

## 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>256</b>	<b>COD</b>	<b>31.84</b>
Total Sales Price	\$	12193628	<b>PRD</b>	<b>113.13</b>
Total Adj. Sales Price	\$	12193628	COV	51.78
Total Assessed Value	\$	10958975	STD	52.65
Avg. Adj. Sales Price	\$	47631.36	Avg. Abs. Dev.	29.75
Avg. Assessed Value	\$	42808.50	Min	7.20
<b>Median</b>		<b>93.46</b>	Max	629.00
Wgt. Mean		89.87	95% Median C.I.	89.59 to 96.98
Mean		101.67	95% Wgt. Mean C.I.	86.14 to 93.61
			95% Mean C.I.	95.22 to 108.12
% of Value of the Class of all Real Property Value in the County				18.01
% of Records Sold in the Study Period				8
% of Value Sold in the Study Period				7.51
Average Assessed Value of the Base				45,574

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>256</b>	<b>93.46</b>	<b>31.84</b>	<b>113.13</b>
<b>2006</b>	257	92.53	26.97	113.41
<b>2005</b>	250	94.65	20.39	108.56
<b>2004</b>	247	94.62	21.02	104.64
<b>2003</b>	250	95	26.24	106.77
<b>2002</b>	240	95	25.73	107.55
<b>2001</b>	248	94	33.39	113.39

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>47</b>	<b>COD</b>	<b>31.81</b>
Total Sales Price	\$	2267029	<b>PRD</b>	<b>107.14</b>
Total Adj. Sales Price	\$	2267029	COV	43.98
Total Assessed Value	\$	2027540	STD	42.14
Avg. Adj. Sales Price	\$	48234.66	Avg. Abs. Dev.	30.27
Avg. Assessed Value	\$	43139.15	Min	17.40
<b>Median</b>		<b>95.15</b>	Max	230.10
Wgt. Mean		89.44	95% Median C.I.	91.15 to 107.53
Mean		95.82	95% Wgt. Mean C.I.	82.15 to 96.72
			95% Mean C.I.	83.77 to 107.87
% of Value of the Class of all Real Property Value in the County				4.17
% of Records Sold in the Study Period				7.53
% of Value Sold in the Study Period				6.01
Average Assessed Value of the Base				54,089

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>47</b>	<b>95.15</b>	<b>31.81</b>	<b>107.14</b>
<b>2006</b>	42	107.55	44.26	142.80
<b>2005</b>	47	96.00	48.05	139.42
<b>2004</b>	48	93.26	47.01	129.50
<b>2003</b>	54	93	47.29	138.03
<b>2002</b>	52	95	99.88	214.87
<b>2001</b>	53	100	99.49	208.77

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>95</b>	<b>COD</b>	<b>14.07</b>
Total Sales Price	\$ 20824122	<b>PRD</b>	<b>102.94</b>
Total Adj. Sales Price	\$ 20824122	COV	17.85
Total Assessed Value	\$ 14574352	STD	12.86
Avg. Adj. Sales Price	\$ 219201.28	Avg. Abs. Dev.	9.80
Avg. Assessed Value	\$ 153414.23	Min	44.80
<b>Median</b>	<b>69.66</b>	Max	107.20
Wgt. Mean	69.99	95% Median C.I.	67.24 to 72.33
Mean	72.05	95% Wgt. Mean C.I.	67.44 to 72.53
		95% Mean C.I.	69.46 to 74.63
% of Value of the Class of all Real Property Value in the County			79.56
% of Records Sold in the Study Period			2.35
% of Value Sold in the Study Period			2.38
Average Assessed Value of the Base			159,129

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>95</b>	<b>69.66</b>	<b>14.07</b>	<b>102.94</b>
<b>2006</b>	86	78.94	16.47	102.62
<b>2005</b>	72	76.69	18.66	102.89
<b>2004</b>	68	76.63	15.52	100.20
<b>2003</b>	73	77	14.6	102.09
<b>2002</b>	81	75	17.95	103.61
<b>2001</b>	87	77	18.52	102.14



## **2007 Opinions of the Property Tax Administrator for Cedar 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 Cedar County is 93.46% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cedar County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**


It is my opinion that the level of value of the class of commercial real property in Cedar County is 95.15% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cedar County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Cedar County is 69.66% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cedar County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Cedar County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The county utilized a reasonable percentage of available sales and did not excessively trim the sales base. The trended preliminary median ratio and the R&O median ratio are relatively close. The difference between the percent change to the sales file and the percent change to the assessed value base is minimal and supports the assessment action taken on sold and unsold properties. The only measure of central tendency within the acceptable range is the median. The coefficient of dispersion and the price related differential are both far outside the acceptable level of value.

The county reviewed the preliminary statistics and studied the areas that needed attention, percentage changes to various subclass groups were implemented to achieve an acceptable median level of value. Through the analysis, the quality of assessment and the uniformity still remained outside the acceptable parameters.

Based on the assessment practice of Cedar County the median appears to be the most reliable indicator of the level of value and there is nothing at this time that would improve the quality of assessment.

**2007 Correlation Section  
for Cedar 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>393</b>	<b>256</b>	<b>65.14</b>
<b>2006</b>	<b>412</b>	<b>257</b>	<b>62.38</b>
<b>2005</b>	<b>369</b>	<b>250</b>	<b>67.75</b>
<b>2004</b>	<b>319</b>	<b>247</b>	<b>77.43</b>
<b>2003</b>	<b>323</b>	<b>250</b>	<b>77.4</b>
<b>2002</b>	<b>318</b>	<b>240</b>	<b>75.47</b>
<b>2001</b>	<b>326</b>	<b>248</b>	<b>76.07</b>

RESIDENTIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the residential sales.

**2007 Correlation Section  
for Cedar 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 Cedar 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>89.23</b>	<b>5.97</b>	<b>94.55</b>	<b>93.46</b>
<b>2006</b>	<b>90.94</b>	<b>0.67</b>	<b>91.55</b>	<b>92.53</b>
<b>2005</b>	<b>94.03</b>	<b>1.06</b>	<b>95.03</b>	<b>94.65</b>
<b>2004</b>	<b>93.63</b>	<b>6.78</b>	<b>99.97</b>	<b>94.62</b>
<b>2003</b>	<b>95</b>	<b>0.42</b>	<b>95.4</b>	<b>95</b>
<b>2002</b>	<b>90</b>	<b>2.81</b>	<b>92.53</b>	<b>95</b>
<b>2001</b>	<b>87</b>	<b>2.84</b>	<b>89.47</b>	<b>94</b>

RESIDENTIAL: The trended preliminary ratio is relatively close to the R & O ratio. There is no information available to suggest that the median is not the best representation of the level of value for the residential class.

**2007 Correlation Section  
for Cedar County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Cedar 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>6.71</b>	<b>2007</b>	<b>5.97</b>
<b>1.24</b>	<b>2006</b>	<b>0.67</b>
<b>2.14</b>	<b>2005</b>	<b>1.06</b>
<b>5.36</b>	<b>2004</b>	<b>6.78</b>
<b>2</b>	<b>2003</b>	<b>0</b>
<b>4.85</b>	<b>2002</b>	<b>2.81</b>
<b>2.42</b>	<b>2001</b>	<b>2.84</b>

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is less than one percentage point and supports the assessment practices of the unsold and sold properties.

## 2007 Correlation Section for Cedar 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 Cedar 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>93.46</b>	<b>89.87</b>	<b>101.67</b>

RESIDENTIAL: When reviewing the three measures of central tendency they are not closely related. The only measure within the acceptable level is the median. However, the median ratio is statistically supported by the trended preliminary ratio.

**2007 Correlation Section  
for Cedar 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>31.84</b>	<b>113.13</b>
<b>Difference</b>	<b>16.84</b>	<b>10.13</b>

RESIDENTIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential, are well outside the acceptable levels for the residential class of property. Review of the statistical information does not provide information that the reason for this is confined to one specific area but rather to the county as a whole.

**2007 Correlation Section  
for Cedar 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>260</b>	<b>256</b>	<b>-4</b>
<b>Median</b>	<b>89.23</b>	<b>93.46</b>	<b>4.23</b>
<b>Wgt. Mean</b>	<b>83.75</b>	<b>89.87</b>	<b>6.12</b>
<b>Mean</b>	<b>96.17</b>	<b>101.67</b>	<b>5.5</b>
<b>COD</b>	<b>32.23</b>	<b>31.84</b>	<b>-0.39</b>
<b>PRD</b>	<b>114.82</b>	<b>113.13</b>	<b>-1.69</b>
<b>Min Sales Ratio</b>	<b>7.20</b>	<b>7.20</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>499.63</b>	<b>629.00</b>	<b>129.37</b>

RESIDENTIAL: The number of sales decreased between the preliminary statistics and the final statistics by four. When the county was reviewing the current sales to establish the 2007 values they found sales that were substantially changed and not reflective of the sale and asked that they be removed from the statistical analysis. The remainder of the statistics reflects the assessment actions. Percentage adjustments were made to various areas to achieve the level of value, but the coefficient of dispersion and the price related differential were only slightly improved by the percentage adjustments.

**2007 Correlation Section  
for Cedar County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The county utilized a reasonable percentage of available sales and did not excessively trim the sales base. The trended preliminary median ratio and the R&O median ratio are close to two percentage points different. The difference between the percent change to the sales file and the percent change to the assessed value base is minimal and supports the assessment action taken on sold and unsold properties. The median and mean are the only two measures of central tendency within the acceptable range, the weighted mean is below the acceptable range. The coefficient of dispersion and the price related differential are both far outside the acceptable level of value.

The county reviewed where the preliminary statistics indicated the county was and made percentage changes to various subclass groups to achieve an acceptable median level of value. Through the analysis the quality of assessment and the uniformity still remained outside the acceptable parameters.

Based on the assessment practices of Cedar County the median appears to be the most reliable indicator of the level of value and there is nothing at this time that would improve the quality of assessment.

**2007 Correlation Section  
for Cedar 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>89</b>	<b>47</b>	<b>52.81</b>
<b>2006</b>	<b>76</b>	<b>42</b>	<b>55.26</b>
<b>2005</b>	<b>79</b>	<b>47</b>	<b>59.49</b>
<b>2004</b>	<b>82</b>	<b>48</b>	<b>58.54</b>
<b>2003</b>	<b>81</b>	<b>54</b>	<b>66.67</b>
<b>2002</b>	<b>71</b>	<b>52</b>	<b>73.24</b>
<b>2001</b>	<b>78</b>	<b>42</b>	<b>53.85</b>

COMMERCIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the commercial sales.

**2007 Correlation Section  
for Cedar County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Cedar 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>85.56</b>	<b>8.51</b>	<b>92.84</b>	<b>95.15</b>
<b>2006</b>	<b>79.64</b>	<b>9.13</b>	<b>86.91</b>	<b>107.55</b>
<b>2005</b>	<b>96.00</b>	<b>-0.43</b>	<b>95.59</b>	<b>96.00</b>
<b>2004</b>	<b>93.26</b>	<b>0.98</b>	<b>94.18</b>	<b>93.26</b>
<b>2003</b>	<b>93</b>	<b>-18.31</b>	<b>75.97</b>	<b>93</b>
<b>2002</b>	<b>90</b>	<b>0.81</b>	<b>90.73</b>	<b>95</b>
<b>2001</b>	<b>100</b>	<b>0.12</b>	<b>100</b>	<b>100</b>

COMMERCIAL: The trended preliminary ratio is slightly over two percentage points apart from the R & O ratio. There is no information available to suggest that the median is not the best representation of the level of value for the commercial class.

**2007 Correlation Section  
for Cedar County**

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

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

**Comparison of Average Value Changes**

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

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



**2007 Correlation Section  
for Cedar 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>9.52</b>	<b>2007</b>	<b>8.51</b>
<b>36.43</b>	<b>2006</b>	<b>9.13</b>
<b>0</b>	<b>2005</b>	<b>-0.43</b>
<b>0</b>	<b>2004</b>	<b>0.98</b>
<b>0</b>	<b>2003</b>	<b>-18</b>
<b>-4.67</b>	<b>2002</b>	<b>0.81</b>
<b>0.05</b>	<b>2001</b>	<b>0.12</b>

COMMERCIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is close to one percentage point and supports the assessment practices of the unsold and sold properties.

## 2007 Correlation Section for Cedar 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 Cedar County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.15</b>	<b>89.44</b>	<b>95.82</b>

COMMERCIAL: When reviewing the three measures of central tendency the weighted mean is the only measure outside the acceptable level. The measures within the acceptable level are the median and mean. The median ratio is statistically supported by the trended preliminary ratio.

