500
57. 2D	0.000	0	0.000	0	6.000	2,700	6.000	2,700
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	4.000	2,000	193.270	96,635	197.270	98,635
61. 4D	0.000	0	0.000	0	21.000	10,500	21.000	10,500
62. Total	0.000	0	131.350	144,445	1,160.670	899,155	1,292.020	1,043,600
<b>Grass:</b>								
63. 1G1	0.000	0	8.000	6,400	43.240	34,590	51.240	40,990
64. 1G	0.000	0	6.000	20,750	68.000	53,100	74.000	73,850
65. 2G1	0.000	0	28.000	15,400	83.340	45,835	111.340	61,235
66. 2G	0.000	0	6.360	3,180	51.320	25,660	57.680	28,840
67. 3G1	0.000	0	2.000	900	0.000	0	2.000	900
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	147.010	40,430	147.010	40,430
70. 4G	0.000	0	58.370	16,050	33.400	9,185	91.770	25,235
71. Total	0.000	0	108.730	62,680	426.310	208,800	535.040	271,480
72. Waste	0.000	0	15.000	3,700	86.080	25,820	101.080	29,520
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	804.930	1,724,870	6,167.790	8,414,345	6,972.720	10,139,215

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	84.000	145,300	268.870	434,845	352.870	580,145
46. 1A	0.000	0	52.180	90,010	2,459.130	4,173,945	2,511.310	4,263,955
47. 2A1	0.000	0	4.000	4,000	548.000	548,000	552.000	552,000
48. 2A	0.000	0	0.000	0	92.000	87,400	92.000	87,400
49. 3A1	0.000	0	0.000	0	135.000	91,125	135.000	91,125
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	25.000	16,250	1,221.000	792,350	1,246.000	808,600
52. 4A	0.000	0	0.000	0	86.390	56,155	86.390	56,155
53. Total	0.000	0	165.180	255,560	4,810.390	6,183,820	4,975.570	6,439,380
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	55.240	73,450	55.240	73,450
55. 1D	0.000	0	0.000	0	434.490	469,015	434.490	469,015
56. 2D1	0.000	0	9.000	7,650	280.630	238,540	289.630	246,190
57. 2D	0.000	0	0.000	0	477.780	382,225	477.780	382,225
58. 3D1	0.000	0	0.000	0	27.700	13,160	27.700	13,160
59. 3D	0.000	0	0.000	0	11.000	4,950	11.000	4,950
60. 4D1	0.000	0	0.000	0	596.240	253,405	596.240	253,405
61. 4D	0.000	0	0.000	0	62.000	23,250	62.000	23,250
62. Total	0.000	0	9.000	7,650	1,945.080	1,457,995	1,954.080	1,465,645
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	15.600	10,575	15.600	10,575
64. 1G	0.000	0	2.000	1,300	256.040	165,825	258.040	167,125
65. 2G1	0.000	0	0.000	0	215.000	96,750	215.000	96,750
66. 2G	0.000	0	0.000	0	128.000	54,400	128.000	54,400
67. 3G1	0.000	0	0.000	0	7.000	2,275	7.000	2,275
68. 3G	0.000	0	0.000	0	14.000	4,200	14.000	4,200
69. 4G1	0.000	0	19.000	5,225	535.060	147,145	554.060	152,370
70. 4G	0.000	0	26.000	6,500	298.380	70,370	324.380	76,870
71. Total	0.000	0	47.000	13,025	1,469.080	551,540	1,516.080	564,565
72. Waste	0.000	0	10.000	2,500	100.820	17,270	110.820	19,770
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	231.180	278,735	8,325.370	8,210,625	8,556.550	8,489,360

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,844.280	2,778,270	1,844.280	2,778,270
46. 1A	0.000	0	0.000	0	1,054.460	1,556,060	1,054.460	1,556,060
47. 2A1	0.000	0	0.000	0	326.380	293,740	326.380	293,740
48. 2A	0.000	0	0.000	0	142.000	124,960	142.000	124,960
49. 3A1	0.000	0	0.000	0	71.000	48,990	71.000	48,990
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	696.000	400,200	696.000	400,200
52. 4A	0.000	0	0.000	0	494.000	271,700	494.000	271,700
53. Total	0.000	0	0.000	0	4,628.120	5,473,920	4,628.120	5,473,920
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	436.940	360,475	436.940	360,475
55. 1D	0.000	0	0.000	0	415.050	338,980	415.050	338,980
56. 2D1	0.000	0	0.000	0	340.680	204,410	340.680	204,410
57. 2D	0.000	0	0.000	0	231.000	121,275	231.000	121,275
58. 3D1	0.000	0	0.000	0	3.000	1,410	3.000	1,410
59. 3D	0.000	0	0.000	0	36.000	15,080	36.000	15,080
60. 4D1	0.000	0	0.000	0	551.890	201,445	551.890	201,445
61. 4D	0.000	0	0.000	0	420.000	157,500	420.000	157,500
62. Total	0.000	0	0.000	0	2,434.560	1,400,575	2,434.560	1,400,575
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	303.190	181,915	303.190	181,915
64. 1G	0.000	0	0.000	0	248.460	134,460	248.460	134,460
65. 2G1	0.000	0	0.000	0	102.000	40,800	102.000	40,800
66. 2G	0.000	0	0.000	0	115.550	43,385	115.550	43,385
67. 3G1	0.000	0	0.000	0	67.000	23,450	67.000	23,450
68. 3G	0.000	0	0.000	0	38.000	12,540	38.000	12,540
69. 4G1	0.000	0	0.000	0	966.110	289,730	966.110	289,730
70. 4G	0.000	0	0.000	0	1,950.090	530,355	1,950.090	530,355
71. Total	0.000	0	0.000	0	3,790.400	1,256,635	3,790.400	1,256,635
72. Waste	0.000	0	0.000	0	403.520	80,500	403.520	80,500
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	11,256.600	8,211,630	11,256.600	8,211,630



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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 6

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,330.000	2,243,605	1,330.000	2,243,605
46. 1A	0.000	0	0.000	0	1,277.410	2,000,895	1,277.410	2,000,895
47. 2A1	0.000	0	0.000	0	179.000	213,550	179.000	213,550
48. 2A	0.000	0	0.000	0	363.940	363,945	363.940	363,945
49. 3A1	0.000	0	0.000	0	8.000	5,600	8.000	5,600
50. 3A	0.000	0	0.000	0	31.000	20,925	31.000	20,925
51. 4A1	0.000	0	0.000	0	367.650	248,165	367.650	248,165
52. 4A	0.000	0	0.000	0	232.690	151,250	232.690	151,250
53. Total	0.000	0	0.000	0	3,789.690	5,247,935	3,789.690	5,247,935
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	448.500	396,470	448.500	396,470
55. 1D	0.000	0	0.000	0	483.910	419,795	483.910	419,795
56. 2D1	0.000	0	0.000	0	34.000	21,250	34.000	21,250
57. 2D	0.000	0	0.000	0	40.000	24,000	40.000	24,000
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	124.930	49,970	124.930	49,970
60. 4D1	0.000	0	0.000	0	243.870	149,245	243.870	149,245
61. 4D	0.000	0	0.000	0	169.500	67,800	169.500	67,800
62. Total	0.000	0	0.000	0	1,544.710	1,128,530	1,544.710	1,128,530
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	31.000	30,500	31.000	30,500
64. 1G	0.000	0	0.000	0	466.000	436,300	466.000	436,300
65. 2G1	0.000	0	0.000	0	22.500	11,250	22.500	11,250
66. 2G	0.000	0	0.000	0	791.680	428,865	791.680	428,865
67. 3G1	0.000	0	0.000	0	691.820	224,840	691.820	224,840
68. 3G	0.000	0	0.000	0	1,128.660	345,270	1,128.660	345,270
69. 4G1	0.000	0	0.000	0	1,340.970	395,415	1,340.970	395,415
70. 4G	0.000	0	0.000	0	4,666.550	1,337,770	4,666.550	1,337,770
71. Total	0.000	0	0.000	0	9,139.180	3,210,210	9,139.180	3,210,210
72. Waste	0.000	0	0.000	0	1,020.730	205,000	1,020.730	205,000
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	15,494.310	9,791,675	15,494.310	9,791,675

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 7

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	74.000	123,950	2.000	3,350	76.000	127,300
47. 2A1	0.000	0	82.000	102,500	44.000	54,995	126.000	157,495
48. 2A	0.000	0	22.000	26,400	10.000	12,000	32.000	38,400
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	121.200	96,960	186.620	149,295	307.820	246,255
52. 4A	0.000	0	50.000	40,000	34.000	27,200	84.000	67,200
53. Total	0.000	0	349.200	389,810	276.620	246,840	625.820	636,650
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	110.000	104,500	0.000	0	110.000	104,500
56. 2D1	0.000	0	31.990	30,390	17.000	16,150	48.990	46,540
57. 2D	0.000	0	37.000	33,300	12.000	10,800	49.000	44,100
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	113.740	54,025	20.520	9,755	134.260	63,780
61. 4D	0.000	0	19.000	8,550	10.010	4,505	29.010	13,055
62. Total	0.000	0	311.730	230,765	59.530	41,210	371.260	271,975
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	30.600	21,420	2.000	1,400	32.600	22,820
65. 2G1	0.000	0	15.000	10,125	14.000	9,450	29.000	19,575
66. 2G	0.000	0	2.000	1,300	0.000	0	2.000	1,300
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	21.780	13,070	0.000	0	21.780	13,070
69. 4G1	0.000	0	166.670	58,340	8.000	2,800	174.670	61,140
70. 4G	0.000	0	130.000	39,000	0.000	0	130.000	39,000
71. Total	0.000	0	366.050	143,255	24.000	13,650	390.050	156,905
72. Waste	0.000	0	15.000	3,000	0.000	0	15.000	3,000
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	1,041.980	766,830	360.150	301,700	1,402.130	1,068,530

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 8

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	291.600	469,160	2,470.890	3,932,880	2,762.490	4,402,040
46. 1A	0.000	0	99.230	153,805	1,131.480	1,765,865	1,230.710	1,919,670
47. 2A1	0.000	0	80.000	78,000	195.800	190,910	275.800	268,910
48. 2A	0.000	0	0.000	0	120.000	111,000	120.000	111,000
49. 3A1	0.000	0	0.000	0	36.000	25,200	36.000	25,200
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	81.000	48,600	161.770	97,060	242.770	145,660
52. 4A	0.000	0	2.000	1,180	108.200	63,840	110.200	65,020
53. Total	0.000	0	553.830	750,745	4,224.140	6,186,755	4,777.970	6,937,500
<b>Dryland:</b>								
54. 1D1	0.000	0	7.000	5,950	162.630	138,235	169.630	144,185
55. 1D	0.000	0	0.000	0	237.950	196,305	237.950	196,305
56. 2D1	0.000	0	24.980	14,365	158.880	91,360	183.860	105,725
57. 2D	0.000	0	9.000	5,040	112.810	63,175	121.810	68,215
58. 3D1	0.000	0	0.000	0	14.000	5,600	14.000	5,600
59. 3D	0.000	0	0.000	0	5.000	1,875	5.000	1,875
60. 4D1	0.000	0	24.670	8,020	250.050	81,040	274.720	89,060
61. 4D	0.000	0	1.000	300	108.020	32,405	109.020	32,705
62. Total	0.000	0	66.650	33,675	1,049.340	609,995	1,115.990	643,670
<b>Grass:</b>								
63. 1G1	0.000	0	26.000	16,900	117.360	76,285	143.360	93,185
64. 1G	0.000	0	41.220	24,735	281.920	150,400	323.140	175,135
65. 2G1	0.000	0	43.830	19,725	78.170	35,180	122.000	54,905
66. 2G	0.000	0	5.000	2,125	275.700	117,175	280.700	119,300
67. 3G1	0.000	0	0.000	0	6.000	1,800	6.000	1,800
68. 3G	0.000	0	21.000	5,775	97.000	26,675	118.000	32,450
69. 4G1	0.000	0	82.000	20,500	1,119.530	294,000	1,201.530	314,500
70. 4G	0.000	0	134.950	33,540	1,777.580	436,615	1,912.530	470,155
71. Total	0.000	0	354.000	123,300	3,753.260	1,138,130	4,107.260	1,261,430
72. Waste	0.000	0	1.610	120	105.010	13,280	106.620	13,400
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	976.090	907,840	9,131.750	7,948,160	10,107.840	8,856,000

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 9

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	744.110	1,360,745	744.110	1,360,745
46. 1A	0.000	0	0.000	0	1,583.000	2,760,090	1,583.000	2,760,090
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	73.000	76,650	73.000	76,650
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	33.000	18,975	33.000	18,975
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	2,433.110	4,216,460	2,433.110	4,216,460
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	8.000	7,000	8.000	7,000
55. 1D	0.000	0	0.000	0	20.000	16,500	20.000	16,500
56. 2D1	0.000	0	0.000	0	2.000	1,200	2.000	1,200
57. 2D	0.000	0	0.000	0	7.000	4,200	7.000	4,200
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	30.520	15,260	30.520	15,260
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	67.520	44,160	67.520	44,160
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	1.000	550	1.000	550
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	1.000	550	1.000	550
72. Waste	0.000	0	0.000	0	19.570	2,935	19.570	2,935
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	2,521.200	4,264,105	2,521.200	4,264,105

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 10

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	5,054.410	8,119,775	5,054.410	8,119,775
46. 1A	0.000	0	0.000	0	5,041.170	7,723,045	5,041.170	7,723,045
47. 2A1	0.000	0	0.000	0	880.790	958,300	880.790	958,300
48. 2A	0.000	0	0.000	0	817.000	800,625	817.000	800,625
49. 3A1	0.000	0	0.000	0	109.000	76,300	109.000	76,300
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	2,482.920	1,598,330	2,482.920	1,598,330
52. 4A	0.000	0	0.000	0	1,371.080	800,455	1,371.080	800,455
53. Total	0.000	0	0.000	0	15,756.370	20,076,830	15,756.370	20,076,830
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	588.420	553,765	588.420	553,765
55. 1D	0.000	0	0.000	0	1,500.540	1,300,125	1,500.540	1,300,125
56. 2D1	0.000	0	0.000	0	288.930	206,595	288.930	206,595
57. 2D	0.000	0	0.000	0	607.450	363,495	607.450	363,495
58. 3D1	0.000	0	0.000	0	13.000	6,175	13.000	6,175
59. 3D	0.000	0	0.000	0	11.000	4,950	11.000	4,950
60. 4D1	0.000	0	0.000	0	984.570	417,450	984.570	417,450
61. 4D	0.000	0	0.000	0	531.880	201,760	531.880	201,760
62. Total	0.000	0	0.000	0	4,525.790	3,054,315	4,525.790	3,054,315
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	146.280	102,115	146.280	102,115
64. 1G	0.000	0	0.000	0	1,188.890	736,860	1,188.890	736,860
65. 2G1	0.000	0	0.000	0	218.000	105,575	218.000	105,575
66. 2G	0.000	0	0.000	0	543.610	203,400	543.610	203,400
67. 3G1	0.000	0	0.000	0	558.970	244,620	558.970	244,620
68. 3G	0.000	0	0.000	0	1,362.970	534,615	1,362.970	534,615
69. 4G1	0.000	0	0.000	0	3,935.700	1,513,835	3,935.700	1,513,835
70. 4G	0.000	0	0.000	0	7,356.150	2,577,915	7,356.150	2,577,915
71. Total	0.000	0	0.000	0	15,310.570	6,018,935	15,310.570	6,018,935
72. Waste	0.000	0	0.000	0	698.370	283,800	698.370	283,800
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	36,291.100	29,433,880	36,291.100	29,433,880

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 11

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,255.910	3,530,040	2,255.910	3,530,040
47. 2A1	0.000	0	0.000	0	90.000	99,000	90.000	99,000
48. 2A	0.000	0	0.000	0	111.040	123,785	111.040	123,785
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	97.450	61,510	97.450	61,510
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	603.000	424,300	603.000	424,300
53. Total	0.000	0	0.000	0	3,157.400	4,238,635	3,157.400	4,238,635
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	136.000	122,350	136.000	122,350
56. 2D1	0.000	0	0.000	0	62.980	45,665	62.980	45,665
57. 2D	0.000	0	0.000	0	146.000	87,250	146.000	87,250
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	111.000	49,395	111.000	49,395
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	106.230	39,835	106.230	39,835
62. Total	0.000	0	0.000	0	562.210	344,495	562.210	344,495
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	195.590	148,420	195.590	148,420
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	261.360	117,610	261.360	117,610
67. 3G1	0.000	0	0.000	0	1,112.270	426,730	1,112.270	426,730
68. 3G	0.000	0	0.000	0	219.410	68,805	219.410	68,805
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	1,788.630	761,565	1,788.630	761,565
72. Waste	0.000	0	0.000	0	798.710	309,765	798.710	309,765
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	6,306.950	5,654,460	6,306.950	5,654,460

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 12

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	10,567.690	17,948,005	10,567.690	17,948,005
46. 1A	0.000	0	0.000	0	5,305.360	8,847,325	5,305.360	8,847,325
47. 2A1	0.000	0	0.000	0	2,918.810	3,936,645	2,918.810	3,936,645
48. 2A	0.000	0	0.000	0	1,057.880	1,290,120	1,057.880	1,290,120
49. 3A1	0.000	0	0.000	0	121.580	86,705	121.580	86,705
50. 3A	0.000	0	0.000	0	28.060	23,240	28.060	23,240
51. 4A1	0.000	0	0.000	0	1.000	650	1.000	650
52. 4A	0.000	0	0.000	0	640.850	349,265	640.850	349,265
53. Total	0.000	0	0.000	0	20,641.230	32,481,955	20,641.230	32,481,955
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	64.100	63,690	64.100	63,690
55. 1D	0.000	0	0.000	0	215.100	205,935	215.100	205,935
56. 2D1	0.000	0	0.000	0	284.780	208,350	284.780	208,350
57. 2D	0.000	0	0.000	0	146.910	94,545	146.910	94,545
58. 3D1	0.000	0	0.000	0	4.000	4,400	4.000	4,400
59. 3D	0.000	0	0.000	0	28.000	12,460	28.000	12,460
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	115.150	47,060	115.150	47,060
62. Total	0.000	0	0.000	0	858.040	636,440	858.040	636,440
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	30.340	22,205	30.340	22,205
64. 1G	0.000	0	0.000	0	625.680	567,395	625.680	567,395
65. 2G1	0.000	0	0.000	0	54.450	27,225	54.450	27,225
66. 2G	0.000	0	0.000	0	259.600	118,400	259.600	118,400
67. 3G1	0.000	0	0.000	0	1,163.250	530,340	1,163.250	530,340
68. 3G	0.000	0	0.000	0	55.250	23,205	55.250	23,205
69. 4G1	0.000	0	0.000	0	15.000	4,200	15.000	4,200
70. 4G	0.000	0	0.000	0	6.500	3,855	6.500	3,855
71. Total	0.000	0	0.000	0	2,210.070	1,296,825	2,210.070	1,296,825
72. Waste	0.000	0	0.000	0	298.640	83,925	298.640	83,925
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	24,007.980	34,499,145	24,007.980	34,499,145

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 13

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	4.000	2,700	4.000	2,700
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	13.000	5,850	13.000	5,850
62. Total	0.000	0	0.000	0	17.000	8,550	17.000	8,550
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	8.000	4,800	0.000	0	8.000	4,800
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	35.000	13,125	0.000	0	35.000	13,125
69. 4G1	0.000	0	84.680	25,405	16.000	4,800	100.680	30,205
70. 4G	0.000	0	198.500	54,590	45.500	12,515	244.000	67,105
71. Total	0.000	0	326.180	97,920	61.500	17,315	387.680	115,235
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	326.180	97,920	78.500	25,865	404.680	123,785



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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 14

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	10,588.850	18,383,925	10,588.850	18,383,925
46. 1A	0.000	0	0.000	0	17,715.910	30,791,635	17,715.910	30,791,635
47. 2A1	0.000	0	0.000	0	3,429.710	4,035,950	3,429.710	4,035,950
48. 2A	0.000	0	0.000	0	1,365.970	1,566,915	1,365.970	1,566,915
49. 3A1	0.000	0	0.000	0	1,011.420	894,475	1,011.420	894,475
50. 3A	0.000	0	0.000	0	61.000	53,375	61.000	53,375
51. 4A1	0.000	0	0.000	0	7,952.100	6,119,205	7,952.100	6,119,205
52. 4A	0.000	0	0.000	0	1,750.010	1,308,580	1,750.010	1,308,580
53. Total	0.000	0	0.000	0	43,874.970	63,154,060	43,874.970	63,154,060
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	758.000	692,400	758.000	692,400
55. 1D	0.000	0	0.000	0	2,177.430	2,024,245	2,177.430	2,024,245
56. 2D1	0.000	0	0.000	0	1,891.410	1,508,555	1,891.410	1,508,555
57. 2D	0.000	0	0.000	0	631.950	460,365	631.950	460,365
58. 3D1	0.000	0	0.000	0	887.870	497,680	887.870	497,680
59. 3D	0.000	0	0.000	0	154.370	95,015	154.370	95,015
60. 4D1	0.000	0	0.000	0	6,546.030	3,442,895	6,546.030	3,442,895
61. 4D	0.000	0	0.000	0	1,348.690	675,005	1,348.690	675,005
62. Total	0.000	0	0.000	0	14,395.750	9,396,160	14,395.750	9,396,160
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	532.290	450,945	532.290	450,945
64. 1G	0.000	0	0.000	0	960.230	629,410	960.230	629,410
65. 2G1	0.000	0	0.000	0	1,128.760	523,855	1,128.760	523,855
66. 2G	0.000	0	0.000	0	708.760	303,535	708.760	303,535
67. 3G1	0.000	0	0.000	0	868.650	553,465	868.650	553,465
68. 3G	0.000	0	0.000	0	313.000	133,025	313.000	133,025
69. 4G1	0.000	0	0.000	0	13,175.570	5,723,510	13,175.570	5,723,510
70. 4G	0.000	0	0.000	0	9,710.550	3,627,675	9,710.550	3,627,675
71. Total	0.000	0	0.000	0	27,397.810	11,945,420	27,397.810	11,945,420
72. Waste	0.000	0	0.000	0	1,563.930	400,755	1,563.930	400,755
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	87,232.460	84,896,395	87,232.460	84,896,395