**2007 Correlation Section  
for Cedar 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>31.81</b>	<b>107.14</b>
<b>Difference</b>	<b>11.81</b>	<b>4.14</b>

COMMERCIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential, are well outside the acceptable levels for the commercial class of property. Review of the statistical information does not provide information that the reason for this is confined to one specific area but rather to the county as a whole.

**2007 Correlation Section  
for Cedar 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>48</b>	<b>47</b>	<b>-1</b>
<b>Median</b>	<b>85.56</b>	<b>95.15</b>	<b>9.59</b>
<b>Wgt. Mean</b>	<b>81.08</b>	<b>89.44</b>	<b>8.36</b>
<b>Mean</b>	<b>86.43</b>	<b>95.82</b>	<b>9.39</b>
<b>COD</b>	<b>32.08</b>	<b>31.81</b>	<b>-0.27</b>
<b>PRD</b>	<b>106.60</b>	<b>107.14</b>	<b>0.54</b>
<b>Min Sales Ratio</b>	<b>15.50</b>	<b>17.40</b>	<b>1.9</b>
<b>Max Sales Ratio</b>	<b>230.10</b>	<b>230.10</b>	<b>0</b>

COMMERCIAL: The difference in the qualified number of sales between the preliminary statistics and the final R& O Statistics decreased by one. This was discovered when the assessor found a property that had been substantially changed since the sale, the parcel was improved at the time of sale and now it no longer has an improvement on the parcel but is a vacant lot. The remainder of the information provides evidence of the action taken by the county which was to remove the TERC ordered adjustment for the 2006 assessment year as well as update some costing information.

**2007 Correlation Section  
for Cedar County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The tables as well as the assessment actions taken by the county will prove that minimal changes were done to the agricultural class for the 2007 assessment year. The county has been aggressively increasing the agricultural land in the past and the preliminary statistical information along with the knowledge of the county assessor provided information for the county to stabilize the valuation of the agricultural class for 2007.

Analysis of the tables indicated that the county utilized a reasonable percentage of sales. The trended preliminary ratio and the R&O median ratio are basically the same number. The percentage change between the sales file and the assessed value of the county is minimal and the measures of central tendency, the median, weighted mean and mean as well as the coefficient of dispersion and the price related differential are all within the acceptable ranges.

It is my opinion that the level of the agricultural class is strongly indicated by the median and that the county has achieved an acceptable level of value for the 2007 assessment year.

**2007 Correlation Section  
for Cedar 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>183</b>	<b>95</b>	<b>51.91</b>
<b>2006</b>	<b>191</b>	<b>86</b>	<b>45.03</b>
<b>2005</b>	<b>163</b>	<b>72</b>	<b>44.17</b>
<b>2004</b>	<b>147</b>	<b>68</b>	<b>46.26</b>
<b>2003</b>	<b>118</b>	<b>73</b>	<b>61.86</b>
<b>2002</b>	<b>126</b>	<b>81</b>	<b>64.29</b>
<b>2001</b>	<b>212</b>	<b>123</b>	<b>58.02</b>

**AGRICULTURAL UNIMPROVED:** The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the commercial sales.

**2007 Correlation Section  
for Cedar County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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



**2007 Correlation Section  
for Cedar 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>69.66</b>	<b>0.12</b>	<b>69.74</b>	<b>69.66</b>
<b>2006</b>	<b>70.54</b>	<b>10.01</b>	<b>77.6</b>	<b>78.94</b>
<b>2005</b>	<b>65.67</b>	<b>14.91</b>	<b>75.46</b>	<b>76.69</b>
<b>2004</b>	<b>72.14</b>	<b>11.76</b>	<b>80.63</b>	<b>76.63</b>
<b>2003</b>	<b>74</b>	<b>10.33</b>	<b>81.64</b>	<b>77</b>
<b>2002</b>	<b>72</b>	<b>2.15</b>	<b>73.55</b>	<b>75</b>
<b>2001</b>	<b>71</b>	<b>7.79</b>	<b>76.53</b>	<b>77</b>

AGRICULTURAL UNIMPROVED: The trended preliminary ratio is relatively the same to the R & O ratio. There is no information available to suggest that the median is not the best representation of the level of value for the agricultural class.

**2007 Correlation Section  
for Cedar County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Cedar County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2007</b>	<b>0.12</b>
<b>10.06</b>	<b>2006</b>	<b>10.01</b>
<b>14.21</b>	<b>2005</b>	<b>14.91</b>
<b>15.67</b>	<b>2004</b>	<b>11.76</b>
<b>9</b>	<b>2003</b>	<b>12</b>
<b>2.91</b>	<b>2002</b>	<b>2.15</b>
<b>4.83</b>	<b>2001</b>	<b>7.79</b>

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base less than one percentage point and supports the assessment practices of the unsold and sold properties.

## 2007 Correlation Section for Cedar 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 Cedar 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>69.66</b>	<b>69.99</b>	<b>72.05</b>

AGRICULTURAL UNIMPROVED: The measures of central tendency are all within the acceptable range. The median is supported by the Trended Preliminary Ratio.

**2007 Correlation Section  
for Cedar 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>14.07</b>	<b>102.94</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**AGRICULTURAL UNIMPROVED:** The coefficient of dispersion and the price related differential are both within the acceptable ranges. These measures appear to indicate that the agricultural properties are uniformly and proportionately valued.

**2007 Correlation Section  
for Cedar 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>95</b>	<b>95</b>	<b>0</b>
<b>Median</b>	<b>69.66</b>	<b>69.66</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>70.02</b>	<b>69.99</b>	<b>-0.03</b>
<b>Mean</b>	<b>72.26</b>	<b>72.05</b>	<b>-0.21</b>
<b>COD</b>	<b>14.37</b>	<b>14.07</b>	<b>-0.3</b>
<b>PRD</b>	<b>103.19</b>	<b>102.94</b>	<b>-0.25</b>
<b>Min Sales Ratio</b>	<b>44.80</b>	<b>44.80</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>107.20</b>	<b>107.20</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: The preliminary statistics indicated that the assessment level for the agricultural property was at an acceptable level. The county made only minor changes to value when discovering land use issues. The above table is a true representation of the assessment action of the agricultural property for 2007.

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

14 Cedar

	<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	132,331,640	142,255,030	9,923,390	7.5	1,969,110	6.01
2. Recreational	3,399,475	3,583,325	183,850	5.41	39,130	4.26
3. Ag-Homesite Land, Ag-Res Dwellings	65,476,975	75,800,740	10,323,765	15.77	*-----	15.77
<b>4. Total Residential (sum lines 1-3)</b>	<b>201,208,090</b>	<b>221,639,095</b>	<b>20,431,005</b>	<b>10.15</b>	<b>2,008,240</b>	<b>9.16</b>
5. Commercial	27,350,860	31,796,243	4,445,383	16.25	1,143,715	12.07
6. Industrial	2,698,780	1,955,075	-743,705	-27.56	0	-27.56
7. Ag-Farmsite Land, Outbuildings	35,856,055	38,267,745	2,411,690	6.73	3,774,560	-3.8
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>65,905,695</b>	<b>72,019,063</b>	<b>6,113,368</b>	<b>9.28</b>	<b>3,412,140</b>	<b>4.1</b>
<b>10. Total Non-Agland Real Property</b>	<b>267,113,785</b>	<b>293,658,158</b>	<b>26,544,373</b>	<b>9.94</b>	<b>6,926,515</b>	<b>7.34</b>
11. Irrigated	148,296,520	151,666,120	3,369,600	2.27		
12. Dryland	334,800,495	332,179,330	-2,621,165	-0.78		
13. Grassland	58,340,140	58,215,255	-124,885	-0.21		
14. Wasteland	820795	821,050	255	0.03		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>542,257,950</b>	<b>542,881,755</b>	<b>623,805</b>	<b>0.12</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>809,371,735</b>	<b>836,539,913</b>	<b>27,168,178</b>	<b>3.36</b>	<b>6,926,515</b>	<b>2.5</b>

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



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	256	<b>MEDIAN:</b>	<b>93</b>	COV:	51.78	95% Median C.I.:	89.59 to 96.98
TOTAL Sales Price:	12,193,628	WGT. MEAN:	90	STD:	52.65	95% Wgt. Mean C.I.:	86.14 to 93.61
TOTAL Adj.Sales Price:	12,193,628	MEAN:	102	AVG.ABS.DEV:	29.75	95% Mean C.I.:	95.22 to 108.12
TOTAL Assessed Value:	10,958,975						
AVG. Adj. Sales Price:	47,631	COD:	31.84	MAX Sales Ratio:	629.00		
AVG. Assessed Value:	42,808	PRD:	113.13	MIN Sales Ratio:	7.20		

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

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	34	96.29	104.54	94.57	24.31	110.54	57.46	184.88	84.41 to 106.76	52,452	49,602
10/01/04 TO 12/31/04	28	91.22	93.54	91.20	24.20	102.57	42.78	183.77	75.42 to 101.70	59,062	53,863
01/01/05 TO 03/31/05	23	96.44	106.80	89.32	27.24	119.57	49.80	190.00	85.04 to 122.40	45,908	41,007
04/01/05 TO 06/30/05	36	87.39	95.19	90.75	36.08	104.88	7.20	262.47	75.35 to 101.93	45,465	41,261
07/01/05 TO 09/30/05	38	91.38	98.81	86.79	36.79	113.84	35.05	283.84	74.64 to 99.97	43,559	37,806
10/01/05 TO 12/31/05	33	95.70	99.44	86.50	24.89	114.96	16.32	200.75	89.32 to 106.26	43,745	37,838
01/01/06 TO 03/31/06	21	95.25	91.44	91.01	21.51	100.47	37.33	156.89	78.80 to 106.13	44,262	40,283
04/01/06 TO 06/30/06	43	91.33	116.63	88.65	49.10	131.57	28.60	629.00	79.91 to 111.34	47,336	41,963
<u>Study Years</u>											
07/01/04 TO 06/30/05	121	95.00	99.64	91.74	27.64	108.62	7.20	262.47	87.06 to 100.88	50,659	46,473
07/01/05 TO 06/30/06	135	92.17	103.49	87.99	35.62	117.62	16.32	629.00	89.32 to 98.00	44,917	39,523
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	130	93.46	99.38	88.30	31.50	112.55	7.20	283.84	89.31 to 97.34	44,549	39,337
<u>ALL</u>											
	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

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

Type: Qualified

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

(!: AVTot=0)

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	1	98.95	98.95	98.95			98.95	98.95	N/A	13,750	13,605
BOW VALLEY	1	80.12	80.12	80.12			80.12	80.12	N/A	33,500	26,840
CEDAR SHORES	8	98.84	103.09	87.24	35.32	118.16	37.33	160.53	37.33 to 160.53	20,937	18,266
COLERIDGE	26	93.99	102.20	86.01	30.56	118.82	58.85	190.00	74.07 to 118.67	30,563	26,287
COLERIDGE V	1	108.50	108.50	108.50			108.50	108.50	N/A	5,000	5,425
FORDYCE	6	60.41	61.30	61.24	19.23	100.09	40.91	85.47	40.91 to 85.47	60,000	36,746
HART BUD BECKER	1	129.28	129.28	129.28			129.28	129.28	N/A	143,000	184,870
HART BUD BECKER V	1	131.88	131.88	131.88			131.88	131.88	N/A	8,000	10,550
HARTINGTON	69	96.98	103.54	93.23	22.08	111.06	37.00	283.84	89.47 to 106.39	55,730	51,959
HARTINGTON V	7	51.88	65.26	51.63	52.99	126.41	16.32	146.90	16.32 to 146.90	23,000	11,874
LAUREL	41	95.25	107.69	95.83	33.11	112.38	35.05	293.02	84.41 to 101.12	51,679	49,522
LAUREL V	4	61.14	59.61	63.99	15.69	93.14	42.76	73.39	N/A	6,565	4,201
MAGNET	2	354.81	354.81	117.04	77.28	303.16	80.61	629.00	N/A	30,112	35,242
OBERT	3	67.24	71.06	72.56	6.16	97.93	66.75	79.18	N/A	18,833	13,665
RANDOLPH	28	93.23	105.97	86.71	33.72	122.21	56.45	246.50	79.91 to 111.30	37,178	32,236
RANDOLPH V	1	148.41	148.41	148.41			148.41	148.41	N/A	2,200	3,265
REC BROOKY BOTTOM	2	106.74	106.74	100.10	12.53	106.63	93.37	120.11	N/A	36,750	36,787
REC BROOKY BOTTOM MH	2	93.94	93.94	92.19	17.87	101.90	77.16	110.73	N/A	16,750	15,442
REC NOHR SUB	1	71.88	71.88	71.88			71.88	71.88	N/A	13,000	9,345
RURAL	29	93.22	91.23	83.25	28.28	109.58	35.45	162.23	70.18 to 112.71	87,762	73,065
RURAL ATEN	1	105.42	105.42	105.42			105.42	105.42	N/A	101,000	106,470
RURAL LEWIS/CLARK V	1	94.11	94.11	94.11			94.11	94.11	N/A	195,000	183,505
RURAL V	1	122.40	122.40	122.40			122.40	122.40	N/A	12,500	15,300
ST HELENA	3	90.19	101.85	90.74	20.51	112.24	79.93	135.42	N/A	24,666	22,383
ST HELENA V	1	7.20	7.20	7.20			7.20	7.20	N/A	1,250	90
TUCKAWAY ACRES	8	95.70	106.64	102.80	13.94	103.74	91.60	160.30	91.60 to 160.30	31,187	32,060
WYNOT	4	152.41	135.39	131.95	19.98	102.61	58.42	178.33	N/A	13,350	17,615
WYNOT V	3	47.67	62.76	51.00	58.32	123.05	28.60	112.00	N/A	1,666	850
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**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	200	91.81	102.84	90.46	33.97	113.69	7.20	629.00	88.32 to 97.12	43,092	38,980
3	56	95.35	97.50	88.47	25.56	110.21	35.45	162.23	91.60 to 105.42	63,841	56,479
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