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 15

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,534.560	3,878,705	2,534.560	3,878,705
46. 1A	0.000	0	0.000	0	2,895.050	4,279,085	2,895.050	4,279,085
47. 2A1	0.000	0	0.000	0	1,093.740	1,257,530	1,093.740	1,257,530
48. 2A	0.000	0	0.000	0	534.000	565,400	534.000	565,400
49. 3A1	0.000	0	0.000	0	192.000	131,940	192.000	131,940
50. 3A	0.000	0	0.000	0	41.000	26,650	41.000	26,650
51. 4A1	0.000	0	0.000	0	3,374.050	2,165,915	3,374.050	2,165,915
52. 4A	0.000	0	0.000	0	2,674.730	1,680,660	2,674.730	1,680,660
53. Total	0.000	0	0.000	0	13,339.130	13,985,885	13,339.130	13,985,885
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	358.420	327,480	358.420	327,480
55. 1D	0.000	0	0.000	0	956.960	785,425	956.960	785,425
56. 2D1	0.000	0	0.000	0	586.100	378,015	586.100	378,015
57. 2D	0.000	0	0.000	0	309.000	173,280	309.000	173,280
58. 3D1	0.000	0	0.000	0	18.000	9,000	18.000	9,000
59. 3D	0.000	0	0.000	0	9.000	4,140	9.000	4,140
60. 4D1	0.000	0	0.000	0	2,318.130	986,320	2,318.130	986,320
61. 4D	0.000	0	0.000	0	1,517.840	601,840	1,517.840	601,840
62. Total	0.000	0	0.000	0	6,073.450	3,265,500	6,073.450	3,265,500
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	621.520	456,195	621.520	456,195
64. 1G	0.000	0	0.000	0	1,792.600	1,293,365	1,792.600	1,293,365
65. 2G1	0.000	0	0.000	0	901.030	557,475	901.030	557,475
66. 2G	0.000	0	0.000	0	725.800	434,380	725.800	434,380
67. 3G1	0.000	0	0.000	0	104.000	52,200	104.000	52,200
68. 3G	0.000	0	0.000	0	4,253.330	2,038,425	4,253.330	2,038,425
69. 4G1	0.000	0	0.000	0	8,756.580	3,434,670	8,756.580	3,434,670
70. 4G	0.000	0	0.000	0	21,624.320	6,795,760	21,624.320	6,795,760
71. Total	0.000	0	0.000	0	38,779.180	15,062,470	38,779.180	15,062,470
72. Waste	0.000	0	0.000	0	216.800	31,950	216.800	31,950
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	58,408.560	32,345,805	58,408.560	32,345,805

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 16

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	786.300	1,308,145	786.300	1,308,145
46. 1A	0.000	0	0.000	0	11,668.450	18,747,140	11,668.450	18,747,140
47. 2A1	0.000	0	0.000	0	1,390.940	1,867,770	1,390.940	1,867,770
48. 2A	0.000	0	0.000	0	1,194.980	1,198,780	1,194.980	1,198,780
49. 3A1	0.000	0	0.000	0	513.000	385,950	513.000	385,950
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	5,237.190	3,353,490	5,237.190	3,353,490
52. 4A	0.000	0	0.000	0	2,105.810	1,275,140	2,105.810	1,275,140
53. Total	0.000	0	0.000	0	22,896.670	28,136,415	22,896.670	28,136,415
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	204.400	244,610	204.400	244,610
55. 1D	0.000	0	0.000	0	3,675.810	3,484,975	3,675.810	3,484,975
56. 2D1	0.000	0	0.000	0	654.110	598,600	654.110	598,600
57. 2D	0.000	0	0.000	0	1,321.150	1,190,905	1,321.150	1,190,905
58. 3D1	0.000	0	0.000	0	95.990	47,995	95.990	47,995
59. 3D	0.000	0	0.000	0	70.660	34,115	70.660	34,115
60. 4D1	0.000	0	0.000	0	3,841.330	1,945,660	3,841.330	1,945,660
61. 4D	0.000	0	0.000	0	911.340	441,870	911.340	441,870
62. Total	0.000	0	0.000	0	10,774.790	7,988,730	10,774.790	7,988,730
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	79.210	53,470	79.210	53,470
64. 1G	0.000	0	0.000	0	1,072.040	748,820	1,072.040	748,820
65. 2G1	0.000	0	0.000	0	570.840	315,590	570.840	315,590
66. 2G	0.000	0	0.000	0	439.500	211,000	439.500	211,000
67. 3G1	0.000	0	0.000	0	33.000	15,675	33.000	15,675
68. 3G	0.000	0	0.000	0	65.000	29,250	65.000	29,250
69. 4G1	0.000	0	0.000	0	4,703.480	1,478,600	4,703.480	1,478,600
70. 4G	0.000	0	0.000	0	3,770.280	1,236,485	3,770.280	1,236,485
71. Total	0.000	0	0.000	0	10,733.350	4,088,890	10,733.350	4,088,890
72. Waste	0.000	0	0.000	0	216.410	42,945	216.410	42,945
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		2.500		2.500	
75. Total	0.000	0	0.000	0	44,621.220	40,256,980	44,621.220	40,256,980

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 17

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	328.120	503,385	328.120	503,385
46. 1A	0.000	0	0.000	0	1,070.250	1,552,865	1,070.250	1,552,865
47. 2A1	0.000	0	0.000	0	1,135.500	1,068,050	1,135.500	1,068,050
48. 2A	0.000	0	0.000	0	392.960	367,070	392.960	367,070
49. 3A1	0.000	0	0.000	0	226.470	189,235	226.470	189,235
50. 3A	0.000	0	0.000	0	127.000	108,680	127.000	108,680
51. 4A1	0.000	0	0.000	0	2,109.650	1,447,215	2,109.650	1,447,215
52. 4A	0.000	0	0.000	0	658.200	431,985	658.200	431,985
53. Total	0.000	0	0.000	0	6,048.150	5,668,485	6,048.150	5,668,485
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	159.000	147,075	159.000	147,075
55. 1D	0.000	0	0.000	0	398.000	359,905	398.000	359,905
56. 2D1	0.000	0	0.000	0	700.000	513,805	700.000	513,805
57. 2D	0.000	0	0.000	0	339.000	256,025	339.000	256,025
58. 3D1	0.000	0	0.000	0	79.930	51,955	79.930	51,955
59. 3D	0.000	0	0.000	0	104.200	65,125	104.200	65,125
60. 4D1	0.000	0	0.000	0	2,550.390	1,177,355	2,550.390	1,177,355
61. 4D	0.000	0	0.000	0	907.800	371,075	907.800	371,075
62. Total	0.000	0	0.000	0	5,238.320	2,942,320	5,238.320	2,942,320
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	356.410	240,580	356.410	240,580
64. 1G	0.000	0	0.000	0	437.400	280,560	437.400	280,560
65. 2G1	0.000	0	0.000	0	449.700	231,215	449.700	231,215
66. 2G	0.000	0	0.000	0	742.620	423,675	742.620	423,675
67. 3G1	0.000	0	0.000	0	92.000	53,175	92.000	53,175
68. 3G	0.000	0	0.000	0	760.940	355,525	760.940	355,525
69. 4G1	0.000	0	0.000	0	3,909.120	1,602,485	3,909.120	1,602,485
70. 4G	0.000	0	0.000	0	6,805.450	2,549,540	6,805.450	2,549,540
71. Total	0.000	0	0.000	0	13,553.640	5,736,755	13,553.640	5,736,755
72. Waste	0.000	0	0.000	0	412.060	79,640	412.060	79,640
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	25,252.170	14,427,200	25,252.170	14,427,200

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 18

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,937.320	5,008,455	2,937.320	5,008,455
46. 1A	0.000	0	0.000	0	2,056.570	3,413,045	2,056.570	3,413,045
47. 2A1	0.000	0	0.000	0	5,115.750	7,435,635	5,115.750	7,435,635
48. 2A	0.000	0	0.000	0	2,751.880	4,061,140	2,751.880	4,061,140
49. 3A1	0.000	0	0.000	0	218.600	205,005	218.600	205,005
50. 3A	0.000	0	0.000	0	82.000	65,600	82.000	65,600
51. 4A1	0.000	0	0.000	0	11,568.840	9,326,225	11,568.840	9,326,225
52. 4A	0.000	0	0.000	0	1,899.420	1,399,655	1,899.420	1,399,655
53. Total	0.000	0	0.000	0	26,630.380	30,914,760	26,630.380	30,914,760
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	768.700	757,845	768.700	757,845
55. 1D	0.000	0	0.000	0	366.830	405,895	366.830	405,895
56. 2D1	0.000	0	0.000	0	2,170.460	2,268,920	2,170.460	2,268,920
57. 2D	0.000	0	0.000	0	1,240.620	1,277,425	1,240.620	1,277,425
58. 3D1	0.000	0	0.000	0	259.800	212,680	259.800	212,680
59. 3D	0.000	0	0.000	0	272.200	200,975	272.200	200,975
60. 4D1	0.000	0	0.000	0	4,931.720	3,544,705	4,931.720	3,544,705
61. 4D	0.000	0	0.000	0	638.350	446,035	638.350	446,035
62. Total	0.000	0	0.000	0	10,648.680	9,114,480	10,648.680	9,114,480
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	386.400	396,515	386.400	396,515
64. 1G	0.000	0	0.000	0	289.270	284,765	289.270	284,765
65. 2G1	0.000	0	0.000	0	900.240	910,620	900.240	910,620
66. 2G	0.000	0	0.000	0	561.780	452,330	561.780	452,330
67. 3G1	0.000	0	0.000	0	28.310	29,215	28.310	29,215
68. 3G	0.000	0	0.000	0	330.120	199,865	330.120	199,865
69. 4G1	0.000	0	0.000	0	2,333.370	1,389,065	2,333.370	1,389,065
70. 4G	0.000	0	0.000	0	4,309.590	2,052,740	4,309.590	2,052,740
71. Total	0.000	0	0.000	0	9,139.080	5,715,115	9,139.080	5,715,115
72. Waste	0.000	0	0.000	0	802.610	189,715	802.610	189,715
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	47,220.750	45,934,070	47,220.750	45,934,070

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 19

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	443.720	716,825	2,587.250	4,024,795	3,030.970	4,741,620
46. 1A	0.000	0	211.000	279,450	560.340	728,440	771.340	1,007,890
47. 2A1	0.000	0	72.460	91,810	319.820	399,775	392.280	491,585
48. 2A	0.000	0	40.000	40,000	643.400	643,385	683.400	683,385
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	69.000	46,575	0.000	0	69.000	46,575
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	15.000	9,150	214.290	130,720	229.290	139,870
53. Total	0.000	0	851.180	1,183,810	4,325.100	5,927,115	5,176.280	7,110,925
<b>Dryland:</b>								
54. 1D1	0.000	0	1.670	1,670	7.000	7,000	8.670	8,670
55. 1D	0.000	0	0.000	0	36.000	34,200	36.000	34,200
56. 2D1	0.000	0	0.000	0	212.000	139,900	212.000	139,900
57. 2D	0.000	0	2.000	1,200	163.330	98,000	165.330	99,200
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	9.000	3,150	9.000	3,150
62. Total	0.000	0	3.670	2,870	427.330	282,250	431.000	285,120
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	21.670	18,420	21.670	18,420
64. 1G	0.000	0	0.000	0	42.000	35,700	42.000	35,700
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	34.000	12,750	30.310	11,370	64.310	24,120
67. 3G1	0.000	0	244.020	64,405	108.440	29,820	352.460	94,225
68. 3G	0.000	0	56.000	15,800	1.000	250	57.000	16,050
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	334.020	92,955	203.420	95,560	537.440	188,515
72. Waste	0.000	0	152.860	38,290	112.260	44,905	265.120	83,195
73. Other	0.000	0	0.000	0	161.260	48,380	161.260	48,380
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	1,341.730	1,317,925	5,229.370	6,398,210	6,571.100	7,716,135

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 20

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	189.690	350,935	92.820	171,710	282.510	522,645
47. 2A1	0.000	0	9.000	9,450	0.000	0	9.000	9,450
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	1.000	800	1.000	800
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	2.250	1,575	0.000	0	2.250	1,575
52. 4A	0.000	0	21.000	13,650	0.000	0	21.000	13,650
53. Total	0.000	0	221.940	375,610	93.820	172,510	315.760	548,120
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	40.000	40,000	6.080	6,080	46.080	46,080
56. 2D1	0.000	0	0.000	0	26.000	15,600	26.000	15,600
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	159.960	79,980	159.960	79,980
61. 4D	0.000	0	0.000	0	113.000	56,500	113.000	56,500
62. Total	0.000	0	40.000	40,000	305.040	158,160	345.040	198,160
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	2.000	1,200	2.000	1,200
65. 2G1	0.000	0	2.000	1,200	0.000	0	2.000	1,200
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	44.260	17,705	44.260	17,705
70. 4G	0.000	0	0.000	0	36.000	14,400	36.000	14,400
71. Total	0.000	0	2.000	1,200	82.260	33,305	84.260	34,505
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	263.940	416,810	481.120	363,975	745.060	780,785

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 40

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	3.750	9,375	3.750	9,375
46. 1A	0.000	0	0.000	0	38.800	77,600	38.800	77,600
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	42.550	86,975	42.550	86,975
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	0.000	0	0.000	0
72. Waste	0.000	0	0.000	0	5.000	3,000	5.000	3,000
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	47.550	89,975	47.550	89,975



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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 41

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	4.610	5,070	4.610	5,070
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	4.000	4,000	4.000	4,000
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	8.610	9,070	8.610	9,070
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	7.000	4,200	0.000	0	7.000	4,200
69. 4G1	0.000	0	9.000	5,850	0.000	0	9.000	5,850
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	16.000	10,050	0.000	0	16.000	10,050
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	16.000	10,050	8.610	9,070	24.610	19,120

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**2007 County Abstract of Assessment for Real Property, Form 45**

**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 42**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	0.000	0	0.000	0	1,826.940	2,740,410	1,826.940	2,740,410
<b>46. 1A</b>	0.000	0	0.000	0	714.460	964,525	714.460	964,525
<b>47. 2A1</b>	0.000	0	0.000	0	1,871.740	2,331,730	1,871.740	2,331,730
<b>48. 2A</b>	0.000	0	0.000	0	710.000	763,750	710.000	763,750
<b>49. 3A1</b>	0.000	0	0.000	0	399.800	319,840	399.800	319,840
<b>50. 3A</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>51. 4A1</b>	0.000	0	0.000	0	3,653.630	2,898,725	3,653.630	2,898,725
<b>52. 4A</b>	0.000	0	0.000	0	1,493.020	1,106,170	1,493.020	1,106,170
<b>53. Total</b>	0.000	0	0.000	0	10,669.590	11,125,150	10,669.590	11,125,150
<b>Dryland:</b>								
<b>54. 1D1</b>	0.000	0	0.000	0	94.000	70,500	94.000	70,500
<b>55. 1D</b>	0.000	0	0.000	0	141.610	99,125	141.610	99,125
<b>56. 2D1</b>	0.000	0	0.000	0	651.700	406,950	651.700	406,950
<b>57. 2D</b>	0.000	0	0.000	0	378.950	229,870	378.950	229,870
<b>58. 3D1</b>	0.000	0	0.000	0	137.300	78,950	137.300	78,950
<b>59. 3D</b>	0.000	0	0.000	0	86.000	47,300	86.000	47,300
<b>60. 4D1</b>	0.000	0	0.000	0	2,226.230	1,213,105	2,226.230	1,213,105
<b>61. 4D</b>	0.000	0	0.000	0	1,030.980	567,040	1,030.980	567,040
<b>62. Total</b>	0.000	0	0.000	0	4,746.770	2,712,840	4,746.770	2,712,840
<b>Grass:</b>								
<b>63. 1G1</b>	0.000	0	0.000	0	178.310	124,820	178.310	124,820
<b>64. 1G</b>	0.000	0	0.000	0	92.330	62,880	92.330	62,880
<b>65. 2G1</b>	0.000	0	0.000	0	337.170	151,730	337.170	151,730
<b>66. 2G</b>	0.000	0	0.000	0	452.620	193,630	452.620	193,630
<b>67. 3G1</b>	0.000	0	0.000	0	64.000	35,200	64.000	35,200
<b>68. 3G</b>	0.000	0	0.000	0	521.900	277,170	521.900	277,170
<b>69. 4G1</b>	0.000	0	0.000	0	3,004.460	1,325,260	3,004.460	1,325,260
<b>70. 4G</b>	0.000	0	0.000	0	4,362.210	1,745,215	4,362.210	1,745,215
<b>71. Total</b>	0.000	0	0.000	0	9,013.000	3,915,905	9,013.000	3,915,905
<b>72. Waste</b>	0.000	0	0.000	0	454.500	43,400	454.500	43,400
<b>73. Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>74. Exempt</b>	0.000		0.000		0.000		0.000	
<b>75. Total</b>	0.000	0	0.000	0	24,883.860	17,797,295	<b>24,883.860</b>	<b>17,797,295</b>

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 43

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	785.200	1,206,100	785.200	1,206,100
46. 1A	0.000	0	0.000	0	1,392.100	2,021,670	1,392.100	2,021,670
47. 2A1	0.000	0	0.000	0	2,003.900	2,760,110	2,003.900	2,760,110
48. 2A	0.000	0	0.000	0	1,147.700	1,417,760	1,147.700	1,417,760
49. 3A1	0.000	0	0.000	0	1,387.400	1,648,295	1,387.400	1,648,295
50. 3A	0.000	0	0.000	0	167.730	213,585	167.730	213,585
51. 4A1	0.000	0	0.000	0	4,191.550	3,683,430	4,191.550	3,683,430
52. 4A	0.000	0	0.000	0	3,098.910	2,544,160	3,098.910	2,544,160
53. Total	0.000	0	0.000	0	14,174.490	15,495,110	14,174.490	15,495,110
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	162.000	142,800	162.000	142,800
55. 1D	0.000	0	0.000	0	404.160	312,040	404.160	312,040
56. 2D1	0.000	0	0.000	0	1,004.510	588,945	1,004.510	588,945
57. 2D	0.000	0	0.000	0	673.750	398,300	673.750	398,300
58. 3D1	0.000	0	0.000	0	489.500	293,700	489.500	293,700
59. 3D	0.000	0	0.000	0	241.850	131,360	241.850	131,360
60. 4D1	0.000	0	0.000	0	1,939.520	896,820	1,939.520	896,820
61. 4D	0.000	0	0.000	0	1,137.210	484,775	1,137.210	484,775
62. Total	0.000	0	0.000	0	6,052.500	3,248,740	6,052.500	3,248,740
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	541.930	492,430	541.930	492,430
64. 1G	0.000	0	0.000	0	1,511.780	1,310,870	1,511.780	1,310,870
65. 2G1	0.000	0	0.000	0	987.680	670,750	987.680	670,750
66. 2G	0.000	0	0.000	0	2,388.160	1,548,805	2,388.160	1,548,805
67. 3G1	0.000	0	0.000	0	1,243.860	695,705	1,243.860	695,705
68. 3G	0.000	0	0.000	0	3,100.570	1,805,990	3,100.570	1,805,990
69. 4G1	0.000	0	0.000	0	7,618.200	3,005,020	7,618.200	3,005,020
70. 4G	0.000	0	0.000	0	15,186.890	5,077,400	15,186.890	5,077,400
71. Total	0.000	0	0.000	0	32,579.070	14,606,970	32,579.070	14,606,970
72. Waste	0.000	0	0.000	0	1,179.390	133,250	1,179.390	133,250
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		1.000		1.000	
75. Total	0.000	0	0.000	0	53,985.450	33,484,070	53,985.450	33,484,070

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 44

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	210.820	390,015	210.820	390,015
46. 1A	0.000	0	0.000	0	62.000	110,050	62.000	110,050
47. 2A1	0.000	0	0.000	0	60.000	87,000	60.000	87,000
48. 2A	0.000	0	0.000	0	36.000	41,400	36.000	41,400
49. 3A1	0.000	0	0.000	0	34.000	34,000	34.000	34,000
50. 3A	0.000	0	0.000	0	13.800	13,110	13.800	13,110
51. 4A1	0.000	0	0.000	0	60.400	54,360	60.400	54,360
52. 4A	0.000	0	0.000	0	7.000	5,250	7.000	5,250
53. Total	0.000	0	0.000	0	484.020	735,185	484.020	735,185
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	31.560	31,560	31.560	31,560
55. 1D	0.000	0	0.000	0	135.200	128,440	135.200	128,440
56. 2D1	0.000	0	0.000	0	90.500	81,450	90.500	81,450
57. 2D	0.000	0	0.000	0	18.000	16,200	18.000	16,200
58. 3D1	0.000	0	0.000	0	4.660	3,730	4.660	3,730
59. 3D	0.000	0	0.000	0	43.200	32,400	43.200	32,400
60. 4D1	0.000	0	0.000	0	72.800	47,320	72.800	47,320
61. 4D	0.000	0	0.000	0	26.000	15,600	26.000	15,600
62. Total	0.000	0	0.000	0	421.920	356,700	421.920	356,700
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	203.940	180,030	203.940	180,030
64. 1G	0.000	0	0.000	0	274.620	219,695	274.620	219,695
65. 2G1	0.000	0	0.000	0	156.000	115,150	156.000	115,150
66. 2G	0.000	0	0.000	0	269.000	201,750	269.000	201,750
67. 3G1	0.000	0	0.000	0	137.590	88,035	137.590	88,035
68. 3G	0.000	0	0.000	0	480.500	288,300	480.500	288,300
69. 4G1	0.000	0	0.000	0	1,478.810	847,060	1,478.810	847,060
70. 4G	0.000	0	0.000	0	2,144.870	1,232,335	2,144.870	1,232,335
71. Total	0.000	0	0.000	0	5,145.330	3,172,355	5,145.330	3,172,355
72. Waste	0.000	0	0.000	0	113.170	45,270	113.170	45,270
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	6,164.440	4,309,510	6,164.440	4,309,510

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 50

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	15.000	12,000	15.000	12,000
67. 3G1	0.000	0	0.000	0	12.000	4,500	12.000	4,500
68. 3G	0.000	0	0.000	0	130.000	48,750	130.000	48,750
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	157.000	65,250	157.000	65,250
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	157.000	65,250	157.000	65,250

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2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 72

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	20.500	16,890	20.500	16,890
67. 3G1	0.000	0	0.000	0	376.000	272,750	376.000	272,750
68. 3G	0.000	0	0.000	0	134.400	108,240	134.400	108,240
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	530.900	397,880	530.900	397,880
72. Waste	0.000	0	0.000	0	167.070	167,830	167.070	167,830
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		61.110		61.110	
75. Total	0.000	0	0.000	0	697.970	565,710	697.970	565,710