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

Type: Qualified

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

(!: AVTot=0)

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AVG. Assessed Value:	42,808	PRD:	113.13	MIN Sales Ratio:	7.20		

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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	219	93.37	103.78	90.15	31.29	115.12	35.05	629.00	89.48 to 97.34	52,842	47,639
2	37	94.29	89.19	84.67	34.94	105.34	7.20	160.53	71.90 to 102.67	16,789	14,215
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	234	92.50	101.63	89.58	32.96	113.45	7.20	629.00	88.44 to 97.12	49,763	44,577
06	20	95.35	102.02	95.75	23.87	106.55	37.33	160.53	91.60 to 120.11	26,100	24,990
07	2	103.14	103.14	103.98	7.36	99.19	95.54	110.73	N/A	13,500	14,037
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0008	94	89.52	94.89	85.89	27.29	110.49	16.32	283.84	83.24 to 97.12	58,768	50,473
14-0045	33	96.44	106.47	86.59	31.17	122.96	56.45	246.50	82.05 to 111.30	35,709	30,920
14-0054	47	89.59	101.48	93.00	34.56	109.12	35.05	293.02	77.25 to 99.84	53,694	49,936
14-0101	36	95.70	101.26	92.69	32.30	109.25	7.20	178.33	91.60 to 117.07	27,659	25,637
14-0541	33	94.43	102.76	91.39	30.43	112.44	57.46	190.00	78.61 to 118.67	31,556	28,838
26-0024											
54-0096	10	101.33	98.44	103.82	19.73	94.82	35.45	136.53	71.88 to 121.23	85,500	88,769
54-0576	2	354.81	354.81	117.04	77.28	303.16	80.61	629.00	N/A	30,112	35,242
54-0586											
90-0017	1	95.00	95.00	95.00			95.00	95.00	N/A	15,000	14,250
NonValid School											
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

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

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

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AVG. Assessed Value:	42,808	PRD:	113.13	MIN Sales Ratio:	7.20		

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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	48	94.65	104.13	85.15	47.60	122.28	7.20	629.00	73.39 to 108.64	17,112	14,571
Prior TO 1860											
1860 TO 1899	9	90.19	117.22	98.76	62.09	118.69	35.05	263.34	62.39 to 187.70	17,400	17,185
1900 TO 1919	84	91.38	105.23	85.73	35.51	122.74	41.32	293.02	82.99 to 99.97	44,813	38,420
1920 TO 1939	27	89.47	98.25	89.06	33.65	110.32	37.00	262.47	79.93 to 111.30	43,655	38,881
1940 TO 1949	8	92.08	87.58	85.92	12.04	101.93	59.16	108.47	59.16 to 108.47	48,393	41,581
1950 TO 1959	15	106.13	108.35	96.77	18.44	111.96	73.04	178.13	85.47 to 114.92	40,706	39,393
1960 TO 1969	15	100.88	102.42	100.64	16.84	101.77	67.77	138.62	82.35 to 117.26	67,339	67,768
1970 TO 1979	31	87.06	88.73	84.59	17.01	104.90	61.76	120.11	77.16 to 99.93	72,351	61,199
1980 TO 1989	9	93.37	93.32	92.13	9.78	101.29	70.82	112.71	83.24 to 105.95	78,655	72,467
1990 TO 1994	3	97.12	106.84	105.78	12.07	101.00	94.11	129.28	N/A	154,333	163,258
1995 TO 1999	2	95.16	95.16	95.30	2.04	99.86	93.22	97.11	N/A	123,500	117,695
2000 TO Present	5	100.17	103.85	101.51	6.67	102.30	95.60	121.23	N/A	120,800	122,628
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**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	12	129.64	156.69	197.83	77.90	79.21	7.20	629.00	42.76 to 190.00	2,438	4,823
5000 TO 9999	24	124.12	124.75	120.98	25.62	103.12	65.00	200.75	98.00 to 151.92	6,875	8,317
Total \$											
1 TO 9999	36	124.12	135.40	132.55	44.20	102.15	7.20	629.00	98.00 to 148.41	5,396	7,152
10000 TO 29999	67	101.27	112.03	109.76	36.48	102.07	35.45	293.02	93.33 to 111.30	17,568	19,282
30000 TO 59999	67	92.86	94.35	93.88	23.80	100.50	16.32	262.47	86.42 to 99.84	39,783	37,350
60000 TO 99999	59	82.36	85.40	85.38	15.99	100.02	40.91	136.53	78.65 to 88.44	77,404	66,087
100000 TO 149999	21	95.60	90.31	91.13	13.93	99.10	60.33	129.28	81.11 to 100.17	121,115	110,369
150000 TO 249999	6	63.92	65.17	65.95	20.39	98.82	41.32	94.11	41.32 to 94.11	174,416	115,025
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**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:	256	<b>MEDIAN:</b>	<b>93</b>	COV:	51.78	95% Median C.I.:	89.59 to 96.98
TOTAL Sales Price:	12,193,628	WGT. MEAN:	90	STD:	52.65	95% Wgt. Mean C.I.:	86.14 to 93.61
TOTAL Adj.Sales Price:	12,193,628	MEAN:	102	AVG.ABS.DEV:	29.75	95% Mean C.I.:	95.22 to 108.12
TOTAL Assessed Value:	10,958,975						
AVG. Adj. Sales Price:	47,631	COD:	31.84	MAX Sales Ratio:	629.00		
AVG. Assessed Value:	42,808	PRD:	113.13	MIN Sales Ratio:	7.20		

(!: AVTot=0)

(!: Derived)

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	65.00	81.96	78.87	71.83	103.92	7.20	190.00	28.60 to 148.41	2,190	1,727
5000 TO 9999	32	90.87	101.96	76.72	44.51	132.90	16.32	246.50	66.75 to 123.60	9,607	7,370
Total \$											
1 TO 9999	41	89.56	97.57	76.85	47.36	126.96	7.20	246.50	66.21 to 108.64	7,979	6,131
10000 TO 29999	73	96.44	108.66	89.66	38.60	121.18	35.05	629.00	89.48 to 107.90	21,344	19,138
30000 TO 59999	79	92.86	103.64	91.65	27.84	113.08	40.91	293.02	87.06 to 97.34	48,763	44,691
60000 TO 99999	45	86.98	91.07	84.45	20.86	107.85	41.32	262.47	81.11 to 93.57	90,556	76,470
100000 TO 149999	16	98.58	99.18	96.44	10.69	102.83	70.18	136.53	93.22 to 105.42	127,687	123,143
150000 TO 249999	2	111.70	111.70	108.99	15.74	102.48	94.11	129.28	N/A	169,000	184,187
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	46	94.65	103.76	86.26	46.12	120.28	7.20	629.00	73.39 to 108.64	17,399	15,009
10	1	190.00	190.00	190.00			190.00	190.00	N/A	1,000	1,900
15	1	58.42	58.42	58.42			58.42	58.42	N/A	14,900	8,705
20	99	98.95	109.62	94.75	32.97	115.70	35.05	293.02	90.92 to 106.79	28,454	26,959
25	27	88.32	91.10	89.30	15.48	102.01	62.39	138.62	81.78 to 93.57	71,385	63,746
30	77	89.47	93.67	87.52	25.38	107.02	35.45	263.34	81.11 to 97.12	77,583	67,903
35	5	100.17	96.50	97.00	7.13	99.49	79.20	108.12	N/A	131,800	127,840
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	46	94.65	103.86	85.86	46.00	120.97	7.20	629.00	73.39 to 108.64	17,758	15,247
100	7	89.82	90.93	97.87	14.52	92.91	71.88	112.71	71.88 to 112.71	24,142	23,627
101	123	96.42	103.39	91.82	26.71	112.60	35.05	293.02	90.92 to 101.27	54,743	50,268
102	16	88.55	86.88	82.55	19.23	105.24	41.32	121.63	70.32 to 105.42	91,303	75,370
103	2	84.46	84.46	85.83	4.56	98.40	80.61	88.31	N/A	87,362	74,985
104	55	90.19	104.43	91.35	35.83	114.32	40.91	263.34	80.82 to 105.57	46,458	42,438
106	3	57.46	94.30	48.41	89.66	194.79	35.45	190.00	N/A	11,333	5,486
111	4	73.06	77.90	81.26	14.06	95.86	66.75	98.72	N/A	62,375	50,685
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	256	<b>MEDIAN:</b>	<b>93</b>	COV:	51.78	95% Median C.I.:	89.59 to 96.98
TOTAL Sales Price:	12,193,628	WGT. MEAN:	90	STD:	52.65	95% Wgt. Mean C.I.:	86.14 to 93.61
TOTAL Adj.Sales Price:	12,193,628	MEAN:	102	AVG.ABS.DEV:	29.75	95% Mean C.I.:	95.22 to 108.12
TOTAL Assessed Value:	10,958,975						
AVG. Adj. Sales Price:	47,631	COD:	31.84	MAX Sales Ratio:	629.00		
AVG. Assessed Value:	42,808	PRD:	113.13	MIN Sales Ratio:	7.20		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	49	95.00	105.15	86.74	45.86	121.22	7.20	629.00	78.65 to 108.64	16,865	14,628
10	2	104.36	104.36	107.91	6.09	96.71	98.00	110.72	N/A	19,250	20,772
15	3	129.00	123.50	100.76	16.11	122.57	89.59	151.92	N/A	22,333	22,503
20	78	91.38	106.51	92.30	39.35	115.40	35.05	293.02	82.35 to 105.57	26,110	24,099
25	26	97.14	96.12	89.46	17.49	107.44	40.91	167.02	84.99 to 106.76	58,146	52,017
30	79	89.82	96.58	89.11	24.42	108.38	35.45	283.84	82.99 to 96.44	69,872	62,264
35	9	99.93	102.54	96.98	16.97	105.73	70.18	156.89	87.06 to 129.28	98,483	95,507
40	10	96.35	93.72	85.88	20.11	109.13	41.32	162.23	57.43 to 108.12	130,700	112,239
ALL	256	93.46	101.67	89.87	31.84	113.13	7.20	629.00	89.59 to 96.98	47,631	42,808