County 10 - Buffalo

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 93

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	478.020	705,090	196.400	289,690	674.420	994,780
46. 1A	0.000	0	134.480	198,360	373.370	550,725	507.850	749,085
47. 2A1	0.000	0	19.000	23,275	83.000	101,675	102.000	124,950
48. 2A	0.000	0	0.000	0	141.740	170,085	141.740	170,085
49. 3A1	0.000	0	19.000	16,150	4.000	3,400	23.000	19,550
50. 3A	0.000	0	3.000	2,550	141.000	119,850	144.000	122,400
51. 4A1	0.000	0	1.000	610	38.000	23,180	39.000	23,790
52. 4A	0.000	0	32.000	18,720	80.000	46,800	112.000	65,520
53. Total	0.000	0	686.500	964,755	1,057.510	1,305,405	1,744.010	2,270,160
<b>Dryland:</b>								
54. 1D1	0.000	0	6.000	6,000	75.000	114,000	81.000	120,000
55. 1D	0.000	0	13.100	55,675	222.030	222,030	235.130	277,705
56. 2D1	0.000	0	0.000	0	26.000	18,200	26.000	18,200
57. 2D	0.000	0	0.000	0	131.500	85,475	131.500	85,475
58. 3D1	0.000	0	0.000	0	27.870	14,630	27.870	14,630
59. 3D	0.000	0	35.000	16,625	6.000	2,850	41.000	19,475
60. 4D1	0.000	0	0.000	0	6.000	2,400	6.000	2,400
61. 4D	0.000	0	24.000	9,000	74.000	27,750	98.000	36,750
62. Total	0.000	0	78.100	87,300	568.400	487,335	646.500	574,635
<b>Grass:</b>								
63. 1G1	0.000	0	53.000	33,125	111.270	69,545	164.270	102,670
64. 1G	0.000	0	99.490	57,210	63.000	54,665	162.490	111,875
65. 2G1	0.000	0	0.000	0	50.750	90,360	50.750	90,360
66. 2G	0.000	0	49.000	18,620	112.160	42,620	161.160	61,240
67. 3G1	0.000	0	436.360	163,645	158.000	60,375	594.360	224,020
68. 3G	0.000	0	55.000	18,975	389.630	193,620	444.630	212,595
69. 4G1	0.000	0	105.370	31,610	34.870	10,460	140.240	42,070
70. 4G	0.000	0	301.910	111,275	535.170	155,195	837.080	266,470
71. Total	0.000	0	1,100.130	434,460	1,454.850	676,840	2,554.980	1,111,300
72. Waste	0.000	0	14.950	4,110	263.450	74,090	278.400	78,200
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	1,879.680	1,490,625	3,344.210	2,543,670	5,223.890	4,034,295

**County 10 - Buffalo**

**2007 County Abstract of Assessment for Real Property, Form 45**

**Schedule X: Agricultural Records: AgLand Market Area Totals**

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	103.520	10,350	3,649.640	5,458,800	229,338.690	289,431,335	233,091.850	294,900,485
<b>77.Dry Land</b>	0.000	0	640.500	546,705	82,578.530	55,960,250	83,219.030	56,506,955
<b>78.Grass</b>	0.000	0	2,716.610	1,001,315	214,349.590	91,802,695	217,066.200	92,804,010
<b>79.Waste</b>	0.000	0	209.420	51,720	12,027.510	2,997,930	12,236.930	3,049,650
<b>80.Other</b>	0.000	0	0.000	0	164.220	52,080	164.220	52,080
<b>81.Exempt</b>	2.430	0	452.560	0	3,363.160	0	3,818.150	0
<b>82.Total</b>	103.520	10,350	7,216.170	7,058,540	538,458.540	440,244,290	<b>545,778.230</b>	<b>447,313,180</b>



## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	520.820	66.14%	52,080	69.01%	99.996
1A	202.660	25.74%	18,885	25.02%	93.185
2A1	52.000	6.60%	3,850	5.10%	74.038
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	12.000	1.52%	650	0.86%	54.166
<b>Irrigated Total</b>	<b>787.480</b>	<b>100.00%</b>	<b>75,465</b>	<b>100.00%</b>	<b>95.831</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	4.000	26.67%	400	20.62%	100.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	11.000	73.33%	1,540	79.38%	140.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>15.000</b>	<b>100.00%</b>	<b>1,940</b>	<b>100.00%</b>	<b>129.333</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	124.710	71.38%	77,820	75.69%	624.007
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	50.000	28.62%	25,000	24.31%	500.000
<b>Grass Total</b>	<b>174.710</b>	<b>100.00%</b>	<b>102,820</b>	<b>100.00%</b>	<b>588.518</b>

<b>Irrigated Total</b>	<b>787.480</b>	<b>80.59%</b>	<b>75,465</b>	<b>41.87%</b>	<b>95.831</b>
<b>Dry Total</b>	<b>15.000</b>	<b>1.54%</b>	<b>1,940</b>	<b>1.08%</b>	<b>129.333</b>
<b>Grass Total</b>	<b>174.710</b>	<b>17.88%</b>	<b>102,820</b>	<b>57.05%</b>	<b>588.518</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	3,753.540	384.12%			
<b>Market Area Total</b>	<b>977.190</b>	<b>100.00%</b>	<b>180,225</b>	<b>100.00%</b>	<b>184.431</b>

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

<b>Irrigated Total</b>	<b>787.480</b>	<b>0.34%</b>	<b>75,465</b>	<b>0.03%</b>	
<b>Dry Total</b>	<b>15.000</b>	<b>0.02%</b>	<b>1,940</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>174.710</b>	<b>0.08%</b>	<b>102,820</b>	<b>0.11%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	3,753.540	98.31%			
<b>Market Area Total</b>	<b>977.190</b>	<b>0.18%</b>	<b>180,225</b>	<b>0.04%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,893.010	57.35%	5,472,780	62.23%	1,891.725
1A	1,540.080	30.53%	2,808,295	31.93%	1,823.473
2A1	184.010	3.65%	193,210	2.20%	1,049.997
2A	68.480	1.36%	74,480	0.85%	1,087.616
3A1	99.000	1.96%	84,150	0.96%	850.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	228.000	4.52%	142,500	1.62%	625.000
4A	32.000	0.63%	19,200	0.22%	600.000
<b>Irrigated Total</b>	<b>5,044.580</b>	<b>100.00%</b>	<b>8,794,615</b>	<b>100.00%</b>	<b>1,743.379</b>
<b>Dry:</b>					
1D1	392.940	30.41%	343,825	32.95%	875.006
1D	607.810	47.04%	554,440	53.13%	912.192
2D1	67.000	5.19%	33,500	3.21%	500.000
2D	6.000	0.46%	2,700	0.26%	450.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	197.270	15.27%	98,635	9.45%	500.000
4D	21.000	1.63%	10,500	1.01%	500.000
<b>Dry Total</b>	<b>1,292.020</b>	<b>100.00%</b>	<b>1,043,600</b>	<b>100.00%</b>	<b>807.727</b>
<b>Grass:</b>					
1G1	51.240	9.58%	40,990	15.10%	799.960
1G	74.000	13.83%	73,850	27.20%	997.972
2G1	111.340	20.81%	61,235	22.56%	549.982
2G	57.680	10.78%	28,840	10.62%	500.000
3G1	2.000	0.37%	900	0.33%	450.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	147.010	27.48%	40,430	14.89%	275.015
4G	91.770	17.15%	25,235	9.30%	274.980
<b>Grass Total</b>	<b>535.040</b>	<b>100.00%</b>	<b>271,480</b>	<b>100.00%</b>	<b>507.401</b>
<b>Irrigated Total</b>	<b>5,044.580</b>	<b>72.35%</b>	<b>8,794,615</b>	<b>86.74%</b>	<b>1,743.379</b>
<b>Dry Total</b>	<b>1,292.020</b>	<b>18.53%</b>	<b>1,043,600</b>	<b>10.29%</b>	<b>807.727</b>
<b>Grass Total</b>	<b>535.040</b>	<b>7.67%</b>	<b>271,480</b>	<b>2.68%</b>	<b>507.401</b>
Waste	101.080	1.45%	29,520	0.29%	292.045
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,972.720</b>	<b>100.00%</b>	<b>10,139,215</b>	<b>100.00%</b>	<b>1,454.126</b>

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

<b>Irrigated Total</b>	5,044.580	2.16%	8,794,615	2.98%	
<b>Dry Total</b>	1,292.020	1.55%	1,043,600	1.85%	
<b>Grass Total</b>	535.040	0.25%	271,480	0.29%	
Waste	101.080	0.83%	29,520	0.97%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,972.720</b>	<b>1.28%</b>	<b>10,139,215</b>	<b>2.27%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	352.870	7.09%	580,145	9.01%	1,644.075
1A	2,511.310	50.47%	4,263,955	66.22%	1,697.900
2A1	552.000	11.09%	552,000	8.57%	1,000.000
2A	92.000	1.85%	87,400	1.36%	950.000
3A1	135.000	2.71%	91,125	1.42%	675.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	1,246.000	25.04%	808,600	12.56%	648.956
4A	86.390	1.74%	56,155	0.87%	650.017
<b>Irrigated Total</b>	<b>4,975.570</b>	<b>100.00%</b>	<b>6,439,380</b>	<b>100.00%</b>	<b>1,294.199</b>

**Dry:**

1D1	55.240	2.83%	73,450	5.01%	1,329.652
1D	434.490	22.24%	469,015	32.00%	1,079.460
2D1	289.630	14.82%	246,190	16.80%	850.015
2D	477.780	24.45%	382,225	26.08%	800.002
3D1	27.700	1.42%	13,160	0.90%	475.090
3D	11.000	0.56%	4,950	0.34%	450.000
4D1	596.240	30.51%	253,405	17.29%	425.005
4D	62.000	3.17%	23,250	1.59%	375.000
<b>Dry Total</b>	<b>1,954.080</b>	<b>100.00%</b>	<b>1,465,645</b>	<b>100.00%</b>	<b>750.043</b>

**Grass:**

1G1	15.600	1.03%	10,575	1.87%	677.884
1G	258.040	17.02%	167,125	29.60%	647.670
2G1	215.000	14.18%	96,750	17.14%	450.000
2G	128.000	8.44%	54,400	9.64%	425.000
3G1	7.000	0.46%	2,275	0.40%	325.000
3G	14.000	0.92%	4,200	0.74%	300.000
4G1	554.060	36.55%	152,370	26.99%	275.006
4G	324.380	21.40%	76,870	13.62%	236.975
<b>Grass Total</b>	<b>1,516.080</b>	<b>100.00%</b>	<b>564,565</b>	<b>100.00%</b>	<b>372.384</b>

<b>Irrigated Total</b>	<b>4,975.570</b>	<b>58.15%</b>	<b>6,439,380</b>	<b>75.85%</b>	<b>1,294.199</b>
<b>Dry Total</b>	<b>1,954.080</b>	<b>22.84%</b>	<b>1,465,645</b>	<b>17.26%</b>	<b>750.043</b>
<b>Grass Total</b>	<b>1,516.080</b>	<b>17.72%</b>	<b>564,565</b>	<b>6.65%</b>	<b>372.384</b>
Waste	110.820	1.30%	19,770	0.23%	178.397
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>8,556.550</b>	<b>100.00%</b>	<b>8,489,360</b>	<b>100.00%</b>	<b>992.147</b>

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

<b>Irrigated Total</b>	<b>4,975.570</b>	<b>2.13%</b>	<b>6,439,380</b>	<b>2.18%</b>	
<b>Dry Total</b>	<b>1,954.080</b>	<b>2.35%</b>	<b>1,465,645</b>	<b>2.59%</b>	
<b>Grass Total</b>	<b>1,516.080</b>	<b>0.70%</b>	<b>564,565</b>	<b>0.61%</b>	
Waste	110.820	0.91%	19,770	0.65%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>8,556.550</b>	<b>1.57%</b>	<b>8,489,360</b>	<b>1.90%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,844.280	39.85%	2,778,270	50.75%	1,506.425
1A	1,054.460	22.78%	1,556,060	28.43%	1,475.693
2A1	326.380	7.05%	293,740	5.37%	899.993
2A	142.000	3.07%	124,960	2.28%	880.000
3A1	71.000	1.53%	48,990	0.89%	690.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	696.000	15.04%	400,200	7.31%	575.000
4A	494.000	10.67%	271,700	4.96%	550.000
<b>Irrigated Total</b>	<b>4,628.120</b>	<b>100.00%</b>	<b>5,473,920</b>	<b>100.00%</b>	<b>1,182.752</b>

**Dry:**

1D1	436.940	17.95%	360,475	25.74%	824.998
1D	415.050	17.05%	338,980	24.20%	816.720
2D1	340.680	13.99%	204,410	14.59%	600.005
2D	231.000	9.49%	121,275	8.66%	525.000
3D1	3.000	0.12%	1,410	0.10%	470.000
3D	36.000	1.48%	15,080	1.08%	418.888
4D1	551.890	22.67%	201,445	14.38%	365.009
4D	420.000	17.25%	157,500	11.25%	375.000
<b>Dry Total</b>	<b>2,434.560</b>	<b>100.00%</b>	<b>1,400,575</b>	<b>100.00%</b>	<b>575.288</b>

**Grass:**

1G1	303.190	8.00%	181,915	14.48%	600.003
1G	248.460	6.55%	134,460	10.70%	541.173
2G1	102.000	2.69%	40,800	3.25%	400.000
2G	115.550	3.05%	43,385	3.45%	375.465
3G1	67.000	1.77%	23,450	1.87%	350.000
3G	38.000	1.00%	12,540	1.00%	330.000
4G1	966.110	25.49%	289,730	23.06%	299.893
4G	1,950.090	51.45%	530,355	42.20%	271.964
<b>Grass Total</b>	<b>3,790.400</b>	<b>100.00%</b>	<b>1,256,635</b>	<b>100.00%</b>	<b>331.530</b>

<b>Irrigated Total</b>	<b>4,628.120</b>	<b>41.11%</b>	<b>5,473,920</b>	<b>66.66%</b>	<b>1,182.752</b>
<b>Dry Total</b>	<b>2,434.560</b>	<b>21.63%</b>	<b>1,400,575</b>	<b>17.06%</b>	<b>575.288</b>
<b>Grass Total</b>	<b>3,790.400</b>	<b>33.67%</b>	<b>1,256,635</b>	<b>15.30%</b>	<b>331.530</b>
Waste	403.520	3.58%	80,500	0.98%	199.494
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>11,256.600</b>	<b>100.00%</b>	<b>8,211,630</b>	<b>100.00%</b>	<b>729.494</b>

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

<b>Irrigated Total</b>	<b>4,628.120</b>	<b>1.99%</b>	<b>5,473,920</b>	<b>1.86%</b>	
<b>Dry Total</b>	<b>2,434.560</b>	<b>2.93%</b>	<b>1,400,575</b>	<b>2.48%</b>	
<b>Grass Total</b>	<b>3,790.400</b>	<b>1.75%</b>	<b>1,256,635</b>	<b>1.35%</b>	
Waste	403.520	3.30%	80,500	2.64%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>11,256.600</b>	<b>2.06%</b>	<b>8,211,630</b>	<b>1.84%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **6**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,330.000	35.10%	2,243,605	42.75%	1,686.921
1A	1,277.410	33.71%	2,000,895	38.13%	1,566.368
2A1	179.000	4.72%	213,550	4.07%	1,193.016
2A	363.940	9.60%	363,945	6.94%	1,000.013
3A1	8.000	0.21%	5,600	0.11%	700.000
3A	31.000	0.82%	20,925	0.40%	675.000
4A1	367.650	9.70%	248,165	4.73%	675.003
4A	232.690	6.14%	151,250	2.88%	650.006
<b>Irrigated Total</b>	<b>3,789.690</b>	<b>100.00%</b>	<b>5,247,935</b>	<b>100.00%</b>	<b>1,384.792</b>

**Dry:**

1D1	448.500	29.03%	396,470	35.13%	883.991
1D	483.910	31.33%	419,795	37.20%	867.506
2D1	34.000	2.20%	21,250	1.88%	625.000
2D	40.000	2.59%	24,000	2.13%	600.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	124.930	8.09%	49,970	4.43%	399.983
4D1	243.870	15.79%	149,245	13.22%	611.985
4D	169.500	10.97%	67,800	6.01%	400.000
<b>Dry Total</b>	<b>1,544.710</b>	<b>100.00%</b>	<b>1,128,530</b>	<b>100.00%</b>	<b>730.577</b>

**Grass:**

1G1	31.000	0.34%	30,500	0.95%	983.870
1G	466.000	5.10%	436,300	13.59%	936.266
2G1	22.500	0.25%	11,250	0.35%	500.000
2G	791.680	8.66%	428,865	13.36%	541.715
3G1	691.820	7.57%	224,840	7.00%	324.997
3G	1,128.660	12.35%	345,270	10.76%	305.911
4G1	1,340.970	14.67%	395,415	12.32%	294.872
4G	4,666.550	51.06%	1,337,770	41.67%	286.672
<b>Grass Total</b>	<b>9,139.180</b>	<b>100.00%</b>	<b>3,210,210</b>	<b>100.00%</b>	<b>351.257</b>

<b>Irrigated Total</b>	<b>3,789.690</b>	<b>24.46%</b>	<b>5,247,935</b>	<b>53.60%</b>	<b>1,384.792</b>
<b>Dry Total</b>	<b>1,544.710</b>	<b>9.97%</b>	<b>1,128,530</b>	<b>11.53%</b>	<b>730.577</b>
<b>Grass Total</b>	<b>9,139.180</b>	<b>58.98%</b>	<b>3,210,210</b>	<b>32.79%</b>	<b>351.257</b>
Waste	1,020.730	6.59%	205,000	2.09%	200.836
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>15,494.310</b>	<b>100.00%</b>	<b>9,791,675</b>	<b>100.00%</b>	<b>631.952</b>

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

<b>Irrigated Total</b>	<b>3,789.690</b>	<b>1.63%</b>	<b>5,247,935</b>	<b>1.78%</b>	
<b>Dry Total</b>	<b>1,544.710</b>	<b>1.86%</b>	<b>1,128,530</b>	<b>2.00%</b>	
<b>Grass Total</b>	<b>9,139.180</b>	<b>4.21%</b>	<b>3,210,210</b>	<b>3.46%</b>	
Waste	1,020.730	8.34%	205,000	6.72%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>15,494.310</b>	<b>2.84%</b>	<b>9,791,675</b>	<b>2.19%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 7

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	76.000	12.14%	127,300	20.00%	1,675.000
2A1	126.000	20.13%	157,495	24.74%	1,249.960
2A	32.000	5.11%	38,400	6.03%	1,200.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	307.820	49.19%	246,255	38.68%	799.996
4A	84.000	13.42%	67,200	10.56%	800.000
<b>Irrigated Total</b>	<b>625.820</b>	<b>100.00%</b>	<b>636,650</b>	<b>100.00%</b>	<b>1,017.305</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	110.000	29.63%	104,500	38.42%	950.000
2D1	48.990	13.20%	46,540	17.11%	949.989
2D	49.000	13.20%	44,100	16.21%	900.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	134.260	36.16%	63,780	23.45%	475.048
4D	29.010	7.81%	13,055	4.80%	450.017
<b>Dry Total</b>	<b>371.260</b>	<b>100.00%</b>	<b>271,975</b>	<b>100.00%</b>	<b>732.572</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	32.600	8.36%	22,820	14.54%	700.000
2G1	29.000	7.43%	19,575	12.48%	675.000
2G	2.000	0.51%	1,300	0.83%	650.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	21.780	5.58%	13,070	8.33%	600.091
4G1	174.670	44.78%	61,140	38.97%	350.031
4G	130.000	33.33%	39,000	24.86%	300.000
<b>Grass Total</b>	<b>390.050</b>	<b>100.00%</b>	<b>156,905</b>	<b>100.00%</b>	<b>402.268</b>
<hr/>					
<b>Irrigated Total</b>	<b>625.820</b>	<b>44.63%</b>	<b>636,650</b>	<b>59.58%</b>	<b>1,017.305</b>
<b>Dry Total</b>	<b>371.260</b>	<b>26.48%</b>	<b>271,975</b>	<b>25.45%</b>	<b>732.572</b>
<b>Grass Total</b>	<b>390.050</b>	<b>27.82%</b>	<b>156,905</b>	<b>14.68%</b>	<b>402.268</b>
Waste	15.000	1.07%	3,000	0.28%	200.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>1,402.130</b>	<b>100.00%</b>	<b>1,068,530</b>	<b>100.00%</b>	<b>762.076</b>

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

<b>Irrigated Total</b>	<b>625.820</b>	<b>0.27%</b>	<b>636,650</b>	<b>0.22%</b>	
<b>Dry Total</b>	<b>371.260</b>	<b>0.45%</b>	<b>271,975</b>	<b>0.48%</b>	
<b>Grass Total</b>	<b>390.050</b>	<b>0.18%</b>	<b>156,905</b>	<b>0.17%</b>	
Waste	15.000	0.12%	3,000	0.10%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>1,402.130</b>	<b>0.26%</b>	<b>1,068,530</b>	<b>0.24%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **8**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	2,762.490	57.82%	4,402,040	63.45%	1,593.504
1A	1,230.710	25.76%	1,919,670	27.67%	1,559.806
2A1	275.800	5.77%	268,910	3.88%	975.018
2A	120.000	2.51%	111,000	1.60%	925.000
3A1	36.000	0.75%	25,200	0.36%	700.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	242.770	5.08%	145,660	2.10%	599.991
4A	110.200	2.31%	65,020	0.94%	590.018
<b>Irrigated Total</b>	<b>4,777.970</b>	<b>100.00%</b>	<b>6,937,500</b>	<b>100.00%</b>	<b>1,451.976</b>

**Dry:**

1D1	169.630	15.20%	144,185	22.40%	849.997
1D	237.950	21.32%	196,305	30.50%	824.984
2D1	183.860	16.48%	105,725	16.43%	575.029
2D	121.810	10.91%	68,215	10.60%	560.011
3D1	14.000	1.25%	5,600	0.87%	400.000
3D	5.000	0.45%	1,875	0.29%	375.000
4D1	274.720	24.62%	89,060	13.84%	324.184
4D	109.020	9.77%	32,705	5.08%	299.990
<b>Dry Total</b>	<b>1,115.990</b>	<b>100.00%</b>	<b>643,670</b>	<b>100.00%</b>	<b>576.770</b>

**Grass:**

1G1	143.360	3.49%	93,185	7.39%	650.006
1G	323.140	7.87%	175,135	13.88%	541.978
2G1	122.000	2.97%	54,905	4.35%	450.040
2G	280.700	6.83%	119,300	9.46%	425.008
3G1	6.000	0.15%	1,800	0.14%	300.000
3G	118.000	2.87%	32,450	2.57%	275.000
4G1	1,201.530	29.25%	314,500	24.93%	261.749
4G	1,912.530	46.56%	470,155	37.27%	245.828
<b>Grass Total</b>	<b>4,107.260</b>	<b>100.00%</b>	<b>1,261,430</b>	<b>100.00%</b>	<b>307.122</b>

<b>Irrigated Total</b>	<b>4,777.970</b>	<b>47.27%</b>	<b>6,937,500</b>	<b>78.34%</b>	<b>1,451.976</b>
<b>Dry Total</b>	<b>1,115.990</b>	<b>11.04%</b>	<b>643,670</b>	<b>7.27%</b>	<b>576.770</b>
<b>Grass Total</b>	<b>4,107.260</b>	<b>40.63%</b>	<b>1,261,430</b>	<b>14.24%</b>	<b>307.122</b>
Waste	106.620	1.05%	13,400	0.15%	125.679
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>10,107.840</b>	<b>100.00%</b>	<b>8,856,000</b>	<b>100.00%</b>	<b>876.151</b>

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

<b>Irrigated Total</b>	<b>4,777.970</b>	<b>2.05%</b>	<b>6,937,500</b>	<b>2.35%</b>	
<b>Dry Total</b>	<b>1,115.990</b>	<b>1.34%</b>	<b>643,670</b>	<b>1.14%</b>	
<b>Grass Total</b>	<b>4,107.260</b>	<b>1.89%</b>	<b>1,261,430</b>	<b>1.36%</b>	
Waste	106.620	0.87%	13,400	0.44%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>10,107.840</b>	<b>1.85%</b>	<b>8,856,000</b>	<b>1.98%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **9**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	744.110	30.58%	1,360,745	32.27%	1,828.687
1A	1,583.000	65.06%	2,760,090	65.46%	1,743.581
2A1	0.000	0.00%	0	0.00%	0.000
2A	73.000	3.00%	76,650	1.82%	1,050.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	33.000	1.36%	18,975	0.45%	575.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>2,433.110</b>	<b>100.00%</b>	<b>4,216,460</b>	<b>100.00%</b>	<b>1,732.950</b>

**Dry:**

1D1	8.000	11.85%	7,000	15.85%	875.000
1D	20.000	29.62%	16,500	37.36%	825.000
2D1	2.000	2.96%	1,200	2.72%	600.000
2D	7.000	10.37%	4,200	9.51%	600.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	30.520	45.20%	15,260	34.56%	500.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>67.520</b>	<b>100.00%</b>	<b>44,160</b>	<b>100.00%</b>	<b>654.028</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	1.000	100.00%	550	100.00%	550.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>1.000</b>	<b>100.00%</b>	<b>550</b>	<b>100.00%</b>	<b>550.000</b>

<b>Irrigated Total</b>	<b>2,433.110</b>	<b>96.51%</b>	<b>4,216,460</b>	<b>98.88%</b>	<b>1,732.950</b>
<b>Dry Total</b>	<b>67.520</b>	<b>2.68%</b>	<b>44,160</b>	<b>1.04%</b>	<b>654.028</b>
<b>Grass Total</b>	<b>1.000</b>	<b>0.04%</b>	<b>550</b>	<b>0.01%</b>	<b>550.000</b>
Waste	19.570	0.78%	2,935	0.07%	149.974
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>2,521.200</b>	<b>100.00%</b>	<b>4,264,105</b>	<b>100.00%</b>	<b>1,691.299</b>

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

<b>Irrigated Total</b>	<b>2,433.110</b>	<b>1.04%</b>	<b>4,216,460</b>	<b>1.43%</b>	
<b>Dry Total</b>	<b>67.520</b>	<b>0.08%</b>	<b>44,160</b>	<b>0.08%</b>	
<b>Grass Total</b>	<b>1.000</b>	<b>0.00%</b>	<b>550</b>	<b>0.00%</b>	
Waste	19.570	0.16%	2,935	0.10%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>2,521.200</b>	<b>0.46%</b>	<b>4,264,105</b>	<b>0.95%</b>	



## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **10**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	5,054.410	32.08%	8,119,775	40.44%	1,606.473
1A	5,041.170	31.99%	7,723,045	38.47%	1,531.994
2A1	880.790	5.59%	958,300	4.77%	1,088.000
2A	817.000	5.19%	800,625	3.99%	979.957
3A1	109.000	0.69%	76,300	0.38%	700.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	2,482.920	15.76%	1,598,330	7.96%	643.729
4A	1,371.080	8.70%	800,455	3.99%	583.813
<b>Irrigated Total</b>	<b>15,756.370</b>	<b>100.00%</b>	<b>20,076,830</b>	<b>100.00%</b>	<b>1,274.204</b>

**Dry:**

1D1	588.420	13.00%	553,765	18.13%	941.104
1D	1,500.540	33.16%	1,300,125	42.57%	866.438
2D1	288.930	6.38%	206,595	6.76%	715.034
2D	607.450	13.42%	363,495	11.90%	598.394
3D1	13.000	0.29%	6,175	0.20%	475.000
3D	11.000	0.24%	4,950	0.16%	450.000
4D1	984.570	21.75%	417,450	13.67%	423.992
4D	531.880	11.75%	201,760	6.61%	379.333
<b>Dry Total</b>	<b>4,525.790</b>	<b>100.00%</b>	<b>3,054,315</b>	<b>100.00%</b>	<b>674.868</b>

**Grass:**

1G1	146.280	0.96%	102,115	1.70%	698.079
1G	1,188.890	7.77%	736,860	12.24%	619.788
2G1	218.000	1.42%	105,575	1.75%	484.288
2G	543.610	3.55%	203,400	3.38%	374.165
3G1	558.970	3.65%	244,620	4.06%	437.626
3G	1,362.970	8.90%	534,615	8.88%	392.242
4G1	3,935.700	25.71%	1,513,835	25.15%	384.641
4G	7,356.150	48.05%	2,577,915	42.83%	350.443
<b>Grass Total</b>	<b>15,310.570</b>	<b>100.00%</b>	<b>6,018,935</b>	<b>100.00%</b>	<b>393.122</b>

<b>Irrigated Total</b>	<b>15,756.370</b>	<b>43.42%</b>	<b>20,076,830</b>	<b>68.21%</b>	<b>1,274.204</b>
<b>Dry Total</b>	<b>4,525.790</b>	<b>12.47%</b>	<b>3,054,315</b>	<b>10.38%</b>	<b>674.868</b>
<b>Grass Total</b>	<b>15,310.570</b>	<b>42.19%</b>	<b>6,018,935</b>	<b>20.45%</b>	<b>393.122</b>
Waste	698.370	1.92%	283,800	0.96%	406.374
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>36,291.100</b>	<b>100.00%</b>	<b>29,433,880</b>	<b>100.00%</b>	<b>811.049</b>

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

<b>Irrigated Total</b>	<b>15,756.370</b>	<b>6.76%</b>	<b>20,076,830</b>	<b>6.81%</b>	
<b>Dry Total</b>	<b>4,525.790</b>	<b>5.44%</b>	<b>3,054,315</b>	<b>5.41%</b>	
<b>Grass Total</b>	<b>15,310.570</b>	<b>7.05%</b>	<b>6,018,935</b>	<b>6.49%</b>	
Waste	698.370	5.71%	283,800	9.31%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>36,291.100</b>	<b>6.65%</b>	<b>29,433,880</b>	<b>6.58%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 11

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,255.910	71.45%	3,530,040	83.28%	1,564.796
2A1	90.000	2.85%	99,000	2.34%	1,100.000
2A	111.040	3.52%	123,785	2.92%	1,114.778
3A1	0.000	0.00%	0	0.00%	0.000
3A	97.450	3.09%	61,510	1.45%	631.195
4A1	0.000	0.00%	0	0.00%	0.000
4A	603.000	19.10%	424,300	10.01%	703.648
<b>Irrigated Total</b>	<b>3,157.400</b>	<b>100.00%</b>	<b>4,238,635</b>	<b>100.00%</b>	<b>1,342.444</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	136.000	24.19%	122,350	35.52%	899.632
2D1	62.980	11.20%	45,665	13.26%	725.071
2D	146.000	25.97%	87,250	25.33%	597.602
3D1	0.000	0.00%	0	0.00%	0.000
3D	111.000	19.74%	49,395	14.34%	445.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	106.230	18.90%	39,835	11.56%	374.988
<b>Dry Total</b>	<b>562.210</b>	<b>100.00%</b>	<b>344,495</b>	<b>100.00%</b>	<b>612.751</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	195.590	10.94%	148,420	19.49%	758.832
2G1	0.000	0.00%	0	0.00%	0.000
2G	261.360	14.61%	117,610	15.44%	449.992
3G1	1,112.270	62.19%	426,730	56.03%	383.656
3G	219.410	12.27%	68,805	9.03%	313.590
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>1,788.630</b>	<b>100.00%</b>	<b>761,565</b>	<b>100.00%</b>	<b>425.781</b>

<b>Irrigated Total</b>	<b>3,157.400</b>	<b>50.06%</b>	<b>4,238,635</b>	<b>74.96%</b>	<b>1,342.444</b>
<b>Dry Total</b>	<b>562.210</b>	<b>8.91%</b>	<b>344,495</b>	<b>6.09%</b>	<b>612.751</b>
<b>Grass Total</b>	<b>1,788.630</b>	<b>28.36%</b>	<b>761,565</b>	<b>13.47%</b>	<b>425.781</b>
Waste	798.710	12.66%	309,765	5.48%	387.831
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,306.950</b>	<b>100.00%</b>	<b>5,654,460</b>	<b>100.00%</b>	<b>896.544</b>

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

<b>Irrigated Total</b>	<b>3,157.400</b>	<b>1.35%</b>	<b>4,238,635</b>	<b>1.44%</b>	
<b>Dry Total</b>	<b>562.210</b>	<b>0.68%</b>	<b>344,495</b>	<b>0.61%</b>	
<b>Grass Total</b>	<b>1,788.630</b>	<b>0.82%</b>	<b>761,565</b>	<b>0.82%</b>	
Waste	798.710	6.53%	309,765	10.16%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,306.950</b>	<b>1.16%</b>	<b>5,654,460</b>	<b>1.26%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **12**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	10,567.690	51.20%	17,948,005	55.26%	1,698.384
1A	5,305.360	25.70%	8,847,325	27.24%	1,667.620
2A1	2,918.810	14.14%	3,936,645	12.12%	1,348.715
2A	1,057.880	5.13%	1,290,120	3.97%	1,219.533
3A1	121.580	0.59%	86,705	0.27%	713.151
3A	28.060	0.14%	23,240	0.07%	828.225
4A1	1.000	0.00%	650	0.00%	650.000
4A	640.850	3.10%	349,265	1.08%	545.002
<b>Irrigated Total</b>	<b>20,641.230</b>	<b>100.00%</b>	<b>32,481,955</b>	<b>100.00%</b>	<b>1,573.644</b>
<b>Dry:</b>					
1D1	64.100	7.47%	63,690	10.01%	993.603
1D	215.100	25.07%	205,935	32.36%	957.391
2D1	284.780	33.19%	208,350	32.74%	731.617
2D	146.910	17.12%	94,545	14.86%	643.557
3D1	4.000	0.47%	4,400	0.69%	1,100.000
3D	28.000	3.26%	12,460	1.96%	445.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	115.150	13.42%	47,060	7.39%	408.684
<b>Dry Total</b>	<b>858.040</b>	<b>100.00%</b>	<b>636,440</b>	<b>100.00%</b>	<b>741.736</b>
<b>Grass:</b>					
1G1	30.340	1.37%	22,205	1.71%	731.872
1G	625.680	28.31%	567,395	43.75%	906.845
2G1	54.450	2.46%	27,225	2.10%	500.000
2G	259.600	11.75%	118,400	9.13%	456.086
3G1	1,163.250	52.63%	530,340	40.90%	455.912
3G	55.250	2.50%	23,205	1.79%	420.000
4G1	15.000	0.68%	4,200	0.32%	280.000
4G	6.500	0.29%	3,855	0.30%	593.076
<b>Grass Total</b>	<b>2,210.070</b>	<b>100.00%</b>	<b>1,296,825</b>	<b>100.00%</b>	<b>586.780</b>
<b>Irrigated Total</b>	<b>20,641.230</b>	<b>85.98%</b>	<b>32,481,955</b>	<b>94.15%</b>	<b>1,573.644</b>
<b>Dry Total</b>	<b>858.040</b>	<b>3.57%</b>	<b>636,440</b>	<b>1.84%</b>	<b>741.736</b>
<b>Grass Total</b>	<b>2,210.070</b>	<b>9.21%</b>	<b>1,296,825</b>	<b>3.76%</b>	<b>586.780</b>
Waste	298.640	1.24%	83,925	0.24%	281.023
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>24,007.980</b>	<b>100.00%</b>	<b>34,499,145</b>	<b>100.00%</b>	<b>1,436.986</b>

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

<b>Irrigated Total</b>	<b>20,641.230</b>	<b>8.86%</b>	<b>32,481,955</b>	<b>11.01%</b>	
<b>Dry Total</b>	<b>858.040</b>	<b>1.03%</b>	<b>636,440</b>	<b>1.13%</b>	
<b>Grass Total</b>	<b>2,210.070</b>	<b>1.02%</b>	<b>1,296,825</b>	<b>1.40%</b>	
Waste	298.640	2.44%	83,925	2.75%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>24,007.980</b>	<b>4.40%</b>	<b>34,499,145</b>	<b>7.71%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **13**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	4.000	23.53%	2,700	31.58%	675.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	13.000	76.47%	5,850	68.42%	450.000
<b>Dry Total</b>	<b>17.000</b>	<b>100.00%</b>	<b>8,550</b>	<b>100.00%</b>	<b>502.941</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	8.000	2.06%	4,800	4.17%	600.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	35.000	9.03%	13,125	11.39%	375.000
4G1	100.680	25.97%	30,205	26.21%	300.009
4G	244.000	62.94%	67,105	58.23%	275.020
<b>Grass Total</b>	<b>387.680</b>	<b>100.00%</b>	<b>115,235</b>	<b>100.00%</b>	<b>297.242</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>17.000</b>	<b>4.20%</b>	<b>8,550</b>	<b>6.91%</b>	<b>502.941</b>
<b>Grass Total</b>	<b>387.680</b>	<b>95.80%</b>	<b>115,235</b>	<b>93.09%</b>	<b>297.242</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>404.680</b>	<b>100.00%</b>	<b>123,785</b>	<b>100.00%</b>	<b>305.883</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>17.000</b>	<b>0.02%</b>	<b>8,550</b>	<b>0.02%</b>	
<b>Grass Total</b>	<b>387.680</b>	<b>0.18%</b>	<b>115,235</b>	<b>0.12%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>404.680</b>	<b>0.07%</b>	<b>123,785</b>	<b>0.03%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 14

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	10,588.850	24.13%	18,383,925	29.11%	1,736.158
1A	17,715.910	40.38%	30,791,635	48.76%	1,738.078
2A1	3,429.710	7.82%	4,035,950	6.39%	1,176.761
2A	1,365.970	3.11%	1,566,915	2.48%	1,147.107
3A1	1,011.420	2.31%	894,475	1.42%	884.375
3A	61.000	0.14%	53,375	0.08%	875.000
4A1	7,952.100	18.12%	6,119,205	9.69%	769.508
4A	1,750.010	3.99%	1,308,580	2.07%	747.755
<b>Irrigated Total</b>	<b>43,874.970</b>	<b>100.00%</b>	<b>63,154,060</b>	<b>100.00%</b>	<b>1,439.409</b>

#### Dry:

1D1	758.000	5.27%	692,400	7.37%	913.456
1D	2,177.430	15.13%	2,024,245	21.54%	929.648
2D1	1,891.410	13.14%	1,508,555	16.06%	797.582
2D	631.950	4.39%	460,365	4.90%	728.483
3D1	887.870	6.17%	497,680	5.30%	560.532
3D	154.370	1.07%	95,015	1.01%	615.501
4D1	6,546.030	45.47%	3,442,895	36.64%	525.951
4D	1,348.690	9.37%	675,005	7.18%	500.489
<b>Dry Total</b>	<b>14,395.750</b>	<b>100.00%</b>	<b>9,396,160</b>	<b>100.00%</b>	<b>652.703</b>

#### Grass:

1G1	532.290	1.94%	450,945	3.78%	847.179
1G	960.230	3.50%	629,410	5.27%	655.478
2G1	1,128.760	4.12%	523,855	4.39%	464.097
2G	708.760	2.59%	303,535	2.54%	428.262
3G1	868.650	3.17%	553,465	4.63%	637.155
3G	313.000	1.14%	133,025	1.11%	425.000
4G1	13,175.570	48.09%	5,723,510	47.91%	434.403
4G	9,710.550	35.44%	3,627,675	30.37%	373.580
<b>Grass Total</b>	<b>27,397.810</b>	<b>100.00%</b>	<b>11,945,420</b>	<b>100.00%</b>	<b>435.999</b>

<b>Irrigated Total</b>	<b>43,874.970</b>	<b>50.30%</b>	<b>63,154,060</b>	<b>74.39%</b>	<b>1,439.409</b>
<b>Dry Total</b>	<b>14,395.750</b>	<b>16.50%</b>	<b>9,396,160</b>	<b>11.07%</b>	<b>652.703</b>
<b>Grass Total</b>	<b>27,397.810</b>	<b>31.41%</b>	<b>11,945,420</b>	<b>14.07%</b>	<b>435.999</b>
Waste	1,563.930	1.79%	400,755	0.47%	256.248
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>87,232.460</b>	<b>100.00%</b>	<b>84,896,395</b>	<b>100.00%</b>	<b>973.220</b>

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

<b>Irrigated Total</b>	<b>43,874.970</b>	<b>18.82%</b>	<b>63,154,060</b>	<b>21.42%</b>	
<b>Dry Total</b>	<b>14,395.750</b>	<b>17.30%</b>	<b>9,396,160</b>	<b>16.63%</b>	
<b>Grass Total</b>	<b>27,397.810</b>	<b>12.62%</b>	<b>11,945,420</b>	<b>12.87%</b>	
Waste	1,563.930	12.78%	400,755	13.14%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>87,232.460</b>	<b>15.98%</b>	<b>84,896,395</b>	<b>18.98%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 15

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,534.560	19.00%	3,878,705	27.73%	1,530.326
1A	2,895.050	21.70%	4,279,085	30.60%	1,478.069
2A1	1,093.740	8.20%	1,257,530	8.99%	1,149.752
2A	534.000	4.00%	565,400	4.04%	1,058.801
3A1	192.000	1.44%	131,940	0.94%	687.187
3A	41.000	0.31%	26,650	0.19%	650.000
4A1	3,374.050	25.29%	2,165,915	15.49%	641.933
4A	2,674.730	20.05%	1,680,660	12.02%	628.347
<b>Irrigated Total</b>	<b>13,339.130</b>	<b>100.00%</b>	<b>13,985,885</b>	<b>100.00%</b>	<b>1,048.485</b>

#### Dry:

1D1	358.420	5.90%	327,480	10.03%	913.676
1D	956.960	15.76%	785,425	24.05%	820.750
2D1	586.100	9.65%	378,015	11.58%	644.966
2D	309.000	5.09%	173,280	5.31%	560.776
3D1	18.000	0.30%	9,000	0.28%	500.000
3D	9.000	0.15%	4,140	0.13%	460.000
4D1	2,318.130	38.17%	986,320	30.20%	425.480
4D	1,517.840	24.99%	601,840	18.43%	396.510
<b>Dry Total</b>	<b>6,073.450</b>	<b>100.00%</b>	<b>3,265,500</b>	<b>100.00%</b>	<b>537.668</b>

#### Grass:

1G1	621.520	1.60%	456,195	3.03%	733.998
1G	1,792.600	4.62%	1,293,365	8.59%	721.502
2G1	901.030	2.32%	557,475	3.70%	618.708
2G	725.800	1.87%	434,380	2.88%	598.484
3G1	104.000	0.27%	52,200	0.35%	501.923
3G	4,253.330	10.97%	2,038,425	13.53%	479.253
4G1	8,756.580	22.58%	3,434,670	22.80%	392.238
4G	21,624.320	55.76%	6,795,760	45.12%	314.264
<b>Grass Total</b>	<b>38,779.180</b>	<b>100.00%</b>	<b>15,062,470</b>	<b>100.00%</b>	<b>388.416</b>

<b>Irrigated Total</b>	<b>13,339.130</b>	<b>22.84%</b>	<b>13,985,885</b>	<b>43.24%</b>	<b>1,048.485</b>
<b>Dry Total</b>	<b>6,073.450</b>	<b>10.40%</b>	<b>3,265,500</b>	<b>10.10%</b>	<b>537.668</b>
<b>Grass Total</b>	<b>38,779.180</b>	<b>66.39%</b>	<b>15,062,470</b>	<b>46.57%</b>	<b>388.416</b>
Waste	216.800	0.37%	31,950	0.10%	147.370
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>58,408.560</b>	<b>100.00%</b>	<b>32,345,805</b>	<b>100.00%</b>	<b>553.785</b>

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

<b>Irrigated Total</b>	<b>13,339.130</b>	<b>5.72%</b>	<b>13,985,885</b>	<b>4.74%</b>	
<b>Dry Total</b>	<b>6,073.450</b>	<b>7.30%</b>	<b>3,265,500</b>	<b>5.78%</b>	
<b>Grass Total</b>	<b>38,779.180</b>	<b>17.87%</b>	<b>15,062,470</b>	<b>16.23%</b>	
Waste	216.800	1.77%	31,950	1.05%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>58,408.560</b>	<b>10.70%</b>	<b>32,345,805</b>	<b>7.23%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **16**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	786.300	3.43%	1,308,145	4.65%	1,663.671
1A	11,668.450	50.96%	18,747,140	66.63%	1,606.652
2A1	1,390.940	6.07%	1,867,770	6.64%	1,342.811
2A	1,194.980	5.22%	1,198,780	4.26%	1,003.179
3A1	513.000	2.24%	385,950	1.37%	752.339
3A	0.000	0.00%	0	0.00%	0.000
4A1	5,237.190	22.87%	3,353,490	11.92%	640.322
4A	2,105.810	9.20%	1,275,140	4.53%	605.534
<b>Irrigated Total</b>	<b>22,896.670</b>	<b>100.00%</b>	<b>28,136,415</b>	<b>100.00%</b>	<b>1,228.843</b>

**Dry:**

1D1	204.400	1.90%	244,610	3.06%	1,196.722
1D	3,675.810	34.11%	3,484,975	43.62%	948.083
2D1	654.110	6.07%	598,600	7.49%	915.136
2D	1,321.150	12.26%	1,190,905	14.91%	901.415
3D1	95.990	0.89%	47,995	0.60%	500.000
3D	70.660	0.66%	34,115	0.43%	482.804
4D1	3,841.330	35.65%	1,945,660	24.36%	506.506
4D	911.340	8.46%	441,870	5.53%	484.857
<b>Dry Total</b>	<b>10,774.790</b>	<b>100.00%</b>	<b>7,988,730</b>	<b>100.00%</b>	<b>741.427</b>