**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:	47	<b>MEDIAN:</b>	<b>95</b>	COV:	43.98	95% Median C.I.:	91.15 to 107.53
TOTAL Sales Price:	2,267,029	WGT. MEAN:	89	STD:	42.14	95% Wgt. Mean C.I.:	82.15 to 96.72
TOTAL Adj.Sales Price:	2,267,029	MEAN:	96	AVG.ABS.DEV:	30.27	95% Mean C.I.:	83.77 to 107.87
TOTAL Assessed Value:	2,027,540						
AVG. Adj. Sales Price:	48,234	COD:	31.81	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	43,139	PRD:	107.14	MIN Sales Ratio:	17.40		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	99.24	99.24	99.24			99.24	99.24	N/A	45,000	44,660
10/01/03 TO 12/31/03	5	115.21	116.16	97.22	10.32	119.47	91.50	145.60	N/A	121,686	118,308
01/01/04 TO 03/31/04	2	118.77	118.77	130.21	16.77	91.21	98.85	138.68	N/A	31,750	41,342
04/01/04 TO 06/30/04	2	110.22	110.22	106.71	44.54	103.29	61.13	159.31	N/A	14,000	14,940
07/01/04 TO 09/30/04	2	150.31	150.31	102.68	35.84	146.38	96.44	204.17	N/A	51,750	53,137
10/01/04 TO 12/31/04	4	95.13	84.20	81.33	13.79	103.53	48.45	98.09	N/A	36,562	29,735
01/01/05 TO 03/31/05	4	93.15	94.33	86.79	26.66	108.69	47.85	143.18	N/A	60,561	52,563
04/01/05 TO 06/30/05	5	98.39	103.15	96.74	8.47	106.63	93.41	115.21	N/A	53,650	51,901
07/01/05 TO 09/30/05	6	66.07	75.31	62.41	56.05	120.67	17.40	153.20	17.40 to 153.20	26,641	16,626
10/01/05 TO 12/31/05	4	71.60	76.91	71.83	18.56	107.06	56.78	107.65	N/A	55,750	40,047
01/01/06 TO 03/31/06	5	125.73	128.35	113.10	32.66	113.48	60.61	230.10	N/A	21,000	23,752
04/01/06 TO 06/30/06	7	49.30	61.99	74.85	41.81	82.82	26.40	107.53	26.40 to 107.53	39,142	29,298
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	113.39	113.80	100.51	18.82	113.22	61.13	159.31	91.50 to 145.60	74,493	74,876
07/01/04 TO 06/30/05	15	96.44	102.03	91.41	21.14	111.62	47.85	204.17	93.41 to 114.32	50,683	46,331
07/01/05 TO 06/30/06	22	71.60	83.42	76.63	48.33	108.86	17.40	230.10	49.30 to 107.65	34,629	26,536
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	10	97.32	109.54	98.98	31.12	110.66	48.45	204.17	61.13 to 159.31	34,125	33,778
01/01/05 TO 12/31/05	19	93.41	86.98	81.68	28.28	106.48	17.40	153.20	57.31 to 109.00	47,018	38,405
<u>ALL</u>	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	1	114.32	114.32	114.32			114.32	114.32	N/A	22,000	25,150
COLERIDGE	1	40.12	40.12	40.12			40.12	40.12	N/A	62,000	24,875
COLERIDGE V	1	17.40	17.40	17.40			17.40	17.40	N/A	5,000	870
FORDYCE	1	230.10	230.10	230.10			230.10	230.10	N/A	5,000	11,505
HARTINGTON	10	98.62	96.61	84.96	19.96	113.71	46.78	143.18	47.85 to 115.21	37,799	32,113
HARTINGTON V	1	47.00	47.00	47.00			47.00	47.00	N/A	3,000	1,410
LAUREL	12	94.22	99.37	96.86	23.94	102.60	49.30	204.17	72.74 to 111.57	43,000	41,649
RANDOLPH	7	125.73	104.83	103.14	25.18	101.64	57.31	145.60	57.31 to 145.60	28,157	29,041
RURAL	10	92.97	86.85	88.40	26.75	98.25	26.40	159.31	56.78 to 107.53	101,818	90,003
WYNOT	3	92.18	97.94	64.99	37.88	150.71	48.45	153.20	N/A	20,250	13,160
<u>ALL</u>	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**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:	47	<b>MEDIAN:</b>	<b>95</b>	COV:	43.98	95% Median C.I.:	91.15 to 107.53
TOTAL Sales Price:	2,267,029	WGT. MEAN:	89	STD:	42.14	95% Wgt. Mean C.I.:	82.15 to 96.72
TOTAL Adj.Sales Price:	2,267,029	MEAN:	96	AVG.ABS.DEV:	30.27	95% Mean C.I.:	83.77 to 107.87
TOTAL Assessed Value:	2,027,540						
AVG. Adj. Sales Price:	48,234	COD:	31.81	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	43,139	PRD:	107.14	MIN Sales Ratio:	17.40		

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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	37	96.44	98.25	90.28	32.82	108.82	17.40	230.10	91.15 to 111.57	33,752	30,473
3	10	92.97	86.85	88.40	26.75	98.25	26.40	159.31	56.78 to 107.53	101,818	90,003
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**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	44	96.50	100.29	90.50	28.86	110.82	40.12	230.10	91.50 to 109.00	50,659	45,848
2	3	26.40	30.27	26.84	37.37	112.76	17.40	47.00	N/A	12,666	3,400
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0008	14	97.41	97.43	85.28	33.43	114.24	26.40	230.10	47.00 to 115.21	39,713	33,869
14-0045	8	120.03	106.02	104.26	24.26	101.69	57.31	145.60	57.31 to 145.60	27,387	28,555
14-0054	12	94.22	99.37	96.86	23.94	102.60	49.30	204.17	72.74 to 111.57	43,000	41,649
14-0101	4	74.48	87.65	60.74	47.04	144.30	48.45	153.20	N/A	31,437	19,096
14-0541	3	40.12	72.28	58.07	117.90	124.47	17.40	159.31	N/A	26,666	15,485
26-0024											
54-0096	5	91.50	84.81	88.17	13.58	96.19	64.74	99.24	N/A	130,036	114,650
54-0576	1	107.53	107.53	107.53			107.53	107.53	N/A	120,000	129,040
54-0586											
90-0017											
NonValid School											
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139



**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:	47	<b>MEDIAN:</b>	<b>95</b>	COV:	43.98	95% Median C.I.:	91.15 to 107.53
TOTAL Sales Price:	2,267,029	WGT. MEAN:	89	STD:	42.14	95% Wgt. Mean C.I.:	82.15 to 96.72
TOTAL Adj.Sales Price:	2,267,029	MEAN:	96	AVG.ABS.DEV:	30.27	95% Mean C.I.:	83.77 to 107.87
TOTAL Assessed Value:	2,027,540						
AVG. Adj. Sales Price:	48,234	COD:	31.81	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	43,139	PRD:	107.14	MIN Sales Ratio:	17.40		

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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	4	36.70	37.85	35.93	43.47	105.34	17.40	60.61	N/A	13,000	4,671
Prior TO 1860											
1860 TO 1899	1	70.46	70.46	70.46			70.46	70.46	N/A	93,000	65,530
1900 TO 1919	24	103.02	101.44	85.93	30.02	118.04	46.78	204.17	72.74 to 115.21	27,920	23,993
1920 TO 1939	1	98.85	98.85	98.85			98.85	98.85	N/A	13,500	13,345
1940 TO 1949											
1950 TO 1959	2	109.57	109.57	103.24	14.75	106.13	93.41	125.73	N/A	57,500	59,365
1960 TO 1969	4	93.80	83.82	87.30	14.95	96.01	48.45	99.24	N/A	67,062	58,548
1970 TO 1979	5	96.55	105.80	96.68	24.85	109.44	64.74	159.31	N/A	135,736	131,227
1980 TO 1989	5	98.09	124.98	101.81	30.27	122.75	94.43	230.10	N/A	62,900	64,040
1990 TO 1994											
1995 TO 1999	1	40.12	40.12	40.12			40.12	40.12	N/A	62,000	24,875
2000 TO Present											
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	96.30	96.30	76.00	51.19	126.71	47.00	145.60	N/A	2,125	1,615
5000 TO 9999	7	115.21	135.27	131.88	42.57	102.56	17.40	230.10	17.40 to 230.10	6,714	8,855
Total \$											
1 TO 9999	9	115.21	126.61	127.25	42.62	99.50	17.40	230.10	47.00 to 204.17	5,694	7,246
10000 TO 29999	14	98.24	95.50	93.48	26.92	102.16	49.30	159.31	60.61 to 130.56	16,839	15,741
30000 TO 59999	11	94.74	86.52	86.63	26.74	99.88	26.40	138.68	47.85 to 125.73	40,363	34,965
60000 TO 99999	9	74.83	73.90	76.62	24.06	96.45	40.12	96.44	46.78 to 95.15	76,150	58,346
100000 TO 149999	3	107.53	106.29	105.66	6.97	100.59	94.43	116.90	N/A	126,666	133,840
250000 TO 499999	1	91.50	91.50	91.50			91.50	91.50	N/A	470,684	430,690
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**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:	47	<b>MEDIAN:</b>	<b>95</b>	COV:	43.98	95% Median C.I.:	91.15 to 107.53
TOTAL Sales Price:	2,267,029	WGT. MEAN:	89	STD:	42.14	95% Wgt. Mean C.I.:	82.15 to 96.72
TOTAL Adj.Sales Price:	2,267,029	MEAN:	96	AVG.ABS.DEV:	30.27	95% Mean C.I.:	83.77 to 107.87
TOTAL Assessed Value:	2,027,540						
AVG. Adj. Sales Price:	48,234	COD:	31.81	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	43,139	PRD:	107.14	MIN Sales Ratio:	17.40		

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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	47.00	70.00	44.32	90.92	157.93	17.40	145.60	N/A	3,083	1,366
5000 TO 9999	6	60.87	78.37	57.72	49.72	135.78	26.40	153.20	26.40 to 153.20	14,500	8,369
Total \$											
1 TO 9999	9	60.61	75.58	56.43	59.28	133.93	17.40	153.20	26.40 to 145.60	10,694	6,035
10000 TO 29999	20	98.62	103.93	76.49	38.60	135.87	40.12	230.10	64.74 to 115.21	23,937	18,310
30000 TO 59999	8	95.65	93.65	89.19	14.26	105.01	56.78	125.73	56.78 to 125.73	44,356	39,561
60000 TO 99999	6	94.28	97.55	94.21	13.30	103.55	70.46	138.68	70.46 to 138.68	81,083	76,387
100000 TO 149999	3	107.53	106.29	105.66	6.97	100.59	94.43	116.90	N/A	126,666	133,840
250000 TO 499999	1	91.50	91.50	91.50			91.50	91.50	N/A	470,684	430,690
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	53.04	60.04	61.23	42.74	98.07	17.40	125.73	26.40 to 109.00	27,400	16,776
10	10	112.95	107.29	90.94	21.68	117.98	61.13	153.20	72.74 to 145.60	20,960	19,060
15	2	93.46	93.46	94.10	1.37	99.32	92.18	94.74	N/A	22,000	20,702
20	17	99.24	106.96	94.46	30.71	113.23	40.12	230.10	70.46 to 138.68	76,922	72,663
30	6	97.32	113.70	96.60	20.55	117.70	91.15	204.17	91.15 to 204.17	41,166	39,768
40	2	71.44	71.44	83.29	32.18	85.77	48.45	94.43	N/A	92,375	76,942
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**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:	47	<b>MEDIAN:</b>	<b>95</b>	COV:	43.98	95% Median C.I.:	91.15 to 107.53
TOTAL Sales Price:	2,267,029	WGT. MEAN:	89	STD:	42.14	95% Wgt. Mean C.I.:	82.15 to 96.72
TOTAL Adj.Sales Price:	2,267,029	MEAN:	96	AVG.ABS.DEV:	30.27	95% Mean C.I.:	83.77 to 107.87
TOTAL Assessed Value:	2,027,540						
AVG. Adj. Sales Price:	48,234	COD:	31.81	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	43,139	PRD:	107.14	MIN Sales Ratio:	17.40		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	26.40	30.27	26.84	37.37	112.76	17.40	47.00	N/A	12,666	3,400
300	1	91.15	91.15	91.15			91.15	91.15	N/A	81,000	73,830
306	1	93.41	93.41	93.41			93.41	93.41	N/A	80,000	74,725
325	3	114.32	124.29	113.15	17.52	109.85	99.24	159.31	N/A	26,666	30,173
344	6	115.21	129.52	116.43	22.11	111.25	98.09	204.17	98.09 to 204.17	9,375	10,915
346	1	48.45	48.45	48.45			48.45	48.45	N/A	44,750	21,680
350	1	107.65	107.65	107.65			107.65	107.65	N/A	30,000	32,295
353	10	85.57	93.48	82.06	38.49	113.91	46.78	153.20	57.31 to 143.18	23,475	19,264
381	1	96.44	96.44	96.44			96.44	96.44	N/A	97,500	94,025
384	1	109.00	109.00	109.00			109.00	109.00	N/A	10,000	10,900
386	1	94.74	94.74	94.74			94.74	94.74	N/A	33,000	31,265
390	1	138.68	138.68	138.68			138.68	138.68	N/A	50,000	69,340
406	2	168.82	168.82	112.44	36.30	150.14	107.53	230.10	N/A	62,500	70,272
408	1	60.61	60.61	60.61			60.61	60.61	N/A	14,000	8,485
410	1	94.43	94.43	94.43			94.43	94.43	N/A	140,000	132,205
419	3	91.50	86.17	88.73	9.50	97.12	70.46	96.55	N/A	204,561	181,498
426	1	95.15	95.15	95.15			95.15	95.15	N/A	85,000	80,875
442	6	83.51	82.65	71.45	27.34	115.68	47.85	130.56	47.85 to 130.56	41,182	29,424
444	1	49.30	49.30	49.30			49.30	49.30	N/A	25,000	12,325
841	2	78.51	78.51	90.74	48.90	86.52	40.12	116.90	N/A	91,000	82,575
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139
04											
ALL	47	95.15	95.82	89.44	31.81	107.14	17.40	230.10	91.15 to 107.53	48,234	43,139