**Grass:**

1G1	79.210	0.74%	53,470	1.31%	675.041
1G	1,072.040	9.99%	748,820	18.31%	698.500
2G1	570.840	5.32%	315,590	7.72%	552.851
2G	439.500	4.09%	211,000	5.16%	480.091
3G1	33.000	0.31%	15,675	0.38%	475.000
3G	65.000	0.61%	29,250	0.72%	450.000
4G1	4,703.480	43.82%	1,478,600	36.16%	314.362
4G	3,770.280	35.13%	1,236,485	30.24%	327.955
<b>Grass Total</b>	<b>10,733.350</b>	<b>100.00%</b>	<b>4,088,890</b>	<b>100.00%</b>	<b>380.951</b>

<b>Irrigated Total</b>	<b>22,896.670</b>	<b>51.31%</b>	<b>28,136,415</b>	<b>69.89%</b>	<b>1,228.843</b>
<b>Dry Total</b>	<b>10,774.790</b>	<b>24.15%</b>	<b>7,988,730</b>	<b>19.84%</b>	<b>741.427</b>
<b>Grass Total</b>	<b>10,733.350</b>	<b>24.05%</b>	<b>4,088,890</b>	<b>10.16%</b>	<b>380.951</b>
Waste	216.410	0.48%	42,945	0.11%	198.442
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2.500	0.01%			
<b>Market Area Total</b>	<b>44,621.220</b>	<b>100.00%</b>	<b>40,256,980</b>	<b>100.00%</b>	<b>902.193</b>

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

<b>Irrigated Total</b>	<b>22,896.670</b>	<b>9.82%</b>	<b>28,136,415</b>	<b>9.54%</b>	
<b>Dry Total</b>	<b>10,774.790</b>	<b>12.95%</b>	<b>7,988,730</b>	<b>14.14%</b>	
<b>Grass Total</b>	<b>10,733.350</b>	<b>4.94%</b>	<b>4,088,890</b>	<b>4.41%</b>	
Waste	216.410	1.77%	42,945	1.41%	
Other	0.000	0.00%	0	0.00%	
Exempt	2.500	0.07%			
<b>Market Area Total</b>	<b>44,621.220</b>	<b>8.18%</b>	<b>40,256,980</b>	<b>9.00%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 17

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	328.120	5.43%	503,385	8.88%	1,534.149
1A	1,070.250	17.70%	1,552,865	27.39%	1,450.936
2A1	1,135.500	18.77%	1,068,050	18.84%	940.598
2A	392.960	6.50%	367,070	6.48%	934.115
3A1	226.470	3.74%	189,235	3.34%	835.585
3A	127.000	2.10%	108,680	1.92%	855.748
4A1	2,109.650	34.88%	1,447,215	25.53%	685.997
4A	658.200	10.88%	431,985	7.62%	656.312
<b>Irrigated Total</b>	<b>6,048.150</b>	<b>100.00%</b>	<b>5,668,485</b>	<b>100.00%</b>	<b>937.226</b>
<b>Dry:</b>					
1D1	159.000	3.04%	147,075	5.00%	925.000
1D	398.000	7.60%	359,905	12.23%	904.283
2D1	700.000	13.36%	513,805	17.46%	734.007
2D	339.000	6.47%	256,025	8.70%	755.235
3D1	79.930	1.53%	51,955	1.77%	650.006
3D	104.200	1.99%	65,125	2.21%	625.000
4D1	2,550.390	48.69%	1,177,355	40.01%	461.637
4D	907.800	17.33%	371,075	12.61%	408.762
<b>Dry Total</b>	<b>5,238.320</b>	<b>100.00%</b>	<b>2,942,320</b>	<b>100.00%</b>	<b>561.691</b>
<b>Grass:</b>					
1G1	356.410	2.63%	240,580	4.19%	675.009
1G	437.400	3.23%	280,560	4.89%	641.426
2G1	449.700	3.32%	231,215	4.03%	514.153
2G	742.620	5.48%	423,675	7.39%	570.513
3G1	92.000	0.68%	53,175	0.93%	577.989
3G	760.940	5.61%	355,525	6.20%	467.218
4G1	3,909.120	28.84%	1,602,485	27.93%	409.934
4G	6,805.450	50.21%	2,549,540	44.44%	374.632
<b>Grass Total</b>	<b>13,553.640</b>	<b>100.00%</b>	<b>5,736,755</b>	<b>100.00%</b>	<b>423.263</b>
<b>Irrigated Total</b>	<b>6,048.150</b>	<b>23.95%</b>	<b>5,668,485</b>	<b>39.29%</b>	<b>937.226</b>
<b>Dry Total</b>	<b>5,238.320</b>	<b>20.74%</b>	<b>2,942,320</b>	<b>20.39%</b>	<b>561.691</b>
<b>Grass Total</b>	<b>13,553.640</b>	<b>53.67%</b>	<b>5,736,755</b>	<b>39.76%</b>	<b>423.263</b>
Waste	412.060	1.63%	79,640	0.55%	193.272
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>25,252.170</b>	<b>100.00%</b>	<b>14,427,200</b>	<b>100.00%</b>	<b>571.325</b>

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

<b>Irrigated Total</b>	<b>6,048.150</b>	<b>2.59%</b>	<b>5,668,485</b>	<b>1.92%</b>	
<b>Dry Total</b>	<b>5,238.320</b>	<b>6.29%</b>	<b>2,942,320</b>	<b>5.21%</b>	
<b>Grass Total</b>	<b>13,553.640</b>	<b>6.24%</b>	<b>5,736,755</b>	<b>6.18%</b>	
Waste	412.060	3.37%	79,640	2.61%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>25,252.170</b>	<b>4.63%</b>	<b>14,427,200</b>	<b>3.23%</b>	



## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: 18

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,937.320	11.03%	5,008,455	16.20%	1,705.110
1A	2,056.570	7.72%	3,413,045	11.04%	1,659.581
2A1	5,115.750	19.21%	7,435,635	24.05%	1,453.478
2A	2,751.880	10.33%	4,061,140	13.14%	1,475.769
3A1	218.600	0.82%	205,005	0.66%	937.808
3A	82.000	0.31%	65,600	0.21%	800.000
4A1	11,568.840	43.44%	9,326,225	30.17%	806.150
4A	1,899.420	7.13%	1,399,655	4.53%	736.885
<b>Irrigated Total</b>	<b>26,630.380</b>	<b>100.00%</b>	<b>30,914,760</b>	<b>100.00%</b>	<b>1,160.883</b>

#### Dry:

1D1	768.700	7.22%	757,845	8.31%	985.878
1D	366.830	3.44%	405,895	4.45%	1,106.493
2D1	2,170.460	20.38%	2,268,920	24.89%	1,045.363
2D	1,240.620	11.65%	1,277,425	14.02%	1,029.666
3D1	259.800	2.44%	212,680	2.33%	818.629
3D	272.200	2.56%	200,975	2.21%	738.335
4D1	4,931.720	46.31%	3,544,705	38.89%	718.756
4D	638.350	5.99%	446,035	4.89%	698.731
<b>Dry Total</b>	<b>10,648.680</b>	<b>100.00%</b>	<b>9,114,480</b>	<b>100.00%</b>	<b>855.925</b>

#### Grass:

1G1	386.400	4.23%	396,515	6.94%	1,026.177
1G	289.270	3.17%	284,765	4.98%	984.426
2G1	900.240	9.85%	910,620	15.93%	1,011.530
2G	561.780	6.15%	452,330	7.91%	805.172
3G1	28.310	0.31%	29,215	0.51%	1,031.967
3G	330.120	3.61%	199,865	3.50%	605.431
4G1	2,333.370	25.53%	1,389,065	24.31%	595.304
4G	4,309.590	47.16%	2,052,740	35.92%	476.319
<b>Grass Total</b>	<b>9,139.080</b>	<b>100.00%</b>	<b>5,715,115</b>	<b>100.00%</b>	<b>625.349</b>

<b>Irrigated Total</b>	<b>26,630.380</b>	<b>56.40%</b>	<b>30,914,760</b>	<b>67.30%</b>	<b>1,160.883</b>
<b>Dry Total</b>	<b>10,648.680</b>	<b>22.55%</b>	<b>9,114,480</b>	<b>19.84%</b>	<b>855.925</b>
<b>Grass Total</b>	<b>9,139.080</b>	<b>19.35%</b>	<b>5,715,115</b>	<b>12.44%</b>	<b>625.349</b>
Waste	802.610	1.70%	189,715	0.41%	236.372
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>47,220.750</b>	<b>100.00%</b>	<b>45,934,070</b>	<b>100.00%</b>	<b>972.751</b>

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

<b>Irrigated Total</b>	<b>26,630.380</b>	<b>11.42%</b>	<b>30,914,760</b>	<b>10.48%</b>	
<b>Dry Total</b>	<b>10,648.680</b>	<b>12.80%</b>	<b>9,114,480</b>	<b>16.13%</b>	
<b>Grass Total</b>	<b>9,139.080</b>	<b>4.21%</b>	<b>5,715,115</b>	<b>6.16%</b>	
Waste	802.610	6.56%	189,715	6.22%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>47,220.750</b>	<b>8.65%</b>	<b>45,934,070</b>	<b>10.27%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **19**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3,030.970	58.55%	4,741,620	66.68%	1,564.390
1A	771.340	14.90%	1,007,890	14.17%	1,306.674
2A1	392.280	7.58%	491,585	6.91%	1,253.148
2A	683.400	13.20%	683,385	9.61%	999.978
3A1	0.000	0.00%	0	0.00%	0.000
3A	69.000	1.33%	46,575	0.65%	675.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	229.290	4.43%	139,870	1.97%	610.013
<b>Irrigated Total</b>	<b>5,176.280</b>	<b>100.00%</b>	<b>7,110,925</b>	<b>100.00%</b>	<b>1,373.752</b>

**Dry:**

1D1	8.670	2.01%	8,670	3.04%	1,000.000
1D	36.000	8.35%	34,200	11.99%	950.000
2D1	212.000	49.19%	139,900	49.07%	659.905
2D	165.330	38.36%	99,200	34.79%	600.012
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	9.000	2.09%	3,150	1.10%	350.000
<b>Dry Total</b>	<b>431.000</b>	<b>100.00%</b>	<b>285,120</b>	<b>100.00%</b>	<b>661.531</b>

**Grass:**

1G1	21.670	4.03%	18,420	9.77%	850.023
1G	42.000	7.81%	35,700	18.94%	850.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	64.310	11.97%	24,120	12.79%	375.058
3G1	352.460	65.58%	94,225	49.98%	267.335
3G	57.000	10.61%	16,050	8.51%	281.578
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>537.440</b>	<b>100.00%</b>	<b>188,515</b>	<b>100.00%</b>	<b>350.764</b>

<b>Irrigated Total</b>	<b>5,176.280</b>	<b>78.77%</b>	<b>7,110,925</b>	<b>92.16%</b>	<b>1,373.752</b>
<b>Dry Total</b>	<b>431.000</b>	<b>6.56%</b>	<b>285,120</b>	<b>3.70%</b>	<b>661.531</b>
<b>Grass Total</b>	<b>537.440</b>	<b>8.18%</b>	<b>188,515</b>	<b>2.44%</b>	<b>350.764</b>
Waste	265.120	4.03%	83,195	1.08%	313.801
Other	161.260	2.45%	48,380	0.63%	300.012
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,571.100</b>	<b>100.00%</b>	<b>7,716,135</b>	<b>100.00%</b>	<b>1,174.253</b>

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

<b>Irrigated Total</b>	<b>5,176.280</b>	<b>2.22%</b>	<b>7,110,925</b>	<b>2.41%</b>	
<b>Dry Total</b>	<b>431.000</b>	<b>0.52%</b>	<b>285,120</b>	<b>0.50%</b>	
<b>Grass Total</b>	<b>537.440</b>	<b>0.25%</b>	<b>188,515</b>	<b>0.20%</b>	
Waste	265.120	2.17%	83,195	2.73%	
Other	161.260	98.20%	48,380	92.90%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,571.100</b>	<b>1.20%</b>	<b>7,716,135</b>	<b>1.72%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **20**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	282.510	89.47%	522,645	95.35%	1,850.005
2A1	9.000	2.85%	9,450	1.72%	1,050.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	1.000	0.32%	800	0.15%	800.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	2.250	0.71%	1,575	0.29%	700.000
4A	21.000	6.65%	13,650	2.49%	650.000
<b>Irrigated Total</b>	<b>315.760</b>	<b>100.00%</b>	<b>548,120</b>	<b>100.00%</b>	<b>1,735.875</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	46.080	13.35%	46,080	23.25%	1,000.000
2D1	26.000	7.54%	15,600	7.87%	600.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	159.960	46.36%	79,980	40.36%	500.000
4D	113.000	32.75%	56,500	28.51%	500.000
<b>Dry Total</b>	<b>345.040</b>	<b>100.00%</b>	<b>198,160</b>	<b>100.00%</b>	<b>574.310</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	2.000	2.37%	1,200	3.48%	600.000
2G1	2.000	2.37%	1,200	3.48%	600.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	44.260	52.53%	17,705	51.31%	400.022
4G	36.000	42.72%	14,400	41.73%	400.000
<b>Grass Total</b>	<b>84.260</b>	<b>100.00%</b>	<b>34,505</b>	<b>100.00%</b>	<b>409.506</b>

<b>Irrigated Total</b>	<b>315.760</b>	<b>42.38%</b>	<b>548,120</b>	<b>70.20%</b>	<b>1,735.875</b>
<b>Dry Total</b>	<b>345.040</b>	<b>46.31%</b>	<b>198,160</b>	<b>25.38%</b>	<b>574.310</b>
<b>Grass Total</b>	<b>84.260</b>	<b>11.31%</b>	<b>34,505</b>	<b>4.42%</b>	<b>409.506</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>745.060</b>	<b>100.00%</b>	<b>780,785</b>	<b>100.00%</b>	<b>1,047.949</b>

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

<b>Irrigated Total</b>	<b>315.760</b>	<b>0.14%</b>	<b>548,120</b>	<b>0.19%</b>	
<b>Dry Total</b>	<b>345.040</b>	<b>0.41%</b>	<b>198,160</b>	<b>0.35%</b>	
<b>Grass Total</b>	<b>84.260</b>	<b>0.04%</b>	<b>34,505</b>	<b>0.04%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>745.060</b>	<b>0.14%</b>	<b>780,785</b>	<b>0.17%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **40**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3.750	8.81%	9,375	10.78%	2,500.000
1A	38.800	91.19%	77,600	89.22%	2,000.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>42.550</b>	<b>100.00%</b>	<b>86,975</b>	<b>100.00%</b>	<b>2,044.065</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

<b>Irrigated Total</b>	<b>42.550</b>	<b>89.48%</b>	<b>86,975</b>	<b>96.67%</b>	<b>2,044.065</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
Waste	5.000	10.52%	3,000	3.33%	600.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>47.550</b>	<b>100.00%</b>	<b>89,975</b>	<b>100.00%</b>	<b>1,892.218</b>

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

<b>Irrigated Total</b>	<b>42.550</b>	<b>0.02%</b>	<b>86,975</b>	<b>0.03%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
Waste	5.000	0.04%	3,000	0.10%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>47.550</b>	<b>0.01%</b>	<b>89,975</b>	<b>0.02%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **41**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	4.610	53.54%	5,070	55.90%	1,099.783
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	4.000	46.46%	4,000	44.10%	1,000.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>8.610</b>	<b>100.00%</b>	<b>9,070</b>	<b>100.00%</b>	<b>1,053.426</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	7.000	43.75%	4,200	41.79%	600.000
4G1	9.000	56.25%	5,850	58.21%	650.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>16.000</b>	<b>100.00%</b>	<b>10,050</b>	<b>100.00%</b>	<b>628.125</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>8.610</b>	<b>34.99%</b>	<b>9,070</b>	<b>47.44%</b>	<b>1,053.426</b>
<b>Grass Total</b>	<b>16.000</b>	<b>65.01%</b>	<b>10,050</b>	<b>52.56%</b>	<b>628.125</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>24.610</b>	<b>100.00%</b>	<b>19,120</b>	<b>100.00%</b>	<b>776.919</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>8.610</b>	<b>0.01%</b>	<b>9,070</b>	<b>0.02%</b>	
<b>Grass Total</b>	<b>16.000</b>	<b>0.01%</b>	<b>10,050</b>	<b>0.01%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>24.610</b>	<b>0.00%</b>	<b>19,120</b>	<b>0.00%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **42**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,826.940	17.12%	2,740,410	24.63%	1,500.000
1A	714.460	6.70%	964,525	8.67%	1,350.005
2A1	1,871.740	17.54%	2,331,730	20.96%	1,245.755
2A	710.000	6.65%	763,750	6.87%	1,075.704
3A1	399.800	3.75%	319,840	2.87%	800.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	3,653.630	34.24%	2,898,725	26.06%	793.382
4A	1,493.020	13.99%	1,106,170	9.94%	740.894
<b>Irrigated Total</b>	<b>10,669.590</b>	<b>100.00%</b>	<b>11,125,150</b>	<b>100.00%</b>	<b>1,042.697</b>

**Dry:**

1D1	94.000	1.98%	70,500	2.60%	750.000
1D	141.610	2.98%	99,125	3.65%	699.985
2D1	651.700	13.73%	406,950	15.00%	624.443
2D	378.950	7.98%	229,870	8.47%	606.597
3D1	137.300	2.89%	78,950	2.91%	575.018
3D	86.000	1.81%	47,300	1.74%	550.000
4D1	2,226.230	46.90%	1,213,105	44.72%	544.914
4D	1,030.980	21.72%	567,040	20.90%	550.000
<b>Dry Total</b>	<b>4,746.770</b>	<b>100.00%</b>	<b>2,712,840</b>	<b>100.00%</b>	<b>571.512</b>

**Grass:**

1G1	178.310	1.98%	124,820	3.19%	700.016
1G	92.330	1.02%	62,880	1.61%	681.035
2G1	337.170	3.74%	151,730	3.87%	450.010
2G	452.620	5.02%	193,630	4.94%	427.798
3G1	64.000	0.71%	35,200	0.90%	550.000
3G	521.900	5.79%	277,170	7.08%	531.078
4G1	3,004.460	33.33%	1,325,260	33.84%	441.097
4G	4,362.210	48.40%	1,745,215	44.57%	400.075
<b>Grass Total</b>	<b>9,013.000</b>	<b>100.00%</b>	<b>3,915,905</b>	<b>100.00%</b>	<b>434.472</b>

<b>Irrigated Total</b>	<b>10,669.590</b>	<b>42.88%</b>	<b>11,125,150</b>	<b>62.51%</b>	<b>1,042.697</b>
<b>Dry Total</b>	<b>4,746.770</b>	<b>19.08%</b>	<b>2,712,840</b>	<b>15.24%</b>	<b>571.512</b>
<b>Grass Total</b>	<b>9,013.000</b>	<b>36.22%</b>	<b>3,915,905</b>	<b>22.00%</b>	<b>434.472</b>
Waste	454.500	1.83%	43,400	0.24%	95.489
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>24,883.860</b>	<b>100.00%</b>	<b>17,797,295</b>	<b>100.00%</b>	<b>715.214</b>

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

<b>Irrigated Total</b>	<b>10,669.590</b>	<b>4.58%</b>	<b>11,125,150</b>	<b>3.77%</b>	
<b>Dry Total</b>	<b>4,746.770</b>	<b>5.70%</b>	<b>2,712,840</b>	<b>4.80%</b>	
<b>Grass Total</b>	<b>9,013.000</b>	<b>4.15%</b>	<b>3,915,905</b>	<b>4.22%</b>	
Waste	454.500	3.71%	43,400	1.42%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>24,883.860</b>	<b>4.56%</b>	<b>17,797,295</b>	<b>3.98%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **43**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	785.200	5.54%	1,206,100	7.78%	1,536.041
1A	1,392.100	9.82%	2,021,670	13.05%	1,452.244
2A1	2,003.900	14.14%	2,760,110	17.81%	1,377.369
2A	1,147.700	8.10%	1,417,760	9.15%	1,235.305
3A1	1,387.400	9.79%	1,648,295	10.64%	1,188.045
3A	167.730	1.18%	213,585	1.38%	1,273.385
4A1	4,191.550	29.57%	3,683,430	23.77%	878.775
4A	3,098.910	21.86%	2,544,160	16.42%	820.985
<b>Irrigated Total</b>	<b>14,174.490</b>	<b>100.00%</b>	<b>15,495,110</b>	<b>100.00%</b>	<b>1,093.168</b>

**Dry:**

1D1	162.000	2.68%	142,800	4.40%	881.481
1D	404.160	6.68%	312,040	9.60%	772.070
2D1	1,004.510	16.60%	588,945	18.13%	586.300
2D	673.750	11.13%	398,300	12.26%	591.168
3D1	489.500	8.09%	293,700	9.04%	600.000
3D	241.850	4.00%	131,360	4.04%	543.146
4D1	1,939.520	32.04%	896,820	27.61%	462.392
4D	1,137.210	18.79%	484,775	14.92%	426.284
<b>Dry Total</b>	<b>6,052.500</b>	<b>100.00%</b>	<b>3,248,740</b>	<b>100.00%</b>	<b>536.760</b>

**Grass:**

1G1	541.930	1.66%	492,430	3.37%	908.659
1G	1,511.780	4.64%	1,310,870	8.97%	867.103
2G1	987.680	3.03%	670,750	4.59%	679.116
2G	2,388.160	7.33%	1,548,805	10.60%	648.534
3G1	1,243.860	3.82%	695,705	4.76%	559.311
3G	3,100.570	9.52%	1,805,990	12.36%	582.470
4G1	7,618.200	23.38%	3,005,020	20.57%	394.452
4G	15,186.890	46.62%	5,077,400	34.76%	334.327
<b>Grass Total</b>	<b>32,579.070</b>	<b>100.00%</b>	<b>14,606,970</b>	<b>100.00%</b>	<b>448.354</b>

<b>Irrigated Total</b>	<b>14,174.490</b>	<b>26.26%</b>	<b>15,495,110</b>	<b>46.28%</b>	<b>1,093.168</b>
<b>Dry Total</b>	<b>6,052.500</b>	<b>11.21%</b>	<b>3,248,740</b>	<b>9.70%</b>	<b>536.760</b>
<b>Grass Total</b>	<b>32,579.070</b>	<b>60.35%</b>	<b>14,606,970</b>	<b>43.62%</b>	<b>448.354</b>
Waste	1,179.390	2.18%	133,250	0.40%	112.982
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1.000	0.00%			
<b>Market Area Total</b>	<b>53,985.450</b>	<b>100.00%</b>	<b>33,484,070</b>	<b>100.00%</b>	<b>620.242</b>