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>70</b>	COV:	17.85	95% Median C.I.:	67.24 to 72.33	(!: Derived)
(AgLand) TOTAL Sales Price:	20,824,122	WGT. MEAN:	70	STD:	12.86	95% Wgt. Mean C.I.:	67.44 to 72.53	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,824,122	MEAN:	72	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.46 to 74.63	
(AgLand) TOTAL Assessed Value:	14,574,352							
AVG. Adj. Sales Price:	219,201	COD:	14.07	MAX Sales Ratio:	107.20			
AVG. Assessed Value:	153,414	PRD:	102.94	MIN Sales Ratio:	44.80			

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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	11	72.31	79.57	77.76	17.25	102.32	59.10	107.20	64.72 to 96.59	149,401	116,179
01/01/04 TO 03/31/04	13	77.40	78.41	74.29	11.50	105.55	65.66	94.04	69.08 to 93.35	220,992	164,167
04/01/04 TO 06/30/04	8	65.17	71.28	81.66	19.91	87.28	52.27	102.99	52.27 to 102.99	146,237	119,422
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	67.36	68.65	69.90	15.71	98.21	44.80	87.18	50.78 to 82.72	178,738	124,941
01/01/05 TO 03/31/05	11	75.74	75.84	74.89	8.64	101.26	59.57	95.67	67.24 to 82.93	239,109	179,071
04/01/05 TO 06/30/05	5	65.81	67.42	64.95	7.97	103.80	60.99	79.31	N/A	360,230	233,975
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	11	66.17	67.37	62.76	14.14	107.35	48.55	90.08	53.29 to 79.10	174,758	109,673
01/01/06 TO 03/31/06	21	66.10	68.64	66.28	11.87	103.55	56.19	104.00	60.60 to 70.08	268,679	178,091
04/01/06 TO 06/30/06	6	69.18	68.00	64.98	10.11	104.65	50.86	81.42	50.86 to 81.42	255,548	166,060
<u>Study Years</u>											
07/01/03 TO 06/30/04	32	71.88	77.02	76.81	16.35	100.28	52.27	107.20	69.08 to 88.46	177,694	136,485
07/01/04 TO 06/30/05	25	73.80	71.57	70.60	12.01	101.37	44.80	95.67	66.89 to 79.17	241,599	170,565
07/01/05 TO 06/30/06	38	66.65	68.17	65.32	12.30	104.36	48.55	104.00	63.24 to 70.09	239,418	156,386
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	30	71.00	73.58	74.57	15.84	98.68	44.80	102.99	66.68 to 79.17	188,381	140,467
01/01/05 TO 12/31/05	27	72.15	70.83	68.40	11.91	103.55	48.55	95.67	64.89 to 75.77	235,322	160,965
<u>ALL</u>											
	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414

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

Base Stat

State Stat Run

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

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>70</b>	COV:	17.85	95% Median C.I.:	67.24 to 72.33	(!: Derived)
(AgLand) TOTAL Sales Price:	20,824,122	WGT. MEAN:	70	STD:	12.86	95% Wgt. Mean C.I.:	67.44 to 72.53	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,824,122	MEAN:	72	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.46 to 74.63	
(AgLand) TOTAL Assessed Value:	14,574,352							
AVG. Adj. Sales Price:	219,201	COD:	14.07	MAX Sales Ratio:	107.20			
AVG. Assessed Value:	153,414	PRD:	102.94	MIN Sales Ratio:	44.80			

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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	
203	3	79.10	68.87	69.79	15.98	98.69	44.80	82.72	N/A	32,733	22,844	
205	4	67.59	68.84	67.76	8.53	101.58	60.99	79.17	N/A	70,625	47,858	
429	4	77.34	82.75	79.67	12.20	103.86	72.33	104.00	N/A	84,500	67,325	
431	8	67.16	77.25	76.86	22.27	100.50	58.63	107.20	58.63 to 107.20	134,886	103,673	
433	1	65.19	65.19	65.19			65.19	65.19	N/A	121,500	79,205	
435	3	54.66	53.40	54.53	2.43	97.93	50.78	54.76	N/A	214,116	116,758	
451	5	79.31	84.91	85.04	9.08	99.85	75.77	96.59	N/A	153,046	130,145	
453	2	91.74	91.74	91.25	2.50	100.54	89.45	94.03	N/A	109,500	99,920	
455	3	67.36	76.40	85.76	14.60	89.08	66.17	95.67	N/A	122,000	104,628	
457	4	68.31	72.25	69.89	9.26	103.37	64.72	87.65	N/A	154,048	107,668	
683	1	66.89	66.89	66.89			66.89	66.89	N/A	529,600	354,250	
685	4	60.93	62.94	61.50	18.67	102.33	50.86	79.04	N/A	225,500	138,690	
687	3	60.48	67.46	67.59	24.69	99.80	48.55	93.35	N/A	175,200	118,421	
689	6	68.10	68.58	71.57	13.33	95.81	53.29	88.46	53.29 to 88.46	244,100	174,713	
715	4	67.48	69.04	69.88	9.91	98.79	59.54	81.64	N/A	307,247	214,705	
717	15	66.68	69.21	65.99	13.08	104.88	56.19	93.87	60.60 to 74.70	327,621	216,192	
719	8	72.69	75.89	73.55	10.21	103.19	65.04	89.51	65.04 to 89.51	245,162	180,305	
721	5	71.24	69.79	69.54	2.75	100.36	65.49	72.31	N/A	248,900	173,085	
951	1	61.98	61.98	61.98			61.98	61.98	N/A	588,000	364,440	
953	3	75.74	75.43	74.53	6.73	101.22	67.63	82.93	N/A	323,030	240,745	
955	8	69.75	71.35	70.24	6.94	101.59	65.66	81.42	65.66 to 81.42	246,006	172,786	
ALL												
	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	56	69.81	72.57	71.36	16.43	101.69	44.80	107.20	66.17 to 74.41	164,185	117,164	
2	39	69.66	71.29	68.90	10.64	103.47	56.19	93.87	65.81 to 74.70	298,198	205,464	
ALL												
	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414	

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	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414	
ALL												
	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414	

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

Base Stat

State Stat Run

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

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>70</b>	COV:	17.85	95% Median C.I.:	67.24 to 72.33	(!: Derived)
(AgLand) TOTAL Sales Price:	20,824,122	WGT. MEAN:	70	STD:	12.86	95% Wgt. Mean C.I.:	67.44 to 72.53	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,824,122	MEAN:	72	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.46 to 74.63	
(AgLand) TOTAL Assessed Value:	14,574,352							
AVG. Adj. Sales Price:	219,201	COD:	14.07	MAX Sales Ratio:	107.20			
AVG. Assessed Value:	153,414	PRD:	102.94	MIN Sales Ratio:	44.80			

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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)											
14-0008	21	75.77	75.58	74.59	18.54	101.33	50.86	107.20	64.72 to 89.19	169,463	126,400
14-0045	8	69.37	70.83	68.88	7.06	102.84	61.98	89.51	61.98 to 89.51	320,611	220,828
14-0054	22	73.55	73.90	73.81	8.74	100.12	59.54	93.87	67.24 to 79.21	246,242	181,751
14-0101	10	62.82	63.74	62.36	16.77	102.22	44.80	89.45	50.78 to 82.72	114,114	71,161
14-0541	19	66.68	68.36	65.85	13.91	103.80	48.55	93.35	59.57 to 75.30	332,769	219,140
26-0024	1	94.04	94.04	94.04			94.04	94.04	N/A	46,000	43,260
54-0096	11	72.33	75.39	70.99	11.49	106.20	60.99	104.00	65.15 to 87.65	89,744	63,712
54-0576	3	68.47	68.40	68.10	2.80	100.44	65.49	71.24	N/A	262,066	178,466
54-0586											
90-0017											
NonValid School											
ALL	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414

**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	2	55.91	55.91	54.43	9.17	102.71	50.78	61.03	N/A	17,692	9,630
30.01 TO 50.00	14	73.32	76.16	73.62	10.71	103.45	64.72	104.00	67.36 to 82.72	60,264	44,364
50.01 TO 100.00	32	68.72	70.62	69.27	17.63	101.94	44.80	107.20	60.48 to 79.17	133,858	92,729
100.01 TO 180.00	38	69.62	71.34	69.69	9.78	102.36	50.86	93.87	66.10 to 72.31	306,115	213,337
180.01 TO 330.00	8	77.79	80.16	73.69	20.27	108.77	61.55	102.99	61.55 to 102.99	431,826	318,218
650.01 +	1	54.66	54.66	54.66			54.66	54.66	N/A	574,563	314,065
ALL	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414

**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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	42	69.65	71.90	68.98	13.12	104.24	48.55	107.20	66.10 to 75.30	204,062	140,753
DRY-N/A	24	72.52	74.40	75.99	17.77	97.92	44.80	102.99	67.12 to 88.46	181,459	137,883
GRASS	6	65.68	73.36	70.07	14.85	104.70	61.03	104.00	61.03 to 104.00	59,766	41,877
GRASS-N/A	6	70.74	73.86	83.76	18.75	88.19	50.78	96.59	50.78 to 96.59	123,530	103,463
IRRGTD	1	81.42	81.42	81.42			81.42	81.42	N/A	170,000	138,420
IRRGTD-N/A	15	66.68	66.35	65.49	5.99	101.31	59.57	74.41	61.68 to 70.08	440,880	288,719
ALL	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>70</b>	COV:	17.85	95% Median C.I.:	67.24 to 72.33	(! : Derived)
(AgLand) TOTAL Sales Price:	20,824,122	WGT. MEAN:	70	STD:	12.86	95% Wgt. Mean C.I.:	67.44 to 72.53	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,824,122	MEAN:	72	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.46 to 74.63	
(AgLand) TOTAL Assessed Value:	14,574,352							
AVG. Adj. Sales Price:	219,201	COD:	14.07	MAX Sales Ratio:	107.20			
AVG. Assessed Value:	153,414	PRD:	102.94	MIN Sales Ratio:	44.80			

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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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	50	72.24	73.33	71.38	13.87	102.73	48.55	107.20	67.24 to 75.77	205,591	146,745
DRY-N/A	16	69.28	71.19	71.18	17.21	100.01	44.80	93.87	54.76 to 89.19	165,379	117,724
GRASS	6	65.68	73.36	70.07	14.85	104.70	61.03	104.00	61.03 to 104.00	59,766	41,877
GRASS-N/A	6	70.74	73.86	83.76	18.75	88.19	50.78	96.59	50.78 to 96.59	123,530	103,463
IRRGTD	14	68.60	68.15	66.71	6.46	102.15	59.57	81.42	61.68 to 72.31	409,586	273,241
IRRGTD-N/A	2	61.29	61.29	61.38	1.13	99.86	60.60	61.98	N/A	524,500	321,912
ALL	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414

**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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	62	72.24	74.18	72.37	13.75	102.49	48.55	107.20	68.47 to 77.40	196,759	142,396
DRY-N/A	4	53.47	51.62	53.99	5.77	95.62	44.80	54.76	N/A	181,640	98,060
GRASS	11	70.03	75.69	79.90	16.43	94.73	60.99	104.00	61.03 to 96.59	97,909	78,225
GRASS-N/A	1	50.78	50.78	50.78			50.78	50.78	N/A	22,785	11,570
IRRGTD	16	67.16	67.29	65.89	6.95	102.13	59.57	81.42	61.68 to 70.56	423,950	279,325
ALL	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414

**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	4	70.07	73.73	75.42	25.44	97.75	50.78	104.00	N/A	18,721	14,120
30000 TO 59999	8	71.18	69.89	71.18	15.39	98.19	44.80	94.04	44.80 to 94.04	47,212	33,605
60000 TO 99999	14	72.07	75.69	75.75	16.13	99.91	52.27	107.20	64.60 to 89.19	76,394	57,869
100000 TO 149999	9	79.04	76.22	76.49	11.96	99.64	60.48	90.08	65.15 to 89.45	121,315	92,796
150000 TO 249999	26	71.80	72.31	72.45	14.71	99.81	48.55	102.99	63.24 to 78.84	192,296	139,311
250000 TO 499999	29	69.45	70.96	70.06	9.45	101.29	50.86	96.59	65.81 to 72.31	347,903	243,741
500000 +	5	61.68	61.35	61.29	4.11	100.10	54.66	66.89	N/A	624,256	382,620
ALL	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>70</b>	COV:	17.85	95% Median C.I.:	67.24 to 72.33	(!: Derived)
(AgLand) TOTAL Sales Price:	20,824,122	WGT. MEAN:	70	STD:	12.86	95% Wgt. Mean C.I.:	67.44 to 72.53	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,824,122	MEAN:	72	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.46 to 74.63	
(AgLand) TOTAL Assessed Value:	14,574,352							
AVG. Adj. Sales Price:	219,201	COD:	14.07	MAX Sales Ratio:	107.20			
AVG. Assessed Value:	153,414	PRD:	102.94	MIN Sales Ratio:	44.80			