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

<b>Irrigated Total</b>	<b>14,174.490</b>	<b>6.08%</b>	<b>15,495,110</b>	<b>5.25%</b>	
<b>Dry Total</b>	<b>6,052.500</b>	<b>7.27%</b>	<b>3,248,740</b>	<b>5.75%</b>	
<b>Grass Total</b>	<b>32,579.070</b>	<b>15.01%</b>	<b>14,606,970</b>	<b>15.74%</b>	
Waste	1,179.390	9.64%	133,250	4.37%	
Other	0.000	0.00%	0	0.00%	
Exempt	1.000	0.03%			
<b>Market Area Total</b>	<b>53,985.450</b>	<b>9.89%</b>	<b>33,484,070</b>	<b>7.49%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **44**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	210.820	43.56%	390,015	53.05%	1,849.990
1A	62.000	12.81%	110,050	14.97%	1,775.000
2A1	60.000	12.40%	87,000	11.83%	1,450.000
2A	36.000	7.44%	41,400	5.63%	1,150.000
3A1	34.000	7.02%	34,000	4.62%	1,000.000
3A	13.800	2.85%	13,110	1.78%	950.000
4A1	60.400	12.48%	54,360	7.39%	900.000
4A	7.000	1.45%	5,250	0.71%	750.000
<b>Irrigated Total</b>	<b>484.020</b>	<b>100.00%</b>	<b>735,185</b>	<b>100.00%</b>	<b>1,518.914</b>
<b>Dry:</b>					
1D1	31.560	7.48%	31,560	8.85%	1,000.000
1D	135.200	32.04%	128,440	36.01%	950.000
2D1	90.500	21.45%	81,450	22.83%	900.000
2D	18.000	4.27%	16,200	4.54%	900.000
3D1	4.660	1.10%	3,730	1.05%	800.429
3D	43.200	10.24%	32,400	9.08%	750.000
4D1	72.800	17.25%	47,320	13.27%	650.000
4D	26.000	6.16%	15,600	4.37%	600.000
<b>Dry Total</b>	<b>421.920</b>	<b>100.00%</b>	<b>356,700</b>	<b>100.00%</b>	<b>845.420</b>
<b>Grass:</b>					
1G1	203.940	3.96%	180,030	5.67%	882.759
1G	274.620	5.34%	219,695	6.93%	799.996
2G1	156.000	3.03%	115,150	3.63%	738.141
2G	269.000	5.23%	201,750	6.36%	750.000
3G1	137.590	2.67%	88,035	2.78%	639.835
3G	480.500	9.34%	288,300	9.09%	600.000
4G1	1,478.810	28.74%	847,060	26.70%	572.798
4G	2,144.870	41.69%	1,232,335	38.85%	574.549
<b>Grass Total</b>	<b>5,145.330</b>	<b>100.00%</b>	<b>3,172,355</b>	<b>100.00%</b>	<b>616.550</b>
<b>Irrigated Total</b>	<b>484.020</b>	<b>7.85%</b>	<b>735,185</b>	<b>17.06%</b>	<b>1,518.914</b>
<b>Dry Total</b>	<b>421.920</b>	<b>6.84%</b>	<b>356,700</b>	<b>8.28%</b>	<b>845.420</b>
<b>Grass Total</b>	<b>5,145.330</b>	<b>83.47%</b>	<b>3,172,355</b>	<b>73.61%</b>	<b>616.550</b>
Waste	113.170	1.84%	45,270	1.05%	400.017
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,164.440</b>	<b>100.00%</b>	<b>4,309,510</b>	<b>100.00%</b>	<b>699.091</b>

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

<b>Irrigated Total</b>	484.020	0.21%	735,185	0.25%	
<b>Dry Total</b>	421.920	0.51%	356,700	0.63%	
<b>Grass Total</b>	5,145.330	2.37%	3,172,355	3.42%	
Waste	113.170	0.92%	45,270	1.48%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>6,164.440</b>	<b>1.13%</b>	<b>4,309,510</b>	<b>0.96%</b>	



## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **50**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	15.000	9.55%	12,000	18.39%	800.000
3G1	12.000	7.64%	4,500	6.90%	375.000
3G	130.000	82.80%	48,750	74.71%	375.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>157.000</b>	<b>100.00%</b>	<b>65,250</b>	<b>100.00%</b>	<b>415.605</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>157.000</b>	<b>100.00%</b>	<b>65,250</b>	<b>100.00%</b>	<b>415.605</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>157.000</b>	<b>100.00%</b>	<b>65,250</b>	<b>100.00%</b>	<b>415.605</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>157.000</b>	<b>0.07%</b>	<b>65,250</b>	<b>0.07%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>157.000</b>	<b>0.03%</b>	<b>65,250</b>	<b>0.01%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **72**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	20.500	3.86%	16,890	4.24%	823.902
3G1	376.000	70.82%	272,750	68.55%	725.398
3G	134.400	25.32%	108,240	27.20%	805.357
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
<b>Grass Total</b>	<b>530.900</b>	<b>100.00%</b>	<b>397,880</b>	<b>100.00%</b>	<b>749.444</b>
<hr/>					
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>530.900</b>	<b>76.06%</b>	<b>397,880</b>	<b>70.33%</b>	<b>749.444</b>
<b>Waste</b>	<b>167.070</b>	<b>23.94%</b>	<b>167,830</b>	<b>29.67%</b>	<b>1,004.548</b>
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Exempt</b>	<b>61.110</b>	<b>8.76%</b>			
<b>Market Area Total</b>	<b>697.970</b>	<b>100.00%</b>	<b>565,710</b>	<b>100.00%</b>	<b>810.507</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>530.900</b>	<b>0.24%</b>	<b>397,880</b>	<b>0.43%</b>	
<b>Waste</b>	<b>167.070</b>	<b>1.37%</b>	<b>167,830</b>	<b>5.50%</b>	
<b>Other</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Exempt</b>	<b>61.110</b>	<b>1.60%</b>			
<b>Market Area Total</b>	<b>697.970</b>	<b>0.13%</b>	<b>565,710</b>	<b>0.13%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

Market Area: **93**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	674.420	38.67%	994,780	43.82%	1,475.015
1A	507.850	29.12%	749,085	33.00%	1,475.012
2A1	102.000	5.85%	124,950	5.50%	1,225.000
2A	141.740	8.13%	170,085	7.49%	1,199.978
3A1	23.000	1.32%	19,550	0.86%	850.000
3A	144.000	8.26%	122,400	5.39%	850.000
4A1	39.000	2.24%	23,790	1.05%	610.000
4A	112.000	6.42%	65,520	2.89%	585.000
<b>Irrigated Total</b>	<b>1,744.010</b>	<b>100.00%</b>	<b>2,270,160</b>	<b>100.00%</b>	<b>1,301.689</b>

**Dry:**

1D1	81.000	12.53%	120,000	20.88%	1,481.481
1D	235.130	36.37%	277,705	48.33%	1,181.070
2D1	26.000	4.02%	18,200	3.17%	700.000
2D	131.500	20.34%	85,475	14.87%	650.000
3D1	27.870	4.31%	14,630	2.55%	524.937
3D	41.000	6.34%	19,475	3.39%	475.000
4D1	6.000	0.93%	2,400	0.42%	400.000
4D	98.000	15.16%	36,750	6.40%	375.000
<b>Dry Total</b>	<b>646.500</b>	<b>100.00%</b>	<b>574,635</b>	<b>100.00%</b>	<b>888.839</b>

**Grass:**

1G1	164.270	6.43%	102,670	9.24%	625.007
1G	162.490	6.36%	111,875	10.07%	688.503
2G1	50.750	1.99%	90,360	8.13%	1,780.492
2G	161.160	6.31%	61,240	5.51%	379.995
3G1	594.360	23.26%	224,020	20.16%	376.909
3G	444.630	17.40%	212,595	19.13%	478.139
4G1	140.240	5.49%	42,070	3.79%	299.985
4G	837.080	32.76%	266,470	23.98%	318.332
<b>Grass Total</b>	<b>2,554.980</b>	<b>100.00%</b>	<b>1,111,300</b>	<b>100.00%</b>	<b>434.954</b>

<b>Irrigated Total</b>	<b>1,744.010</b>	<b>33.39%</b>	<b>2,270,160</b>	<b>56.27%</b>	<b>1,301.689</b>
<b>Dry Total</b>	<b>646.500</b>	<b>12.38%</b>	<b>574,635</b>	<b>14.24%</b>	<b>888.839</b>
<b>Grass Total</b>	<b>2,554.980</b>	<b>48.91%</b>	<b>1,111,300</b>	<b>27.55%</b>	<b>434.954</b>
Waste	278.400	5.33%	78,200	1.94%	280.890
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>5,223.890</b>	<b>100.00%</b>	<b>4,034,295</b>	<b>100.00%</b>	<b>772.277</b>

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

<b>Irrigated Total</b>	<b>1,744.010</b>	<b>0.75%</b>	<b>2,270,160</b>	<b>0.77%</b>	
<b>Dry Total</b>	<b>646.500</b>	<b>0.78%</b>	<b>574,635</b>	<b>1.02%</b>	
<b>Grass Total</b>	<b>2,554.980</b>	<b>1.18%</b>	<b>1,111,300</b>	<b>1.20%</b>	
Waste	278.400	2.28%	78,200	2.56%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>5,223.890</b>	<b>0.96%</b>	<b>4,034,295</b>	<b>0.90%</b>	

## 2007 Agricultural Land Detail

### County 10 - Buffalo

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	103.520	10,350	3,649.640	5,458,800	229,338.690	289,431,335
Dry	0.000	0	640.500	546,705	82,578.530	55,960,250
Grass	0.000	0	2,716.610	1,001,315	214,349.590	91,802,695
Waste	0.000	0	209.420	51,720	12,027.510	2,997,930
Other	0.000	0	0.000	0	164.220	52,080
Exempt	2.430	0	452.560	0	3,363.160	0
<b>Total</b>	<b>103.520</b>	<b>10,350</b>	<b>7,216.170</b>	<b>7,058,540</b>	<b>538,458.540</b>	<b>440,244,290</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	233,091.850	294,900,485	233,091.850	42.71%	294,900,485	65.93%	1,265.168
Dry	83,219.030	56,506,955	83,219.030	15.25%	56,506,955	12.63%	679.014
Grass	217,066.200	92,804,010	217,066.200	39.77%	92,804,010	20.75%	427.537
Waste	12,236.930	3,049,650	12,236.930	2.24%	3,049,650	0.68%	249.216
Other	164.220	52,080	164.220	0.03%	52,080	0.01%	317.135
Exempt	3,818.150	0	3,818.150	0.70%	0	0.00%	0.000
<b>Total</b>	<b>545,778.230</b>	<b>447,313,180</b>	<b>545,778.230</b>	<b>100.00%</b>	<b>447,313,180</b>	<b>100.00%</b>	<b>819.587</b>

\* Department of Property Assessment & Taxation Calculates

## **BUFFALO COUNTY THREE YEAR APPRAISAL PLAN**

APPRAISAL YEARS 2007 - 2008 - 2009

ASSESSMENT YEARS 2008 - 2009 - 2010

**March 15, 2007 through March 15 2008 for 2008 Assessment Year**

### **COMMERCIAL**

- 1 Recalibrate land and economic tables from sales
- 2 Pick up all new construction and remodel permits
- 3 Review all sales
- 4 On-site review of commercial property within Kearney City limits on Second Avenue, except motels. Interior and exterior on-site. Review all protested commercial property. Interior and exterior on-site.
- 5 site.

### **AG PROPERTY**

- 1 Complete on-site review and coordination with two NRD's on agland use. This project was started in 2006 and replaced all planned 2006 activities not absolutely necessary.
- 2 Review all protested ag property. Interior and exterior on-site.
- 3 Review all sales
- 4 Recalibrate land and economic tables from sales

### **RESIDENTIAL, RECREATIONAL AND OTHER**

- 1 Recalibrate land and economic tables from sales
- 2 Pick up all new construction and remodel permits
- 3 Review qualified sales.
- 4 Pick up all new construction and remodel permits
- 5 Review all protested property. Interior and exterior on-site.
- 6 On-site review of selected areas.

### **RESIDENTIAL AREAS TARGETED FOR ON-SITE REVIEW**

- 1 OT Kearney Subdivision
- 2 Plainview Subdivision
- 3 Wilson Subdivision
- 4 Northeast Heights Subdivision
- 5 South Kearney Subdivision
- 6 Evans Subdivision
- 7 Rural parcels under twenty acres

### **RESIDENTIAL AREAS TARGETED FOR STATISTICAL REVIEW**

- 1 Lighthouse Point
- 2 Camelot
- 3 Country Club
- 4 Rolling Hills
- 5 Equestrian Hills
- 6 Anderson Acres

## **PAGE TWO**

**March 15, 2008 through March 15 2009 for 2009 Assessment Year**

### **COMMERCIAL**

- 1 Recalibrate land and economic tables from sales
- 2 Pick up all new construction and remodel permits
- 3 Review all sales
- 4 On-site review of restaurants.
- 5 Review off multi-family.  
Review all protested commercial property. Interior and exterior on-
- 6 site.
- 7 Review of areas discovered through 2007 protests & sales review  
indicating need for review. This may include selected occupancy  
codes.

### **AG PROPERTY**

- 1 Review of areas discovered through 2007 protests & sales review  
indicating need for review. This may include selected soil use codes.
- 2 Review all protested ag property. Interior and exterior on-site.
- 3 Review all sales
- 4 Recalibrate land and economic tables from sales

### **RESIDENTIAL, RECREATIONAL AND OTHER**

- 1 Recalibrate land and economic tables from sales
- 2 Pick up all new construction and remodel permits
- 3 Review qualified sales.
- 4 Pick up all new construction and remodel permits
- 5 Review all protested property. Interior and exterior on-site.
- 6 On-site review of selected areas.

### **RESIDENTIAL AREAS TARGETED FOR ON-SITE REVIEW**

- 1 Sobotka & Smith 1st thru 4th
- 2 Plainview Subdivision
- 3 Wilson Subdivision
- 4 Northeast Heights Subdivision
- 5 South Kearney Subdivision
- 6 Evans Subdivision
- 7 Rural parcels under twenty acres

### **RESIDENTIAL AREAS TARGETED FOR STATISTICAL REVIEW**

- 1 Lighthouse Point
- 2 Camelot
- 3 Country Club
- 4 Rolling Hills
- 5 Equestrian Hills
- 6 Anderson Acres

## **PAGE TWO**

**March 15, 2009 through March 15 2010 for 2010 Assessment Year**

### **COMMERCIAL**

- 1 Recalibrate land and economic tables from sales
- 2 Pick up all new construction and remodel permits
- 3 Review all sales
- 4 Review of Kearney commercial & industrial
- 5 Review of areas discovered through 2008 protests & sales review indicating need for review. This may include selected occupancy codes.  
Review all protested commercial property. Interior and exterior on-site.
- 6 site.

### **AG PROPERTY**

- 1 Review of areas discovered through 2008 protests & sales review indicating need for review. This may include selected soil use codes.
- 2 Review all protested ag property. Interior and exterior on-site.
- 3 Review all sales
- 4 Recalibrate land and economic tables from sales

### **RESIDENTIAL, RECREATIONAL AND OTHER**

- 1 Recalibrate land and economic tables from sales
- 2 Pick up all new construction and remodel permits
- 3 Review qualified sales.
- 4 Pick up all new construction and remodel permits
- 5 Review all protested property. Interior and exterior on-site.
- 6 On-site review of selected areas.

### **RESIDENTIAL AREAS TARGETED FOR STATISTICAL REVIEW**

- 1 Eastbrook
- 2 Rapp
- 3 Sun West
- 4 Stoneridge
- 5 Residential North of 39th St & West of 17th Ave

# **2007 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Buffalo County**

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

## **Agricultural Land**

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

## **Special Valuation of Agricultural Land**


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

## **Recapture Valuation of Agricultural Land**

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

Dated this 9th day of April, 2007.



  
\_\_\_\_\_  
Catherine D. Lang  
Property Tax Administrator



**SPECIAL VALUE SECTION  
CORRELATION for  
Buffalo County**

**I. Agricultural Land Value Correlation**

In Buffalo County there are 39 qualified unimproved agricultural sales that are valued as having non-influenced value. The agricultural land is at an acceptable level of value with a median of 73.36. Both of the qualitative measures, coefficient of dispersion (20.93) and price related differential (102.12) are suggesting that the assessment of the agricultural unimproved class has been done in a uniform and proportionate manner. Even though the coefficient of dispersion is slightly above the range by less than one percent (.93) it is not a concern because of an awareness of the assessment practices within Buffalo County. A review of all available statistical data and administrative reports indicates that Buffalo County has achieved an acceptable level of value and that the quality of assessment has been met.

There will be no adjustment recommended to the agricultural class of land in Buffalo County.

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

Base Stat

Query: 5531

Type: Qualified

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

NUMBER of Sales:	39	<b>MEDIAN:</b>	<b>73</b>	COV:	26.62	95% Median C.I.:	70.77 to 93.60	(! : Derived)
(AgLand) TOTAL Sales Price:	5,824,204	WGT. MEAN:	80	STD:	21.81	95% Wgt. Mean C.I.:	72.10 to 88.41	
(AgLand) TOTAL Adj.Sales Price:	5,864,809	MEAN:	82	AVG.ABS.DEV:	15.35	95% Mean C.I.:	75.11 to 88.81	
(AgLand) TOTAL Assessed Value:	4,706,775							
AVG. Adj. Sales Price:	150,379	COD:	20.93	MAX Sales Ratio:	160.36			
AVG. Assessed Value:	120,686	PRD:	102.12	MIN Sales Ratio:	41.81			

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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	83.82	83.82	83.92	11.66	99.89	74.05	93.60	N/A	37,150	31,175
10/01/03 TO 12/31/03	2	80.75	80.75	81.36	17.17	99.24	66.88	94.61	N/A	293,000	238,392
01/01/04 TO 03/31/04	3	130.78	127.08	125.03	17.91	101.63	90.09	160.36	N/A	125,277	156,640
04/01/04 TO 06/30/04	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765
07/01/04 TO 09/30/04	3	73.50	73.93	74.10	3.31	99.77	70.50	77.79	N/A	95,713	70,925
10/01/04 TO 12/31/04	7	73.36	82.07	83.07	19.40	98.79	58.29	101.44	58.29 to 101.44	108,316	89,977
01/01/05 TO 03/31/05	8	72.75	80.39	82.19	12.56	97.80	70.77	109.63	70.77 to 109.63	169,990	139,720
04/01/05 TO 06/30/05	1	61.71	61.71	61.71			61.71	61.71	N/A	260,000	160,435
07/01/05 TO 09/30/05	1	109.63	109.63	109.63			109.63	109.63	N/A	299,950	328,835
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	10	69.81	71.40	65.61	17.79	108.81	41.81	99.48	58.41 to 95.20	152,284	99,920
04/01/06 TO 06/30/06	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	93.97	100.59	97.18	20.68	103.51	66.88	160.36	66.88 to 160.36	138,891	134,977
07/01/04 TO 06/30/05	19	73.27	79.00	79.57	13.78	99.29	58.29	109.63	70.77 to 94.86	140,277	111,622
07/01/05 TO 06/30/06	12	69.81	74.22	72.12	19.91	102.91	41.81	109.63	61.96 to 95.20	174,033	125,511
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	83.94	90.85	92.46	23.83	98.26	58.29	160.36	70.53 to 101.44	106,870	98,807
01/01/05 TO 12/31/05	10	72.75	81.44	83.71	16.64	97.30	61.71	109.63	70.77 to 109.63	191,987	160,703
<u>ALL</u>											
	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

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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	
3197	3	93.60	107.94	106.68	32.23	101.18	69.87	160.36	N/A	99,833	106,505	
3199	14	72.08	78.75	81.68	18.58	96.40	58.29	109.63	61.71 to 100.34	158,829	129,738	
3201	4	72.13	70.23	54.04	19.18	129.96	41.81	94.86	N/A	120,100	64,906	
3203	1	71.01	71.01	71.01			71.01	71.01	N/A	209,520	148,785	
3205	4	71.93	70.08	70.07	4.66	100.02	62.95	73.50	N/A	123,030	86,201	
3207	2	74.28	74.28	73.07	4.73	101.66	70.77	77.79	N/A	119,000	86,950	
3319	3	90.09	94.28	83.54	25.46	112.85	61.96	130.78	N/A	195,944	163,688	
3325	1	74.05	74.05	74.05			74.05	74.05	N/A	36,800	27,250	
3429	2	97.34	97.34	96.53	2.20	100.84	95.20	99.48	N/A	95,205	91,902	
3431	1	101.44	101.44	101.44			101.44	101.44	N/A	160,000	162,300	
3543	1	94.61	94.61	94.61			94.61	94.61	N/A	306,000	289,510	
3549	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095	
3551	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765	
3651	1	80.34	80.34	80.34			80.34	80.34	N/A	300,000	241,010	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765	
12	1	94.61	94.61	94.61			94.61	94.61	N/A	306,000	289,510	
14	3	99.48	98.71	98.77	2.09	99.93	95.20	101.44	N/A	116,803	115,368	
17	1	94.86	94.86	94.86			94.86	94.86	N/A	19,403	18,405	
18	3	90.09	94.28	83.54	25.46	112.85	61.96	130.78	N/A	195,944	163,688	
41	7	71.01	71.41	71.04	4.11	100.53	62.95	77.79	62.95 to 77.79	134,234	95,355	
42	3	70.99	62.02	52.33	14.77	118.53	41.81	73.27	N/A	153,666	80,406	
43	18	72.22	83.35	84.50	23.16	98.64	58.29	160.36	69.75 to 98.58	142,217	120,172	
6	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095	
93	1	80.34	80.34	80.34			80.34	80.34	N/A	300,000	241,010	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

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	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

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Base Stat

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(AgLand) TOTAL Assessed Value:	4,706,775							
AVG. Adj. Sales Price:	150,379	COD:	20.93	MAX Sales Ratio:	160.36			
AVG. Assessed Value:	120,686	PRD:	102.12	MIN Sales Ratio:	41.81			

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<b>SCHOOL DISTRICT *</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0002	3	95.20	96.43	95.35	1.71	101.14	94.61	99.48	N/A	165,470	157,771
10-0007	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095
10-0009	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765
10-0019	1	101.44	101.44	101.44			101.44	101.44	N/A	160,000	162,300
10-0069	9	71.01	78.32	75.74	15.89	103.41	61.96	130.78	62.95 to 90.09	161,052	121,986
10-0105	12	71.46	69.99	63.71	10.93	109.86	41.81	94.86	61.71 to 73.27	132,510	84,423
10-0119	10	96.09	95.18	96.60	21.36	98.53	58.41	160.36	66.88 to 109.63	160,020	154,585
21-0044											
24-0101	1	69.87	69.87	69.87			69.87	69.87	N/A	150,000	104,810
47-0100	1	77.79	77.79	77.79			77.79	77.79	N/A	78,000	60,675
NonValid School											
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