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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 \$												
5000 TO 9999	1	61.03	61.03	61.03			61.03	61.03	N/A	12,600	7,690	
Total \$												
1 TO 9999	1	61.03	61.03	61.03			61.03	61.03	N/A	12,600	7,690	
10000 TO 29999	6	62.40	67.25	64.58	27.46	104.13	44.80	104.00	44.80 to 104.00	29,880	19,295	
30000 TO 59999	13	69.43	70.98	69.74	11.21	101.78	52.27	94.04	64.60 to 79.17	65,246	45,504	
60000 TO 99999	14	74.57	74.82	70.72	17.61	105.80	48.55	107.20	60.48 to 89.19	108,703	76,872	
100000 TO 149999	20	72.72	72.43	71.00	11.79	102.01	56.19	90.08	67.24 to 78.84	175,850	124,857	
150000 TO 249999	23	71.24	75.49	73.79	14.17	102.31	50.86	102.99	66.10 to 80.38	280,543	207,018	
250000 TO 499999	17	66.89	68.42	67.25	9.19	101.74	54.66	88.46	61.68 to 70.56	433,709	291,674	
500000 +	1	61.55	61.55	61.55			61.55	61.55	N/A	919,620	566,070	
ALL	95	69.66	72.05	69.99	14.07	102.94	44.80	107.20	67.24 to 72.33	219,201	153,414	



**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	260	<b>MEDIAN:</b>	<b>89</b>	COV:	49.49	95% Median C.I.:	82.73 to 93.33
TOTAL Sales Price:	12,383,628	WGT. MEAN:	84	STD:	47.59	95% Wgt. Mean C.I.:	80.06 to 87.45
TOTAL Adj.Sales Price:	12,383,628	MEAN:	96	AVG.ABS.DEV:	28.76	95% Mean C.I.:	90.38 to 101.95
TOTAL Assessed Value:	10,371,600						
AVG. Adj. Sales Price:	47,629	COD:	32.23	MAX Sales Ratio:	499.63		
AVG. Assessed Value:	39,890	PRD:	114.82	MIN Sales Ratio:	7.20		

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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	36	94.60	100.20	85.91	26.36	116.62	16.20	184.88	84.41 to 99.97	53,011	45,544
10/01/04 TO 12/31/04	28	87.68	88.79	84.25	23.84	105.39	39.56	169.91	71.94 to 101.70	59,062	49,759
01/01/05 TO 03/31/05	23	93.27	101.20	84.47	26.02	119.81	45.24	190.00	82.73 to 112.00	45,908	38,779
04/01/05 TO 06/30/05	36	80.88	90.98	85.11	37.41	106.89	7.20	262.47	70.45 to 98.79	45,465	38,697
07/01/05 TO 09/30/05	39	82.69	92.97	81.37	36.26	114.25	35.05	262.40	71.76 to 98.38	43,852	35,684
10/01/05 TO 12/31/05	33	89.32	92.40	80.25	28.51	115.14	15.09	200.75	70.90 to 100.17	43,745	35,105
01/01/06 TO 03/31/06	22	89.12	87.41	86.63	24.23	100.90	37.33	156.89	66.36 to 101.43	42,705	36,994
04/01/06 TO 06/30/06	43	84.44	109.51	83.01	49.37	131.92	28.60	499.63	76.45 to 104.21	47,336	39,293
<u>Study Years</u>											
07/01/04 TO 06/30/05	123	89.67	95.09	85.02	28.76	111.84	7.20	262.47	83.72 to 95.60	50,852	43,235
07/01/05 TO 06/30/06	137	85.83	97.13	82.46	36.56	117.80	15.09	499.63	79.11 to 93.54	44,735	36,888
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	131	87.06	93.73	82.70	32.44	113.33	7.20	262.47	79.11 to 93.54	44,629	36,909
<u>ALL</u>											
	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	260	<b>MEDIAN:</b>	<b>89</b>	COV:	49.49	95% Median C.I.:	82.73 to 93.33
TOTAL Sales Price:	12,383,628	WGT. MEAN:	84	STD:	47.59	95% Wgt. Mean C.I.:	80.06 to 87.45
TOTAL Adj.Sales Price:	12,383,628	MEAN:	96	AVG.ABS.DEV:	28.76	95% Mean C.I.:	90.38 to 101.95
TOTAL Assessed Value:	10,371,600						
AVG. Adj. Sales Price:	47,629	COD:	32.23	MAX Sales Ratio:	499.63		
AVG. Assessed Value:	39,890	PRD:	114.82	MIN Sales Ratio:	7.20		

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**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	1	98.95	98.95	98.95			98.95	98.95	N/A	13,750	13,605
BOW VALLEY	1	70.07	70.07	70.07			70.07	70.07	N/A	33,500	23,475
COLERIDGE	26	93.99	102.20	86.01	30.56	118.82	58.85	190.00	74.07 to 118.67	30,563	26,287
COLERIDGE V	1	108.50	108.50	108.50			108.50	108.50	N/A	5,000	5,425
FORDYCE	6	54.93	55.63	55.53	19.08	100.17	37.15	77.67	37.15 to 77.67	60,000	33,319
HART BUD BECKER	1	112.42	112.42	112.42			112.42	112.42	N/A	143,000	160,755
HART BUD BECKER V	1	114.69	114.69	114.69			114.69	114.69	N/A	8,000	9,175
HARTINGTON	69	89.67	95.82	86.30	21.99	111.03	34.22	262.40	82.73 to 98.38	55,730	48,097
HARTINGTON V	7	47.96	60.34	47.74	53.00	126.41	15.09	135.80	15.09 to 135.80	23,000	10,979
LAUREL	41	95.25	107.69	95.83	33.11	112.38	35.05	293.02	84.41 to 101.12	51,679	49,522
LAUREL V	4	61.14	59.61	63.99	15.69	93.14	42.76	73.39	N/A	6,565	4,201
MAGNET	2	290.12	290.12	108.44	72.21	267.53	80.61	499.63	N/A	30,112	32,655
OBERT	3	67.24	71.06	72.56	6.16	97.93	66.75	79.18	N/A	18,833	13,665
RANDOLPH	28	93.23	105.97	86.71	33.72	122.21	56.45	246.50	79.91 to 111.30	37,178	32,236
RANDOLPH V	1	148.41	148.41	148.41			148.41	148.41	N/A	2,200	3,265
REC BROOKY BOTTOM	2	106.74	106.74	100.10	12.53	106.63	93.37	120.11	N/A	36,750	36,787
REC BROOKY BOTTOM MH	2	93.94	93.94	92.19	17.87	101.90	77.16	110.73	N/A	16,750	15,442
REC NOHR SUB	1	71.88	71.88	71.88			71.88	71.88	N/A	13,000	9,345
REC V	11	95.00	94.92	63.51	40.72	149.45	16.20	160.53	37.33 to 151.20	29,772	18,908
RURAL	38	74.83	81.18	74.17	27.68	109.45	35.45	148.50	66.73 to 94.68	74,332	55,133
RURAL ATEN	1	91.66	91.66	91.66			91.66	91.66	N/A	101,000	92,580
RURAL LEWIS/CLARK V	1	81.83	81.83	81.83			81.83	81.83	N/A	195,000	159,565
RURAL V	1	92.40	92.40	92.40			92.40	92.40	N/A	12,500	11,550
ST HELENA	3	90.19	101.85	90.74	20.51	112.24	79.93	135.42	N/A	24,666	22,383
ST HELENA V	1	7.20	7.20	7.20			7.20	7.20	N/A	1,250	90
WYNOT	4	152.41	135.39	131.95	19.98	102.61	58.42	178.33	N/A	13,350	17,615
WYNOT V	3	47.67	62.76	51.00	58.32	123.05	28.60	112.00	N/A	1,666	850
<u>ALL</u>											
	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**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	200	89.63	99.19	86.99	33.46	114.02	7.20	499.63	84.41 to 95.25	43,092	37,488
3	60	82.26	86.09	76.33	29.52	112.78	16.20	160.53	70.90 to 95.00	62,752	47,899
<u>ALL</u>											
	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	260	<b>MEDIAN:</b>	<b>89</b>	COV:	49.49	95% Median C.I.:	82.73 to 93.33
TOTAL Sales Price:	12,383,628	WGT. MEAN:	84	STD:	47.59	95% Wgt. Mean C.I.:	80.06 to 87.45
TOTAL Adj.Sales Price:	12,383,628	MEAN:	96	AVG.ABS.DEV:	28.76	95% Mean C.I.:	90.38 to 101.95
TOTAL Assessed Value:	10,371,600						
AVG. Adj. Sales Price:	47,629	COD:	32.23	MAX Sales Ratio:	499.63		
AVG. Assessed Value:	39,890	PRD:	114.82	MIN Sales Ratio:	7.20		

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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	220	89.54	98.96	84.90	31.10	116.57	34.22	499.63	84.41 to 94.68	52,851	44,868
2	40	72.15	80.80	66.18	44.65	122.09	7.20	160.53	65.00 to 95.00	18,905	12,512
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	236	88.98	96.72	84.31	32.45	114.72	7.20	499.63	82.73 to 92.40	49,617	41,830
06	22	85.25	89.58	72.87	33.86	122.94	16.20	160.53	69.85 to 118.75	29,409	21,429
07	2	103.14	103.14	103.98	7.36	99.19	95.54	110.73	N/A	13,500	14,037
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0008	94	82.78	87.66	78.91	26.93	111.08	15.09	262.40	77.67 to 89.80	58,768	46,377
14-0045	33	96.44	106.25	86.06	31.40	123.46	56.45	246.50	82.05 to 111.30	35,709	30,731
14-0054	48	88.82	100.13	90.99	34.62	110.04	35.05	293.02	76.45 to 99.84	53,722	48,881
14-0101	39	93.33	91.65	76.72	36.22	119.47	7.20	178.33	69.85 to 110.73	28,993	22,242
14-0541	33	93.54	100.80	88.99	29.19	113.28	57.46	190.00	75.79 to 108.50	31,556	28,081
26-0024											
54-0096	10	88.42	87.45	90.99	18.15	96.11	35.45	119.17	71.88 to 106.05	85,500	77,799
54-0576	2	290.12	290.12	108.44	72.21	267.53	80.61	499.63	N/A	30,112	32,655
54-0586											
90-0017	1	95.00	95.00	95.00			95.00	95.00	N/A	15,000	14,250
NonValid School											
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	260	<b>MEDIAN:</b>	<b>89</b>	COV:	49.49	95% Median C.I.:	82.73 to 93.33
TOTAL Sales Price:	12,383,628	WGT. MEAN:	84	STD:	47.59	95% Wgt. Mean C.I.:	80.06 to 87.45
TOTAL Adj.Sales Price:	12,383,628	MEAN:	96	AVG.ABS.DEV:	28.76	95% Mean C.I.:	90.38 to 101.95
TOTAL Assessed Value:	10,371,600						
AVG. Adj. Sales Price:	47,629	COD:	32.23	MAX Sales Ratio:	499.63		
AVG. Assessed Value:	39,890	PRD:	114.82	MIN Sales Ratio:	7.20		

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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	51	73.89	92.90	68.18	56.55	136.26	7.20	499.63	67.86 to 96.00	18,752	12,785
Prior TO 1860											
1860 TO 1899	9	90.19	114.13	97.11	58.66	117.53	35.05	263.34	62.39 to 173.56	17,400	16,896
1900 TO 1919	85	86.42	100.83	80.75	36.41	124.87	36.60	293.02	78.88 to 97.98	44,932	36,281
1920 TO 1939	27	82.73	94.42	84.71	35.80	111.47	34.22	262.47	74.73 to 102.96	43,655	36,978
1940 TO 1949	8	85.13	84.81	82.89	11.79	102.32	59.16	100.20	59.16 to 100.20	48,393	40,113
1950 TO 1959	15	101.59	106.37	93.97	20.03	113.20	69.16	178.13	77.67 to 114.92	40,706	38,251
1960 TO 1969	15	97.34	97.15	94.83	14.63	102.45	67.77	138.62	82.05 to 108.44	67,339	63,856
1970 TO 1979	31	82.58	85.48	79.86	17.73	107.04	59.36	120.11	72.08 to 91.66	72,351	57,778
1980 TO 1989	9	89.82	88.61	87.32	8.67	101.48	63.86	98.79	76.96 to 98.72	78,655	68,680
1990 TO 1994	3	89.80	94.68	93.43	11.35	101.34	81.83	112.42	N/A	154,333	144,190
1995 TO 1999	2	81.84	81.84	82.38	9.73	99.34	73.87	89.80	N/A	123,500	101,740
2000 TO Present	5	100.17	98.41	97.24	6.05	101.20	85.18	106.05	N/A	120,800	117,464
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**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	12	124.15	145.00	178.62	71.92	81.17	7.20	499.63	42.76 to 190.00	2,438	4,355
5000 TO 9999	24	114.98	120.03	116.57	25.88	102.97	65.00	200.75	98.00 to 140.50	6,875	8,013
Total \$											
1 TO 9999	36	114.98	128.35	125.91	43.14	101.94	7.20	499.63	98.00 to 140.50	5,396	6,794
10000 TO 29999	69	97.98	108.34	106.07	35.81	102.14	35.45	293.02	90.92 to 108.47	17,421	18,479
30000 TO 59999	68	86.15	88.87	88.59	25.89	100.32	15.09	262.47	79.93 to 95.25	40,007	35,441
60000 TO 99999	59	77.67	80.55	80.46	14.47	100.12	37.15	119.17	74.07 to 82.58	77,404	62,276
100000 TO 149999	22	86.75	80.17	81.24	18.12	98.69	16.20	112.42	62.24 to 93.27	120,610	97,979
150000 TO 249999	6	56.98	57.91	58.49	19.89	99.01	36.60	81.83	36.60 to 81.83	174,416	102,010
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

(!: Derived)

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AVG. Adj. Sales Price:	47,629	COD:	32.23	MAX Sales Ratio:	499.63		
AVG. Assessed Value:	39,890	PRD:	114.82	MIN Sales Ratio:	7.20		

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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	9	65.00	81.96	78.87	71.83	103.92	7.20	190.00	28.60 to 148.41	2,190	1,727
5000 TO 9999	34	87.50	97.92	74.99	42.86	130.57	15.09	246.50	66.50 to 114.69	9,572	7,178
Total \$											
1 TO 9999	43	82.83	94.58	75.21	48.09	125.75	7.20	246.50	66.21 to 108.50	8,026	6,037
10000 TO 29999	83	93.33	100.97	81.85	36.50	123.36	16.20	499.63	83.72 to 99.97	23,574	19,296
30000 TO 59999	77	87.06	98.49	87.05	28.86	113.14	37.15	293.02	80.61 to 97.34	52,633	45,815
60000 TO 99999	42	80.16	84.52	77.78	21.86	108.66	36.60	262.47	75.00 to 89.32	95,631	74,385
100000 TO 149999	13	93.27	94.44	91.85	10.51	102.82	61.60	119.17	88.31 to 105.03	128,807	118,311
150000 TO 249999	2	97.13	97.13	94.77	15.75	102.49	81.83	112.42	N/A	169,000	160,160
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	49	73.89	92.09	68.75	54.59	133.95	7.20	499.63	67.86 to 96.00	19,089	13,123
10	1	190.00	190.00	190.00			190.00	190.00	N/A	1,000	1,900
15	1	58.42	58.42	58.42			58.42	58.42	N/A	14,900	8,705
20	99	97.98	106.14	90.78	32.00	116.92	34.22	293.02	89.48 to 101.59	28,454	25,830
25	28	81.54	85.84	83.81	15.42	102.42	62.24	138.62	75.79 to 89.32	70,800	59,338
30	77	85.18	89.39	82.16	25.55	108.79	35.45	263.34	76.99 to 91.15	77,583	63,744
35	5	93.27	89.69	89.67	9.67	100.03	73.23	100.17	N/A	131,800	118,184
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	49	73.89	92.07	68.53	54.61	134.36	7.20	499.63	67.86 to 96.00	19,426	13,312
100	7	89.82	88.94	92.27	12.31	96.39	71.88	110.73	71.88 to 110.73	24,142	22,275
101	123	90.05	99.28	86.72	28.09	114.49	34.22	293.02	87.05 to 98.38	54,743	47,471
102	17	81.41	80.91	75.12	17.19	107.70	36.60	111.00	68.29 to 98.72	89,167	66,986
103	2	84.46	84.46	85.83	4.56	98.40	80.61	88.31	N/A	87,362	74,985
104	55	85.87	100.44	86.91	36.66	115.57	37.15	263.34	75.50 to 99.84	46,458	40,376
106	3	57.46	94.30	48.41	89.66	194.79	35.45	190.00	N/A	11,333	5,486
111	4	70.13	76.43	79.52	12.57	96.11	66.75	98.72	N/A	62,375	49,602
ALL	260	89.23	96.17	83.75	32.23	114.82	7.20	499.63	82.73 to 93.33	47,629	39,890

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	260	<b>MEDIAN:</b>	<b>89</b>	COV:	49.49	95% Median C.I.:	82.73 to 93.33
TOTAL Sales Price:	12,383,628	WGT. MEAN:	84	STD:	47.59	95% Wgt. Mean C.I.:	80.06 to 87.45
TOTAL Adj.Sales Price:	12,383,628	MEAN:	96	AVG.ABS.DEV:	28.76	95% Mean C.I.:	90.38 to 101.95
TOTAL Assessed Value:	10,371,600						
AVG. Adj. Sales Price:	47,629	COD:	32.23	MAX Sales Ratio:	499.63		
AVG. Assessed Value:	39,890	PRD:	114.82	MIN Sales Ratio:	7.20		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	52	78.63	94.07	69.63	51.97	135.10	7.20	499.63	67.86 to 100.45	18,488	12,873
10	2	100.19	100.19	101.42	2.19	98.79	98.00	102.38	N/A	19,250	19,522
15	3	129.00	119.70	99.74	13.16	120.01	89.59	140.50	N/A	22,333	22,275
20	79	89.48	103.43	89.25	38.89	115.89	34.22	293.02	79.11 to 100.20	26,476	23,630
25	26	94.60	91.38	84.08	17.83	108.68	37.15	167.02	79.18 to 101.70	58,146	48,892
30	79	84.44	91.97	83.90	24.86	109.61	35.45	263.34	77.67 to 91.66	69,872	58,626
35	9	88.82	97.73	89.97	18.90	108.62	61.60	156.89	82.73 to 112.42	98,483	88,610
40	10	89.80	86.01	78.75	20.96	109.21	36.60	145.53	50.76 to 99.97	130,700	102,932
<u>ALL</u>	<u>260</u>	<u>89.23</u>	<u>96.17</u>	<u>83.75</u>	<u>32.23</u>	<u>114.82</u>	<u>7.20</u>	<u>499.63</u>	<u>82.73 to 93.33</u>	<u>47,629</u>	<u>39,890</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	44.82	95% Median C.I.:	66.80 to 97.30
TOTAL Sales Price:	2,285,929	WGT. MEAN:	81	STD:	38.74	95% Wgt. Mean C.I.:	74.60 to 87.56
TOTAL Adj.Sales Price:	2,285,929	MEAN:	86	AVG.ABS.DEV:	27.44	95% Mean C.I.:	75.47 to 97.39
TOTAL Assessed Value:	1,853,395						
AVG. Adj. Sales Price:	47,623	COD:	32.08	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	38,612	PRD:	106.60	MIN Sales Ratio:	15.50		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	88.59	88.59	88.59			88.59	88.59	N/A	45,000	39,865
10/01/03 TO 12/31/03	5	102.84	104.15	88.60	9.87	117.56	84.02	130.00	N/A	121,686	107,812
01/01/04 TO 03/31/04	2	108.04	108.04	113.31	8.50	95.34	98.85	117.22	N/A	31,750	35,977
04/01/04 TO 06/30/04	2	98.38	98.38	95.25	44.53	103.29	54.57	142.19	N/A	14,000	13,335
07/01/04 TO 09/30/04	2	134.17	134.17	91.65	35.84	146.38	86.08	182.25	N/A	51,750	47,430
10/01/04 TO 12/31/04	4	84.34	74.53	72.31	13.14	103.07	43.25	86.18	N/A	36,562	26,437
01/01/05 TO 03/31/05	4	83.14	85.48	78.66	25.11	108.67	47.85	127.80	N/A	60,561	47,640
04/01/05 TO 06/30/05	5	88.87	93.32	88.87	7.95	105.00	83.38	103.68	N/A	53,650	47,681
07/01/05 TO 09/30/05	6	58.98	67.21	55.71	56.04	120.66	15.50	136.70	15.50 to 136.70	26,641	14,840
10/01/05 TO 12/31/05	4	63.92	68.65	64.12	18.55	107.06	50.68	96.08	N/A	55,750	35,747
01/01/06 TO 03/31/06	6	103.49	111.82	98.91	39.76	113.05	54.07	230.10	54.07 to 230.10	20,650	20,425
04/01/06 TO 06/30/06	7	47.00	57.53	69.96	36.89	82.24	26.40	100.17	26.40 to 100.17	39,142	27,383
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	101.21	102.22	90.95	16.90	112.38	54.57	142.19	84.02 to 130.00	74,493	67,755
07/01/04 TO 06/30/05	15	86.08	91.66	82.81	20.91	110.69	43.25	182.25	83.38 to 102.84	50,683	41,971
07/01/05 TO 06/30/06	23	63.23	76.15	69.97	48.65	108.84	15.50	230.10	50.68 to 96.08	33,945	23,750
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	10	86.13	97.93	87.69	31.83	111.68	43.25	182.25	54.57 to 142.19	34,125	29,923
01/01/05 TO 12/31/05	19	83.38	78.23	73.99	28.34	105.73	15.50	136.70	51.16 to 97.30	47,018	34,789
<u>ALL</u>											
	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	1	103.68	103.68	103.68			103.68	103.68	N/A	22,000	22,810
COLERIDGE	1	35.81	35.81	35.81			35.81	35.81	N/A	62,000	22,205
COLERIDGE V	1	15.50	15.50	15.50			15.50	15.50	N/A	5,000	775
FORDYCE	1	230.10	230.10	230.10			230.10	230.10	N/A	5,000	11,505
HARTINGTON	10	92.56	88.31	77.77	19.03	113.55	46.78	127.80	47.85 to 102.84	37,799	29,398
HARTINGTON V	1	47.00	47.00	47.00			47.00	47.00	N/A	3,000	1,410
LAUREL	13	83.64	87.52	86.26	25.03	101.46	44.00	182.25	63.23 to 99.57	41,146	35,493
RANDOLPH	7	112.23	92.65	90.40	24.34	102.49	51.16	130.00	51.16 to 130.00	28,157	25,454
RURAL	10	84.53	78.50	81.11	26.59	96.78	26.40	142.19	50.68 to 100.17	101,818	82,587
WYNOT	3	82.27	87.41	58.01	37.86	150.68	43.25	136.70	N/A	20,250	11,746
<u>ALL</u>											
	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	44.82	95% Median C.I.:	66.80 to 97.30
TOTAL Sales Price:	2,285,929	WGT. MEAN:	81	STD:	38.74	95% Wgt. Mean C.I.:	74.60 to 87.56
TOTAL Adj.Sales Price:	2,285,929	MEAN:	86	AVG.ABS.DEV:	27.44	95% Mean C.I.:	75.47 to 97.39
TOTAL Assessed Value:	1,853,395						
AVG. Adj. Sales Price:	47,623	COD:	32.08	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	38,612	PRD:	106.60	MIN Sales Ratio:	15.50		

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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	38	86.13	88.52	81.05	33.32	109.21	15.50	230.10	66.80 to 99.57	33,361	27,040
3	10	84.53	78.50	81.11	26.59	96.78	26.40	142.19	50.68 to 100.17	101,818	82,587
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**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	45	86.18	90.22	82.00	29.60	110.02	35.81	230.10	82.27 to 98.85	49,953	40,962
2	3	26.40	29.63	26.59	39.77	111.44	15.50	47.00	N/A	12,666	3,368
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0008	14	88.35	91.10	79.00	34.10	115.32	26.40	230.10	47.00 to 102.84	39,713	31,373
14-0045	8	107.96	94.03	91.73	23.13	102.50	51.16	130.00	51.16 to 130.00	27,387	25,123
14-0054	13	83.64	87.52	86.26	25.03	101.46	44.00	182.25	63.23 to 99.57	41,146	35,493
14-0101	4	66.47	78.22	54.22	47.03	144.27	43.25	136.70	N/A	31,437	17,046
14-0541	3	35.81	64.50	51.83	117.93	124.44	15.50	142.19	N/A	26,666	13,821
26-0024											
54-0096	5	84.02	75.33	80.27	13.00	93.85	56.12	88.59	N/A	130,036	104,381
54-0576	1	100.17	100.17	100.17			100.17	100.17	N/A	120,000	120,205
54-0586											
90-0017											
NonValid School											
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612