<b>ACRES IN SALE</b>											
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	94.86	94.86	94.86			94.86	94.86	N/A	19,403	18,405
30.01 TO 50.00	1	58.41	58.41	58.41			58.41	58.41	N/A	34,950	20,415
50.01 TO 100.00	10	81.33	84.27	84.33	12.25	99.93	70.53	101.44	73.27 to 99.48	97,961	82,615
100.01 TO 180.00	24	71.00	78.44	74.55	19.81	105.23	41.81	160.36	67.05 to 77.79	171,062	127,518
180.01 TO 330.00	2	104.11	104.11	106.37	5.31	97.87	98.58	109.63	N/A	212,700	226,255
330.01 TO 650.00	1	109.63	109.63	109.63			109.63	109.63	N/A	299,950	328,835
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

<b>MAJORITY LAND USE &gt; 95%</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	102.03	102.03	111.55	28.18	91.46	73.27	130.78	N/A	97,166	108,385
DRY-N/A	3	80.34	81.49	80.16	9.57	101.66	70.53	93.60	N/A	131,833	105,671
GRASS	7	72.22	79.16	75.91	16.29	104.29	58.29	100.34	58.29 to 100.34	81,067	61,535
GRASS-N/A	10	72.99	77.85	76.71	14.04	101.48	58.41	98.58	67.05 to 95.20	106,855	81,974
IRRGTD	3	73.36	79.25	80.14	17.49	98.89	62.95	101.44	N/A	147,660	118,335
IRRGTD-N/A	14	72.87	84.11	80.34	28.12	104.70	41.81	160.36	61.96 to 109.63	228,283	183,392
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

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<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	3	80.34	94.80	92.61	23.86	102.37	73.27	130.78	N/A	164,777	152,593	
DRY-N/A	2	82.07	82.07	79.59	14.06	103.11	70.53	93.60	N/A	47,750	38,002	
GRASS	9	72.22	80.29	78.21	17.09	102.66	58.29	100.34	69.87 to 99.48	93,652	73,242	
GRASS-N/A	8	72.99	76.26	74.55	12.63	102.29	58.41	95.20	58.41 to 95.20	99,144	73,913	
IRRGTD	13	72.23	75.71	74.37	19.36	101.80	41.81	109.63	61.96 to 94.61	221,767	164,931	
IRRGTD-N/A	4	99.86	107.77	102.97	27.26	104.67	71.01	160.36	N/A	188,992	194,598	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

<b>MAJORITY LAND USE &gt; 50%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	5	80.34	89.70	90.50	20.06	99.12	70.53	130.78	N/A	117,966	106,757	
GRASS	15	72.22	79.19	77.13	16.76	102.67	58.29	100.34	69.87 to 95.20	95,948	74,001	
GRASS-N/A	2	72.41	72.41	71.38	2.26	101.44	70.77	74.05	N/A	98,400	70,237	
IRRGTD	16	73.43	84.02	80.88	27.49	103.88	41.81	160.36	62.95 to 101.44	214,339	173,357	
IRRGTD-N/A	1	71.01	71.01	71.01			71.01	71.01	N/A	209,520	148,785	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	1	94.86	94.86	94.86			94.86	94.86	N/A	19,403	18,405	
30000 TO 59999	7	74.05	78.41	79.20	14.65	99.00	58.41	99.48	58.41 to 99.48	46,957	37,191	
60000 TO 99999	6	75.53	81.45	81.22	12.42	100.27	70.99	100.34	70.99 to 100.34	75,800	61,568	
100000 TO 149999	9	90.09	93.54	92.31	26.90	101.33	58.29	160.36	62.95 to 130.78	127,981	118,136	
150000 TO 249999	7	71.01	75.51	74.94	7.40	100.76	69.75	101.44	69.75 to 101.44	182,074	136,451	
250000 TO 499999	9	67.05	77.07	77.41	26.82	99.56	41.81	109.63	61.71 to 109.63	292,839	226,692	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	3	74.05	75.77	72.48	16.41	104.54	58.41	94.86	N/A	30,384	22,023	
30000 TO 59999	7	73.27	80.23	79.31	12.17	101.16	70.50	99.48	70.50 to 99.48	55,593	44,091	
60000 TO 99999	7	72.22	76.70	73.44	15.87	104.45	58.29	100.34	58.29 to 100.34	100,285	73,646	
100000 TO 149999	9	73.36	76.02	71.64	15.74	106.12	41.81	98.58	69.87 to 95.20	167,291	119,842	
150000 TO 249999	10	70.99	87.25	78.85	30.68	110.65	61.71	160.36	61.96 to 130.78	227,093	179,072	
250000 TO 499999	3	109.63	104.62	104.56	4.57	100.06	94.61	109.63	N/A	301,983	315,743	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

**SPECIAL VALUE SECTION  
CORRELATION for  
Buffalo County**

**II. Special Value Correlation**

Approximately two-thirds of Buffalo County is affected by special valuation. For assessment purposes, the special value has been developed using similar uninfluenced agricultural sales and valued the same as other agricultural property in the county.

**PA&T 2007 Special Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

NUMBER of Sales:	39	<b>MEDIAN:</b>	<b>73</b>	COV:	26.62	95% Median C.I.:	70.77 to 93.60	(! : Derived)
(AgLand) TOTAL Sales Price:	5,824,204	WGT. MEAN:	80	STD:	21.81	95% Wgt. Mean C.I.:	72.10 to 88.41	
(AgLand) TOTAL Adj.Sales Price:	5,864,809	MEAN:	82	AVG.ABS.DEV:	15.35	95% Mean C.I.:	75.11 to 88.81	
(AgLand) TOTAL Assessed Value:	4,706,775							
AVG. Adj. Sales Price:	150,379	COD:	20.93	MAX Sales Ratio:	160.36			
AVG. Assessed Value:	120,686	PRD:	102.12	MIN Sales Ratio:	41.81			

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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	83.82	83.82	83.92	11.66	99.89	74.05	93.60	N/A	37,150	31,175
10/01/03 TO 12/31/03	2	80.75	80.75	81.36	17.17	99.24	66.88	94.61	N/A	293,000	238,392
01/01/04 TO 03/31/04	3	130.78	127.08	125.03	17.91	101.63	90.09	160.36	N/A	125,277	156,640
04/01/04 TO 06/30/04	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765
07/01/04 TO 09/30/04	3	73.50	73.93	74.10	3.31	99.77	70.50	77.79	N/A	95,713	70,925
10/01/04 TO 12/31/04	7	73.36	82.07	83.07	19.40	98.79	58.29	101.44	58.29 to 101.44	108,316	89,977
01/01/05 TO 03/31/05	8	72.75	80.39	82.19	12.56	97.80	70.77	109.63	70.77 to 109.63	169,990	139,720
04/01/05 TO 06/30/05	1	61.71	61.71	61.71			61.71	61.71	N/A	260,000	160,435
07/01/05 TO 09/30/05	1	109.63	109.63	109.63			109.63	109.63	N/A	299,950	328,835
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	10	69.81	71.40	65.61	17.79	108.81	41.81	99.48	58.41 to 95.20	152,284	99,920
04/01/06 TO 06/30/06	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	93.97	100.59	97.18	20.68	103.51	66.88	160.36	66.88 to 160.36	138,891	134,977
07/01/04 TO 06/30/05	19	73.27	79.00	79.57	13.78	99.29	58.29	109.63	70.77 to 94.86	140,277	111,622
07/01/05 TO 06/30/06	12	69.81	74.22	72.12	19.91	102.91	41.81	109.63	61.96 to 95.20	174,033	125,511
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	83.94	90.85	92.46	23.83	98.26	58.29	160.36	70.53 to 101.44	106,870	98,807
01/01/05 TO 12/31/05	10	72.75	81.44	83.71	16.64	97.30	61.71	109.63	70.77 to 109.63	191,987	160,703
<u>ALL</u>											
	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686



**PA&T 2007 Special Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	4,706,775							
AVG. Adj. Sales Price:	150,379	COD:	20.93	MAX Sales Ratio:	160.36			
AVG. Assessed Value:	120,686	PRD:	102.12	MIN Sales Ratio:	41.81			

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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	
3197	3	93.60	107.94	106.68	32.23	101.18	69.87	160.36	N/A	99,833	106,505	
3199	14	72.08	78.75	81.68	18.58	96.40	58.29	109.63	61.71 to 100.34	158,829	129,738	
3201	4	72.13	70.23	54.04	19.18	129.96	41.81	94.86	N/A	120,100	64,906	
3203	1	71.01	71.01	71.01			71.01	71.01	N/A	209,520	148,785	
3205	4	71.93	70.08	70.07	4.66	100.02	62.95	73.50	N/A	123,030	86,201	
3207	2	74.28	74.28	73.07	4.73	101.66	70.77	77.79	N/A	119,000	86,950	
3319	3	90.09	94.28	83.54	25.46	112.85	61.96	130.78	N/A	195,944	163,688	
3325	1	74.05	74.05	74.05			74.05	74.05	N/A	36,800	27,250	
3429	2	97.34	97.34	96.53	2.20	100.84	95.20	99.48	N/A	95,205	91,902	
3431	1	101.44	101.44	101.44			101.44	101.44	N/A	160,000	162,300	
3543	1	94.61	94.61	94.61			94.61	94.61	N/A	306,000	289,510	
3549	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095	
3551	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765	
3651	1	80.34	80.34	80.34			80.34	80.34	N/A	300,000	241,010	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765	
12	1	94.61	94.61	94.61			94.61	94.61	N/A	306,000	289,510	
14	3	99.48	98.71	98.77	2.09	99.93	95.20	101.44	N/A	116,803	115,368	
17	1	94.86	94.86	94.86			94.86	94.86	N/A	19,403	18,405	
18	3	90.09	94.28	83.54	25.46	112.85	61.96	130.78	N/A	195,944	163,688	
41	7	71.01	71.41	71.04	4.11	100.53	62.95	77.79	62.95 to 77.79	134,234	95,355	
42	3	70.99	62.02	52.33	14.77	118.53	41.81	73.27	N/A	153,666	80,406	
43	18	72.22	83.35	84.50	23.16	98.64	58.29	160.36	69.75 to 98.58	142,217	120,172	
6	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095	
93	1	80.34	80.34	80.34			80.34	80.34	N/A	300,000	241,010	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

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	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

**PA&T 2007 Special Value Statistics**

Base Stat

Query: 5531

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:	5,864,809	MEAN:	82	AVG.ABS.DEV:	15.35	95% Mean C.I.:	75.11 to 88.81	
(AgLand) TOTAL Assessed Value:	4,706,775							
AVG. Adj. Sales Price:	150,379	COD:	20.93	MAX Sales Ratio:	160.36			
AVG. Assessed Value:	120,686	PRD:	102.12	MIN Sales Ratio:	41.81			

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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)											
10-0002	3	95.20	96.43	95.35	1.71	101.14	94.61	99.48	N/A	165,470	157,771
10-0007	1	67.05	67.05	67.05			67.05	67.05	N/A	265,605	178,095
10-0009	1	94.35	94.35	94.35			94.35	94.35	N/A	75,000	70,765
10-0019	1	101.44	101.44	101.44			101.44	101.44	N/A	160,000	162,300
10-0069	9	71.01	78.32	75.74	15.89	103.41	61.96	130.78	62.95 to 90.09	161,052	121,986
10-0105	12	71.46	69.99	63.71	10.93	109.86	41.81	94.86	61.71 to 73.27	132,510	84,423
10-0119	10	96.09	95.18	96.60	21.36	98.53	58.41	160.36	66.88 to 109.63	160,020	154,585
21-0044											
24-0101	1	69.87	69.87	69.87			69.87	69.87	N/A	150,000	104,810
47-0100	1	77.79	77.79	77.79			77.79	77.79	N/A	78,000	60,675
NonValid School											
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

**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	94.86	94.86	94.86			94.86	94.86	N/A	19,403	18,405
30.01 TO 50.00	1	58.41	58.41	58.41			58.41	58.41	N/A	34,950	20,415
50.01 TO 100.00	10	81.33	84.27	84.33	12.25	99.93	70.53	101.44	73.27 to 99.48	97,961	82,615
100.01 TO 180.00	24	71.00	78.44	74.55	19.81	105.23	41.81	160.36	67.05 to 77.79	171,062	127,518
180.01 TO 330.00	2	104.11	104.11	106.37	5.31	97.87	98.58	109.63	N/A	212,700	226,255
330.01 TO 650.00	1	109.63	109.63	109.63			109.63	109.63	N/A	299,950	328,835
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	102.03	102.03	111.55	28.18	91.46	73.27	130.78	N/A	97,166	108,385
DRY-N/A	3	80.34	81.49	80.16	9.57	101.66	70.53	93.60	N/A	131,833	105,671
GRASS	7	72.22	79.16	75.91	16.29	104.29	58.29	100.34	58.29 to 100.34	81,067	61,535
GRASS-N/A	10	72.99	77.85	76.71	14.04	101.48	58.41	98.58	67.05 to 95.20	106,855	81,974
IRRGTD	3	73.36	79.25	80.14	17.49	98.89	62.95	101.44	N/A	147,660	118,335
IRRGTD-N/A	14	72.87	84.11	80.34	28.12	104.70	41.81	160.36	61.96 to 109.63	228,283	183,392
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

**PA&T 2007 Special Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

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AVG. Assessed Value:	120,686	PRD:	102.12	MIN Sales Ratio:	41.81			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	80.34	94.80	92.61	23.86	102.37	73.27	130.78	N/A	164,777	152,593
DRY-N/A	2	82.07	82.07	79.59	14.06	103.11	70.53	93.60	N/A	47,750	38,002
GRASS	9	72.22	80.29	78.21	17.09	102.66	58.29	100.34	69.87 to 99.48	93,652	73,242
GRASS-N/A	8	72.99	76.26	74.55	12.63	102.29	58.41	95.20	58.41 to 95.20	99,144	73,913
IRRGTD	13	72.23	75.71	74.37	19.36	101.80	41.81	109.63	61.96 to 94.61	221,767	164,931
IRRGTD-N/A	4	99.86	107.77	102.97	27.26	104.67	71.01	160.36	N/A	188,992	194,598
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	80.34	89.70	90.50	20.06	99.12	70.53	130.78	N/A	117,966	106,757
GRASS	15	72.22	79.19	77.13	16.76	102.67	58.29	100.34	69.87 to 95.20	95,948	74,001
GRASS-N/A	2	72.41	72.41	71.38	2.26	101.44	70.77	74.05	N/A	98,400	70,237
IRRGTD	16	73.43	84.02	80.88	27.49	103.88	41.81	160.36	62.95 to 101.44	214,339	173,357
IRRGTD-N/A	1	71.01	71.01	71.01			71.01	71.01	N/A	209,520	148,785
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

**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	94.86	94.86	94.86			94.86	94.86	N/A	19,403	18,405
30000 TO 59999	7	74.05	78.41	79.20	14.65	99.00	58.41	99.48	58.41 to 99.48	46,957	37,191
60000 TO 99999	6	75.53	81.45	81.22	12.42	100.27	70.99	100.34	70.99 to 100.34	75,800	61,568
100000 TO 149999	9	90.09	93.54	92.31	26.90	101.33	58.29	160.36	62.95 to 130.78	127,981	118,136
150000 TO 249999	7	71.01	75.51	74.94	7.40	100.76	69.75	101.44	69.75 to 101.44	182,074	136,451
250000 TO 499999	9	67.05	77.07	77.41	26.82	99.56	41.81	109.63	61.71 to 109.63	292,839	226,692
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686

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Low \$ _____												
Total \$ _____												
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30000 TO 59999	7	73.27	80.23	79.31	12.17	101.16	70.50	99.48	70.50 to 99.48	55,593	44,091	
60000 TO 99999	7	72.22	76.70	73.44	15.87	104.45	58.29	100.34	58.29 to 100.34	100,285	73,646	
100000 TO 149999	9	73.36	76.02	71.64	15.74	106.12	41.81	98.58	69.87 to 95.20	167,291	119,842	
150000 TO 249999	10	70.99	87.25	78.85	30.68	110.65	61.71	160.36	61.96 to 130.78	227,093	179,072	
250000 TO 499999	3	109.63	104.62	104.56	4.57	100.06	94.61	109.63	N/A	301,983	315,743	
ALL	39	73.36	81.96	80.25	20.93	102.12	41.81	160.36	70.77 to 93.60	150,379	120,686	

**SPECIAL VALUE SECTION  
CORRELATION for  
Buffalo County**

**III. Recapture Value Correlation**

In Buffalo County there are 59 qualified unimproved agricultural sales that have a recapture value. For assessment year 2007 the values were established according to statute as of January 1 and reported at one-hundred percent of value in the 2007 County Abstract of Assessment for Real Property, Form 45 and the Assessed Value Update. However, through the legislative process LB 166 was passed and signed into law by the Governor on March 7 with the emergency clause calling for special valuation to be recaptured at seventy-five percent. Therefore, as a practical manner of comparison the reported values have been adjusted by seventy-five percent and the statistical measures can then be viewed in the same context as other counties.

All three measures of central tendency (median 71.93, mean 72.24, and weighted mean 69.93) are within the prescribed parameter and for direct equalization purposes the median measure of central tendency will be used in determining the overall level of value. The qualitative measures, the coefficient of dispersion (6.60) and the price related differential (103.31), indicate uniform and proportionate treatment. These measures, along with the assessment practices of Buffalo County, indicate that the county has achieved an acceptable level of value and that the quality of assessment has been met.

There will be no recommended adjustment to the recapture valuation of the class of agricultural land in Buffalo County.

n=59 sales						market area 14 (13 sales)					Recapture at 100%				Recapture at 75%		
						median 71.93%					median 95.91				median 71.93%		
											mean 96.32				mean 72.24%		
						market area 15 (11 sales)					wgtmean 93.24%				wgtmean 69.93%		
						median 71.16%					AAD 6.33				AAD 4.74%		
											COD 6.59%				COD 6.60%		
											PRD 103.31				PRD 103.31%		
<b>TOTALS</b>						<b>-25000</b>	<b>32500</b>	<b>14637098</b>					<b>13647180</b>				<b>10235385</b>
cty	book	page	saledate	saleamt	locationid	mkt	adj	nonag	adj sp	agland	recapamt	baseratio	ad	75% recap	reduce25%	ad	
10	2004	10334	8/23/2004	280000	580721300	93	0	0	280000	26180	277945	99.27	3.36	208459	74.45%	2.52%	
10	2005	7231	7/25/2005	150000	580700204	93	0	32500	117500	8410	143925	122.49	26.58	107944	91.87%	19.93%	
10	2006	171	1/6/2006	1120000	560336100	7	0	0	1120000	140400	1084705	96.85	0.94	813529	72.64%	0.70%	
10	2004	8915	7/12/2004	333000	560327000	7	0	0	333000	48250	317750	95.42	0.49	238313	71.57%	0.37%	
10	2006	3247	4/28/2006	221700	560402210	7	0	0	221700	18720	208625	94.1	1.81	156469	70.58%	1.36%	
10	2006	1649	3/10/2006	960000	520040000	6	0	0	960000	100025	595450	62.03	33.88	446588	46.52%	25.41%	
10	2006	3562	5/15/2006	200000	520131115	6	0	0	200000	42215	186810	93.41	2.5	140108	70.05%	1.88%	
10	2006	4191	6/2/2006	200000	440143000	5	0	0	200000	113715	199830	99.92	4.01	149873	74.94%	3.00%	
10	2004	961	2/2/2004	240000	380106000	4	0	0	240000	114800	228375	95.16	0.75	171281	71.37%	0.57%	
10	2004	7710	5/13/2004	235500	380097000	4	0	0	235500	87495	220425	93.6	2.31	165319	70.20%	1.73%	
10	2006	5354	2/9/2006	1600000	580140000	20	0	0	1600000	75990	1596760	99.8	3.89	1197570	74.85%	2.92%	
10	2006	379	1/19/2006	450000	580076000	19	0	0	450000	69315	434650	96.59	0.68	325988	72.44%	0.51%	
10	2004	4981	5/27/2004	195000	620212000	19	0	0	195000	119600	190700	97.79	1.88	143025	73.35%	1.41%	
10	2006	874	2/9/2006	284400	260104000	18	0	0	284400	146655	268725	94.49	1.42	201544	70.87%	1.07%	
10	2004	788	1/29/2004	150000	260081000	18	0	0	150000	119735	146320	97.55	1.64	109740	73.16%	1.23%	
10	2005	1698	3/2/2005	305000	240108000	17	-25000	0	280000	80265	217170	77.56	18.35	162878	58.17%	13.76%	
10	2005	3129	4/15/2005	128000	240141000	17	0	0	128000	28850	125000	97.66	1.75	93750	73.24%	1.31%	
10	2005	4391	5/25/2005	130000	240141000	17	0	0	130000	28850	125000	96.15	0.24	93750	72.12%	0.18%	
10	2006	447	1/23/2006	120000	240029500	17	0	0	120000	37275	114610	95.51	0.4	85958	71.63%	0.30%	
10	2004	10530	9/28/2004	70000	240068010	17	0	0	70000	44115	69840	99.77	3.86	52380	74.83%	2.90%	
10	2005	1351	2/18/2005	48151	100215000	17	0	0	48151	20045	45855	95.23	0.68	34391	71.42%	0.51%	
10	2003	15997	11/10/2003	225652	380210000	16	0	0	225652	162755	223225	98.92	3.01	167419	74.19%	2.26%	
10	2005	8611	9/27/2005	97500	360043100	16	0	0	97500	54400	94700	97.13	1.22	71025	72.85%	0.91%	
10	2004	11608	12/16/2004	462447	200070000	15	0	0	462447	281985	410795	88.83	7.08	308096	66.62%	5.31%	
10	2004	1838	1/31/2004	201200	220052600	15	0	0	201200	171620	199810	99.31	3.4	149858	74.48%	2.55%	
10	2005	10188	11/16/2005	198562	460021000	15	0	0	198562	147365	193345	97.37	1.46	145009	73.03%	1.10%	
10	2004	1834	1/31/2004	188000	220052200	15	0	0	188000	145310	177880	94.62	1.29	133410	70.96%	0.97%	
10	2004	11607	12/16/2004	166565	200069000	15	0	0	166565	134890	156590	94.01	1.9	117443	70.51%	1.42%	
10	2004	210	1/8/2004	97750	200079200	15	0	0	97750	124210	124210	127.07	31.16	93158	95.30%	23.37%	
10	2005	3236	4/18/2005	112000	220048055	15	0	0	112000	69725	107000	95.54	0.37	80250	71.65%	0.28%	
10	2005	4160	5/4/2005	136000	460019000	15	0	0	136000	71700	102125	75.09	20.82	76594	56.32%	15.61%	
10	2005	5177	6/16/2005	80000	200079000	15	0	0	80000	78890	88090	110.11	14.2	66068	82.58%	10.65%	
10	2004	2096	3/11/2004	82000	200043010	15	0	0	82000	57500	72575	88.51	7.4	54431	66.38%	5.55%	
10	2005	4602	6/1/2005	50000	200046000	15	0	0	50000	37430	47440	94.88	1.03	35580	71.16%	0.77%	
10	2006	170	1/10/2006	603080	320138000	14	0	0	603080	403265	547280	90.75	5.16	410460	68.06%	3.87%	
10	2004	2875	4/2/2004	515000	340080000	14	0	0	515000	192680	471460	91.55	4.36	353595	68.66%	3.27%	
10	2004	11177	11/30/2004	395000	660178000	14	0	0	395000	247215	329575	83.44	12.47	247181	62.58%	9.35%	
10	2006	1123	2/15/2006	306000	300193000	14	0	0	306000	134025	214970	70.25	25.66	161228	52.69%	19.24%	
10	2004	4055	3/2/2004	190000	660155000	14	0	0	190000	143255	186400	98.11	2.2	139800	73.58%	1.65%	
10	2004	10389	9/25/2004	188000	620145000	14	0	0	188000	135600	179100	95.27	0.64	134325	71.45%	0.48%	
10	2006	2375	3/31/2006	168000	320039000	14	0	0	168000	121500	166800	99.29	3.38	125100	74.46%	2.53%	
10	2004	11541	12/15/2004	175100	660091100	14	0	0	175100	122615	162850	93	2.91	122138	69.75%	2.18%	
10	2005	5961	7/8/2005	85000	340127000	14	0	0	85000	107530	137305	161.54	65.63	102979	121.15%	49.22%	
10	2006	2376	3/31/2006	112000	320016000	14	0	0	112000	82400	111575	99.62	3.71	83681	74.72%	2.78%	
10	2004	11925	10/18/2004	96000	300132230	14	0	0	96000	69210	92720	96.58	0.67	69540	72.44%	0.51%	
10	2004	10391	9/25/2004	87890	620084000	14	0	0	87890	64140	84295	95.91	0	63221	71.93%	0.00%	
10	2006	1375	11/2/2005	35000	340129100	14	0	0	35000	27890	34790	99.4	3.49	26093	74.55%	2.62%	
10	2005	3285	3/18/2005	462000	660237000	12	0	0	462000	282125	445715	96.48	0.57	334286	72.36%	0.42%	
10	2004	11845	12/27/2004	265000	700194000	12	0	0	265000	215060	269660	101.76	5.85	202245	76.32%	4.39%	
10	2005	3280	3/18/2005	216000	700250000	12	0	0	216000	128100	210900	97.64	1.73	158175	73.23%	1.30%	
10	2005	3281	3/18/2005	216000	700250000	12	0	0	216000	128100	210900	97.64	1.73	158175	73.23%	1.30%	
10	2005	2633	10/12/2004	125000	700211002	12	0	0	125000	59860	104760	83.81	12.1	78570	62.86%	9.08%	
10	2004	3461	4/20/2004	92000	700140000	12	0	0	92000	56400	87300	94.89	1.02	65475	71.17%	0.76%	
10	2006	1156	2/21/2006	84801	660327020	12	0	0	84801	68420	84920	100.14	4.23	63690	75.11%	3.17%	
10	2004	6508	7/9/2004	300000	720015000	11	0	0	300000	222750	283800	94.6	1.31	212850	70.95%	0.98%	
10	2005	3772	5/3/2005	197000	520049000	10	0	0	197000	140210	182000	92.39	3.52	136500	69.29%	2.64%	
10	2004	7041	6/29/2004	97300	500186001	10	0	0	97300	33885	95595	98.25	2.34	71696	73.69%	1.75%	
10	2005	5612	6/30/2005	95000	500186020	10	0	0	95000	30625	90850	95.63	0.28	68138	71.72%	0.21%	
10	2006	1346	1/31/2006	70000	520067611	10	0	0	70000	21610	65405	93.44	2.47	49054	70.08%	1.86%	