**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	44.82	95% Median C.I.:	66.80 to 97.30
TOTAL Sales Price:	2,285,929	WGT. MEAN:	81	STD:	38.74	95% Wgt. Mean C.I.:	74.60 to 87.56
TOTAL Adj.Sales Price:	2,285,929	MEAN:	86	AVG.ABS.DEV:	27.44	95% Mean C.I.:	75.47 to 97.39
TOTAL Assessed Value:	1,853,395						
AVG. Adj. Sales Price:	47,623	COD:	32.08	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	38,612	PRD:	106.60	MIN Sales Ratio:	15.50		

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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	4	36.70	35.74	33.99	40.31	105.15	15.50	54.07	N/A	13,000	4,418
Prior TO 1860											
1860 TO 1899	1	62.90	62.90	62.90			62.90	62.90	N/A	93,000	58,495
1900 TO 1919	25	87.82	89.66	76.77	30.61	116.79	44.00	182.25	64.93 to 102.84	27,559	21,157
1920 TO 1939	1	98.85	98.85	98.85			98.85	98.85	N/A	13,500	13,345
1940 TO 1949											
1950 TO 1959	2	97.81	97.81	92.16	14.75	106.13	83.38	112.23	N/A	57,500	52,990
1960 TO 1969	4	83.72	74.82	77.93	14.95	96.01	43.25	88.59	N/A	67,062	52,261
1970 TO 1979	5	86.18	94.57	87.86	24.69	107.64	56.12	142.19	N/A	135,736	119,260
1980 TO 1989	5	94.74	119.78	95.84	33.01	124.98	85.03	230.10	N/A	62,900	60,284
1990 TO 1994											
1995 TO 1999	1	35.81	35.81	35.81			35.81	35.81	N/A	62,000	22,205
2000 TO Present											
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	88.50	88.50	71.41	46.89	123.93	47.00	130.00	N/A	2,125	1,517
5000 TO 9999	7	102.84	124.26	120.34	46.00	103.25	15.50	230.10	15.50 to 230.10	6,714	8,080
Total \$											
1 TO 9999	9	102.84	116.31	116.28	44.74	100.02	15.50	230.10	47.00 to 182.25	5,694	6,621
10000 TO 29999	15	85.03	84.31	82.32	28.91	102.42	44.00	142.19	54.57 to 103.68	16,976	13,974
30000 TO 59999	11	86.18	78.28	78.18	25.61	100.13	26.40	117.22	43.25 to 112.23	40,363	31,556
60000 TO 99999	9	66.80	66.52	68.83	23.22	96.65	35.81	86.08	46.78 to 84.92	76,150	52,415
100000 TO 149999	3	100.17	97.79	97.32	5.15	100.48	88.87	104.34	N/A	126,666	123,276
250000 TO 499999	1	84.02	84.02	84.02			84.02	84.02	N/A	470,684	395,485
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	44.82	95% Median C.I.:	66.80 to 97.30
TOTAL Sales Price:	2,285,929	WGT. MEAN:	81	STD:	38.74	95% Wgt. Mean C.I.:	74.60 to 87.56
TOTAL Adj.Sales Price:	2,285,929	MEAN:	86	AVG.ABS.DEV:	27.44	95% Mean C.I.:	75.47 to 97.39
TOTAL Assessed Value:	1,853,395						
AVG. Adj. Sales Price:	47,623	COD:	32.08	MAX Sales Ratio:	230.10		
AVG. Assessed Value:	38,612	PRD:	106.60	MIN Sales Ratio:	15.50		

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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	47.00	64.17	41.19	81.21	155.79	15.50	130.00	N/A	3,083	1,270
5000 TO 9999	10	89.79	80.77	66.13	30.16	122.14	26.40	136.70	51.16 to 102.84	12,700	8,398
Total \$											
1 TO 9999	13	82.27	76.94	64.44	39.32	119.40	15.50	136.70	47.00 to 102.84	10,480	6,753
10000 TO 29999	19	85.03	92.42	70.16	43.31	131.72	35.81	230.10	47.85 to 116.56	27,507	19,300
30000 TO 59999	8	87.39	84.92	79.67	20.92	106.58	50.68	117.22	50.68 to 117.22	54,106	43,108
60000 TO 99999	4	84.15	83.94	84.05	1.86	99.86	81.36	86.08	N/A	85,875	72,177
100000 TO 149999	3	100.17	97.79	97.32	5.15	100.48	88.87	104.34	N/A	126,666	123,276
250000 TO 499999	1	84.02	84.02	84.02			84.02	84.02	N/A	470,684	395,485
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	50.68	55.49	56.43	35.94	98.33	15.50	112.23	26.40 to 97.30	26,627	15,026
10	10	101.21	95.93	81.34	21.76	117.93	54.57	136.70	64.93 to 130.00	20,960	17,049
15	2	88.51	88.51	91.63	7.04	96.59	82.27	94.74	N/A	22,000	20,157
20	17	88.59	97.22	85.61	31.69	113.56	35.81	230.10	62.90 to 117.22	76,922	65,854
30	6	85.61	102.84	86.64	22.88	118.70	81.36	182.25	81.36 to 182.25	41,166	35,666
40	2	66.06	66.06	77.82	34.53	84.89	43.25	88.87	N/A	92,375	71,885
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**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)

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TOTAL Assessed Value:	1,853,395						
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AVG. Assessed Value:	38,612	PRD:	106.60	MIN Sales Ratio:	15.50		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	26.40	29.63	26.59	39.77	111.44	15.50	47.00	N/A	12,666	3,368
300	2	72.30	72.30	77.93	12.54	92.77	63.23	81.36	N/A	49,950	38,925
306	1	83.38	83.38	83.38			83.38	83.38	N/A	80,000	66,700
325	3	103.68	111.49	101.45	17.23	109.89	88.59	142.19	N/A	26,666	27,053
344	6	102.84	116.97	105.73	20.80	110.63	85.03	182.25	85.03 to 182.25	9,375	9,912
346	1	43.25	43.25	43.25			43.25	43.25	N/A	44,750	19,355
350	1	96.08	96.08	96.08			96.08	96.08	N/A	30,000	28,825
353	10	76.38	83.77	74.36	38.04	112.66	46.78	136.70	51.16 to 127.80	23,475	17,455
381	1	86.08	86.08	86.08			86.08	86.08	N/A	97,500	83,925
384	1	97.30	97.30	97.30			97.30	97.30	N/A	10,000	9,730
386	1	94.74	94.74	94.74			94.74	94.74	N/A	33,000	31,265
390	1	117.22	117.22	117.22			117.22	117.22	N/A	50,000	58,610
406	2	165.14	165.14	105.37	39.34	156.72	100.17	230.10	N/A	62,500	65,855
408	1	54.07	54.07	54.07			54.07	54.07	N/A	14,000	7,570
410	1	88.87	88.87	88.87			88.87	88.87	N/A	140,000	124,415
419	3	84.02	77.70	81.00	9.24	95.93	62.90	86.18	N/A	204,561	165,690
426	1	84.92	84.92	84.92			84.92	84.92	N/A	85,000	72,185
442	6	74.54	74.63	64.95	26.19	114.91	47.85	116.56	47.85 to 116.56	41,182	26,746
444	1	44.00	44.00	44.00			44.00	44.00	N/A	25,000	11,000
841	2	70.08	70.08	81.00	48.90	86.52	35.81	104.34	N/A	91,000	73,707
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612
04											
ALL	48	85.56	86.43	81.08	32.08	106.60	15.50	230.10	66.80 to 97.30	47,623	38,612

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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

NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>70</b>	COV:	18.26	95% Median C.I.:	67.24 to 72.33	(!: Derived)
(AgLand) TOTAL Sales Price:	20,814,322	WGT. MEAN:	70	STD:	13.19	95% Wgt. Mean C.I.:	67.47 to 72.57	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	20,814,322	MEAN:	72	AVG.ABS.DEV:	10.01	95% Mean C.I.:	69.60 to 74.91	
(AgLand) TOTAL Assessed Value:	14,574,352							
AVG. Adj. Sales Price:	219,098	COD:	14.37	MAX Sales Ratio:	107.20			
AVG. Assessed Value:	153,414	PRD:	103.19	MIN Sales Ratio:	44.80			

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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	11	72.31	79.57	77.76	17.25	102.32	59.10	107.20	64.72 to 96.59	149,401	116,179
01/01/04 TO 03/31/04	13	77.40	78.41	74.29	11.50	105.55	65.66	94.04	69.08 to 93.35	220,992	164,167
04/01/04 TO 06/30/04	8	65.17	71.28	81.66	19.91	87.28	52.27	102.99	52.27 to 102.99	146,237	119,422
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	9	67.36	70.85	70.33	18.98	100.74	44.80	102.54	50.78 to 87.18	177,649	124,941
01/01/05 TO 03/31/05	11	75.74	75.84	74.89	8.64	101.26	59.57	95.67	67.24 to 82.93	239,109	179,071
04/01/05 TO 06/30/05	5	65.81	67.42	64.95	7.97	103.80	60.99	79.31	N/A	360,230	233,975
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	11	66.17	67.37	62.76	14.14	107.35	48.55	90.08	53.29 to 79.10	174,758	109,673
01/01/06 TO 03/31/06	21	66.10	68.64	66.28	11.87	103.55	56.19	104.00	60.60 to 70.08	268,679	178,091
04/01/06 TO 06/30/06	6	69.18	68.00	64.98	10.11	104.65	50.86	81.42	50.86 to 81.42	255,548	166,060
<u>Study Years</u>											
07/01/03 TO 06/30/04	32	71.88	77.02	76.81	16.35	100.28	52.27	107.20	69.08 to 88.46	177,694	136,485
07/01/04 TO 06/30/05	25	73.80	72.36	70.71	13.08	102.33	44.80	102.54	66.89 to 79.17	241,207	170,565
07/01/05 TO 06/30/06	38	66.65	68.17	65.32	12.30	104.36	48.55	104.00	63.24 to 70.09	239,418	156,386
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	30	71.00	74.24	74.69	16.77	99.39	44.80	102.99	66.68 to 79.17	188,054	140,467
01/01/05 TO 12/31/05	27	72.15	70.83	68.40	11.91	103.55	48.55	95.67	64.89 to 75.77	235,322	160,965
<u>ALL</u>											
	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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NUMBER of Sales:	95	<b>MEDIAN:</b>	<b>70</b>	COV:	18.26	95% Median C.I.:	67.24 to 72.33	(!: Derived)
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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	
203	3	79.10	75.48	77.52	24.33	97.36	44.80	102.54	N/A	29,466	22,844	
205	4	67.59	68.84	67.76	8.53	101.58	60.99	79.17	N/A	70,625	47,858	
429	4	77.34	82.75	79.67	12.20	103.86	72.33	104.00	N/A	84,500	67,325	
431	8	67.16	77.25	76.86	22.27	100.50	58.63	107.20	58.63 to 107.20	134,886	103,673	
433	1	65.19	65.19	65.19			65.19	65.19	N/A	121,500	79,205	
435	3	54.66	53.40	54.53	2.43	97.93	50.78	54.76	N/A	214,116	116,758	
451	5	79.31	84.91	85.04	9.08	99.85	75.77	96.59	N/A	153,046	130,145	
453	2	91.74	91.74	91.25	2.50	100.54	89.45	94.03	N/A	109,500	99,920	
455	3	67.36	76.40	85.76	14.60	89.08	66.17	95.67	N/A	122,000	104,628	
457	4	68.31	72.25	69.89	9.26	103.37	64.72	87.65	N/A	154,048	107,668	
683	1	66.89	66.89	66.89			66.89	66.89	N/A	529,600	354,250	
685	4	60.93	62.94	61.50	18.67	102.33	50.86	79.04	N/A	225,500	138,690	
687	3	60.48	67.46	67.59	24.69	99.80	48.55	93.35	N/A	175,200	118,421	
689	6	68.10	68.58	71.57	13.33	95.81	53.29	88.46	53.29 to 88.46	244,100	174,713	
715	4	67.48	69.04	69.88	9.91	98.79	59.54	81.64	N/A	307,247	214,705	
717	15	66.68	69.21	65.99	13.08	104.88	56.19	93.87	60.60 to 74.70	327,621	216,192	
719	8	72.69	75.89	73.55	10.21	103.19	65.04	89.51	65.04 to 89.51	245,162	180,305	
721	5	71.24	69.79	69.54	2.75	100.36	65.49	72.31	N/A	248,900	173,085	
951	1	61.98	61.98	61.98			61.98	61.98	N/A	588,000	364,440	
953	3	75.74	75.43	74.53	6.73	101.22	67.63	82.93	N/A	323,030	240,745	
955	8	69.75	71.35	70.24	6.94	101.59	65.66	81.42	65.66 to