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

NUMBER of Sales:	59	<b>MEDIAN:</b>	<b>96</b>	COV:	13.26	95% Median C.I.:	94.89 to 97.55	(!: Derived)
(AgLand) TOTAL Sales Price:	14,662,098	WGT. MEAN:	93	STD:	12.77	95% Wgt. Mean C.I.:	88.54 to 97.93	
(AgLand) TOTAL Adj.Sales Price:	14,637,098	MEAN:	96	AVG.ABS.DEV:	6.33	95% Mean C.I.:	93.07 to 99.58	
(AgLand) TOTAL Assessed Value:	13,647,180							
AVG. Adj. Sales Price:	248,086	COD:	6.59	MAX Sales Ratio:	161.54			
AVG. Assessed Value:	231,308	PRD:	103.31	MIN Sales Ratio:	62.03			

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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											
10/01/03 TO 12/31/03	1	98.92	98.92	98.92			98.92	98.92	N/A	225,652	223,225
01/01/04 TO 03/31/04	7	97.55	100.05	98.84	6.77	101.23	88.51	127.07	88.51 to 127.07	164,135	162,224
04/01/04 TO 06/30/04	5	94.89	95.22	93.89	2.30	101.41	91.55	98.25	N/A	226,960	213,096
07/01/04 TO 09/30/04	6	95.66	96.71	96.33	1.68	100.39	94.60	99.77	94.60 to 99.77	209,815	202,121
10/01/04 TO 12/31/04	7	93.00	91.63	90.61	5.57	101.12	83.44	101.76	83.44 to 101.76	240,730	218,135
01/01/05 TO 03/31/05	5	96.48	92.91	92.50	4.66	100.44	77.56	97.64	N/A	244,430	226,108
04/01/05 TO 06/30/05	8	95.59	94.68	93.48	5.45	101.28	75.09	110.11	75.09 to 110.11	116,000	108,438
07/01/05 TO 09/30/05	3	122.49	127.05	125.31	17.53	101.39	97.13	161.54	N/A	100,000	125,310
10/01/05 TO 12/31/05	2	98.39	98.39	97.68	1.03	100.73	97.37	99.40	N/A	116,781	114,067
01/01/06 TO 03/31/06	12	96.05	91.56	89.92	7.45	101.83	62.03	100.14	90.75 to 99.62	489,856	440,487
04/01/06 TO 06/30/06	3	94.10	95.81	95.75	2.31	100.06	93.41	99.92	N/A	207,233	198,421
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	97.55	98.10	96.61	4.82	101.55	88.51	127.07	93.60 to 98.92	193,030	186,482
07/01/04 TO 06/30/05	26	95.48	93.99	93.00	4.70	101.06	75.09	110.11	94.01 to 96.58	195,928	182,220
07/01/05 TO 06/30/06	20	96.99	98.21	92.20	9.76	106.51	62.03	161.54	94.10 to 99.62	351,677	324,259
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	25	95.27	95.92	94.51	4.65	101.50	83.44	127.07	94.01 to 97.79	209,110	197,629
01/01/05 TO 12/31/05	18	96.81	100.00	96.96	9.30	103.13	75.09	161.54	95.23 to 97.66	149,095	144,561
<u>ALL</u>											
	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

NUMBER of Sales:	59	<b>MEDIAN:</b>	<b>96</b>	COV:	13.26	95% Median C.I.:	94.89 to 97.55	(! : Derived)
(AgLand) TOTAL Sales Price:	14,662,098	WGT. MEAN:	93	STD:	12.77	95% Wgt. Mean C.I.:	88.54 to 97.93	
(AgLand) TOTAL Adj.Sales Price:	14,637,098	MEAN:	96	AVG.ABS.DEV:	6.33	95% Mean C.I.:	93.07 to 99.58	
(AgLand) TOTAL Assessed Value:	13,647,180							
AVG. Adj. Sales Price:	248,086	COD:	6.59	MAX Sales Ratio:	161.54			
AVG. Assessed Value:	231,308	PRD:	103.31	MIN Sales Ratio:	62.03			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3201	1	95.23	95.23	95.23			95.23	95.23	N/A	48,151	45,855
3317	2	83.41	83.41	76.54	15.78	108.98	70.25	96.58	N/A	201,000	153,845
3321	2	96.02	96.02	95.54	1.59	100.50	94.49	97.55	N/A	217,200	207,522
3323	5	96.15	93.33	89.51	5.07	104.27	77.56	99.77	N/A	145,600	130,324
3325	3	95.54	96.49	96.71	1.64	99.78	94.62	99.31	N/A	167,066	161,563
3327	6	94.44	100.57	95.84	10.71	104.93	88.51	127.07	88.51 to 127.07	156,460	149,950
3421	2	86.23	86.23	88.32	12.92	97.64	75.09	97.37	N/A	167,281	147,735
3423	1	99.92	99.92	99.91			99.92	99.92	N/A	200,000	199,830
3425	3	95.16	95.89	95.85	1.86	100.05	93.60	98.92	N/A	233,717	224,008
3427	1	97.13	97.13	97.13			97.13	97.13	N/A	97,500	94,700
3429	3	99.40	117.50	101.35	23.47	115.93	91.55	161.54	N/A	211,666	214,518
3431	3	99.29	96.55	93.50	2.98	103.27	90.75	99.62	N/A	294,360	275,218
3541	5	97.64	95.15	96.67	4.24	98.43	83.81	101.76	N/A	182,800	176,704
3543	5	96.48	94.23	92.54	4.52	101.83	83.44	100.14	N/A	261,380	241,892
3545	2	95.59	95.59	95.47	0.33	100.12	95.27	95.91	N/A	137,945	131,697
3547	3	95.42	95.46	96.20	0.96	99.23	94.10	96.85	N/A	558,233	537,026
3549	4	92.90	85.32	72.16	8.73	118.24	62.03	93.44	N/A	356,750	257,416
3551	2	96.94	96.94	96.96	1.35	99.98	95.63	98.25	N/A	96,150	93,222
3651	4	99.54	104.54	100.24	6.64	104.29	96.59	122.49	N/A	611,875	613,320
3653	1	97.79	97.79	97.79			97.79	97.79	N/A	195,000	190,700
3655	1	94.60	94.60	94.60			94.60	94.60	N/A	300,000	283,800
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308



**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

NUMBER of Sales:	59	<b>MEDIAN:</b>	<b>96</b>	COV:	13.26	95% Median C.I.:	94.89 to 97.55	(! : Derived)
(AgLand) TOTAL Sales Price:	14,662,098	WGT. MEAN:	93	STD:	12.77	95% Wgt. Mean C.I.:	88.54 to 97.93	
(AgLand) TOTAL Adj.Sales Price:	14,637,098	MEAN:	96	AVG.ABS.DEV:	6.33	95% Mean C.I.:	93.07 to 99.58	
(AgLand) TOTAL Assessed Value:	13,647,180							
AVG. Adj. Sales Price:	248,086	COD:	6.59	MAX Sales Ratio:	161.54			
AVG. Assessed Value:	231,308	PRD:	103.31	MIN Sales Ratio:	62.03			

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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	4	94.54	94.93	94.46	2.13	100.50	92.39	98.25	N/A	114,825	108,462
11	1	94.60	94.60	94.60			94.60	94.60	N/A	300,000	283,800
12	7	97.64	96.05	96.81	3.56	99.22	83.81	101.76	83.81 to 101.76	208,685	202,022
14	13	95.91	98.05	91.98	10.45	106.60	70.25	161.54	90.75 to 99.40	227,390	209,163
15	11	94.88	96.85	94.67	8.46	102.31	75.09	127.07	88.51 to 110.11	161,320	152,714
16	2	98.03	98.03	98.38	0.91	99.64	97.13	98.92	N/A	161,576	158,962
17	6	95.83	93.65	89.86	4.40	104.21	77.56	99.77	77.56 to 99.77	129,358	116,245
18	2	96.02	96.02	95.54	1.59	100.50	94.49	97.55	N/A	217,200	207,522
19	2	97.19	97.19	96.95	0.62	100.24	96.59	97.79	N/A	322,500	312,675
20	1	99.80	99.80	99.80			99.80	99.80	N/A	1,600,000	1,596,760
4	2	94.38	94.38	94.38	0.83	99.99	93.60	95.16	N/A	237,750	224,400
5	1	99.92	99.92	99.91			99.92	99.92	N/A	200,000	199,830
6	2	77.72	77.72	67.44	20.19	115.25	62.03	93.41	N/A	580,000	391,130
7	3	95.42	95.46	96.20	0.96	99.23	94.10	96.85	N/A	558,233	537,026
93	2	110.88	110.88	106.13	10.47	104.47	99.27	122.49	N/A	198,750	210,935
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308

**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
2	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5531

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

NUMBER of Sales:	59	<b>MEDIAN:</b>	<b>96</b>	COV:	13.26	95% Median C.I.:	94.89 to 97.55	(! : Derived)
(AgLand) TOTAL Sales Price:	14,662,098	WGT. MEAN:	93	STD:	12.77	95% Wgt. Mean C.I.:	88.54 to 97.93	
(AgLand) TOTAL Adj.Sales Price:	14,637,098	MEAN:	96	AVG.ABS.DEV:	6.33	95% Mean C.I.:	93.07 to 99.58	
(AgLand) TOTAL Assessed Value:	13,647,180							
AVG. Adj. Sales Price:	248,086	COD:	6.59	MAX Sales Ratio:	161.54			
AVG. Assessed Value:	231,308	PRD:	103.31	MIN Sales Ratio:	62.03			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
10-0002	9	97.13	95.01	93.45	3.32	101.67	83.44	100.14	91.55 to 98.11	261,266	244,157	
10-0007	12	95.66	96.10	97.26	1.68	98.80	93.41	99.80	94.10 to 97.79	429,257	417,511	
10-0009	4	94.54	94.93	94.46	2.13	100.50	92.39	98.25	N/A	114,825	108,462	
10-0019	8	94.75	91.87	90.62	7.41	101.38	70.25	101.76	70.25 to 101.76	246,385	223,268	
10-0069	3	99.40	119.17	122.60	21.78	97.21	96.58	161.54	N/A	72,000	88,271	
10-0105	8	95.83	94.24	91.90	3.70	102.54	77.56	99.77	77.56 to 99.77	151,318	139,065	
10-0119	9	97.37	93.92	83.06	10.65	113.08	62.03	122.49	75.09 to 99.92	259,879	215,843	
21-0044												
24-0101	6	94.44	100.57	95.84	10.71	104.93	88.51	127.07	88.51 to 127.07	156,460	149,950	
47-0100												
NonValid School												
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	1	122.49	122.49	122.49			122.49	122.49	N/A	117,500	143,925	
30.01 TO 50.00	5	94.89	94.56	94.02	2.68	100.58	88.51	99.40	N/A	103,718	97,517	
50.01 TO 100.00	25	97.64	97.50	97.15	3.65	100.36	83.81	127.07	95.27 to 98.25	152,984	148,618	
100.01 TO 180.00	19	95.54	95.93	94.87	9.47	101.11	70.25	161.54	92.39 to 98.92	330,460	313,517	
180.01 TO 330.00	6	96.54	97.55	95.18	3.94	102.49	90.75	110.11	90.75 to 110.11	326,701	310,945	
330.01 TO 650.00	2	76.79	76.79	72.33	19.22	106.16	62.03	91.55	N/A	737,500	533,455	
650.01 +	1	88.83	88.83	88.83			88.83	88.83	N/A	462,447	410,795	
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	95.16	95.16	95.16			95.16	95.16	N/A	240,000	228,375	
DRY-N/A	1	99.80	99.80	99.80			99.80	99.80	N/A	1,600,000	1,596,760	
GRASS	14	94.49	93.17	84.68	7.75	110.02	62.03	122.49	88.83 to 98.25	226,219	191,564	
GRASS-N/A	9	96.58	97.41	95.61	2.63	101.88	91.55	110.11	95.42 to 97.66	216,611	207,108	
IRRGTD	11	97.64	97.31	97.45	2.02	99.86	93.00	101.76	94.89 to 100.14	198,344	193,288	
IRRGTD-N/A	23	95.23	97.25	93.66	9.74	103.83	70.25	161.54	92.39 to 99.29	239,075	223,912	
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308	

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

NUMBER of Sales:	59	<b>MEDIAN:</b>	<b>96</b>	COV:	13.26	95% Median C.I.:	94.89 to 97.55	(! : Derived)
(AgLand) TOTAL Sales Price:	14,662,098	WGT. MEAN:	93	STD:	12.77	95% Wgt. Mean C.I.:	88.54 to 97.93	
(AgLand) TOTAL Adj.Sales Price:	14,637,098	MEAN:	96	AVG.ABS.DEV:	6.33	95% Mean C.I.:	93.07 to 99.58	
(AgLand) TOTAL Assessed Value:	13,647,180							
AVG. Adj. Sales Price:	248,086	COD:	6.59	MAX Sales Ratio:	161.54			
AVG. Assessed Value:	231,308	PRD:	103.31	MIN Sales Ratio:	62.03			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	95.16	95.16	95.16			95.16	95.16	N/A	240,000	228,375
DRY-N/A	1	99.80	99.80	99.80			99.80	99.80	N/A	1,600,000	1,596,760
GRASS	16	94.49	93.28	85.92	7.11	108.57	62.03	122.49	91.55 to 97.37	236,129	202,880
GRASS-N/A	7	96.59	98.37	97.11	2.64	101.30	95.42	110.11	95.42 to 110.11	191,214	185,685
IRRGTD	24	97.20	98.84	95.53	7.86	103.47	70.25	161.54	94.60 to 99.29	256,842	245,360
IRRGTD-N/A	10	94.93	93.49	91.51	5.37	102.17	77.56	99.77	83.81 to 99.62	151,630	138,752
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	2	97.48	97.48	99.19	2.38	98.27	95.16	99.80	N/A	920,000	912,567
GRASS	22	95.59	94.80	88.39	6.13	107.25	62.03	122.49	93.44 to 97.37	217,435	192,187
GRASS-N/A	1	95.42	95.42	95.42			95.42	95.42	N/A	333,000	317,750
IRRGTD	30	96.66	97.83	95.28	7.27	102.68	70.25	161.54	94.60 to 98.11	239,012	227,724
IRRGTD-N/A	4	97.43	93.05	87.12	6.83	106.80	77.56	99.77	N/A	127,537	111,110
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308

**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 \$											
30000 TO 59999	3	95.23	96.50	96.20	1.58	100.32	94.88	99.40	N/A	44,383	42,695
60000 TO 99999	13	97.13	104.54	104.63	10.45	99.91	88.51	161.54	94.89 to 110.11	87,326	91,369
100000 TO 149999	8	95.85	95.73	95.26	8.60	100.50	75.09	122.49	75.09 to 122.49	122,562	116,749
150000 TO 249999	19	97.37	96.27	96.25	2.20	100.02	92.39	99.92	94.01 to 98.11	198,541	191,099
250000 TO 499999	11	94.60	90.79	90.91	7.20	99.87	70.25	101.76	77.56 to 99.27	347,077	315,523
500000 +	5	91.55	88.20	89.53	9.58	98.51	62.03	99.80	N/A	959,616	859,131
ALL	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308

**PA&T 2007 Recapture Value Statistics**

Base Stat

Query: 5531

Type: Qualified

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

NUMBER of Sales:	59	<b>MEDIAN:</b>	<b>96</b>	COV:	13.26	95% Median C.I.:	94.89 to 97.55	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	14,637,098	MEAN:	96	AVG.ABS.DEV:	6.33	95% Mean C.I.:	93.07 to 99.58	
(AgLand) TOTAL Assessed Value:	13,647,180							
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AVG. Assessed Value:	231,308	PRD:	103.31	MIN Sales Ratio:	62.03			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____											
30000 TO 59999	3	95.23	96.50	96.20	1.58	100.32	94.88	99.40	N/A	44,383	42,695
60000 TO 99999	11	96.58	97.31	97.25	3.48	100.06	88.51	110.11	93.44 to 100.14	86,590	84,208
100000 TO 149999	11	97.55	104.73	102.18	15.12	102.50	75.09	161.54	83.81 to 127.07	119,386	121,984
150000 TO 249999	20	95.22	93.97	93.07	4.37	100.96	70.25	99.92	93.60 to 97.79	210,413	195,835
250000 TO 499999	10	95.01	94.24	93.68	3.85	100.60	83.44	101.76	88.83 to 99.27	374,684	351,007
500000 +	4	93.80	87.36	89.29	11.69	97.84	62.03	99.80	N/A	1,070,770	956,048
_____ ALL _____	_____										
	59	95.91	96.32	93.24	6.59	103.31	62.03	161.54	94.89 to 97.55	248,086	231,308

## **BUFFALO COUNTY**

### **Agricultural Land Valuation**

All agland in Buffalo County is valued using the market approach. Buffalo County adopted county zoning for the first time in 2002 to be effective January 1, 2003. The Assessor's Office initiated special valuation after discussion with the Buffalo County Supervisors (County Board of Equalization) only in the area zoned AG-R effective 2003. Letters of explanation and Special Valuation Application forms (Form 456) were mailed to the owners of record for all agland in this area.

For 2006 there was an apparent difference between agricultural value and market value for non-agricultural purposes in a somewhat larger area. The actual practice of the County Board of Supervisors has been to allow about the same uses in the AG area as in the AG-R zoned area. As a result of zoning, making no distinction, the area was expanded in 2006.

The actual value is determined utilizing sales within the market area or nearby market areas that are deemed comparable. A file is available for public inspection with the comparable sales used in the sales comparison approach that were utilized to develop the actual value. The agland tables in the county TerraScan software reflect both 75% of market (highest and best use value) and the recapture value which reflects 100% of the value if the land were available only for agricultural purposes.

For 2007 there are 18 different market areas that recognize a difference between value for agricultural purposes and a higher market value based upon other influences. There are still three market areas that do not indicate a difference.

Buffalo County has completed five years of market studies for the County. Our plans are to utilize this track record, experience and comparable sales to determine the feasibility of merging market areas. It is hoped that the value for agricultural purposes may be similar for several adjacent areas. Market comparisons have been tracked for 12 years. It is the opinion of the Assessor that small differences between adjacent areas and feathered across the county are better than larger areas with significant differences across a market area line.

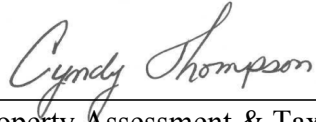
Each 2007 market area has differences in both the actual value and the uninfluenced agland values from one area to the next. A map of all agland market areas is available to the public in the Assessor's Office with a copy provided to the Nebraska Department of Property Assessment and Taxation. For 2007 we reduced the number of market areas.

## 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 Buffalo County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8082.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation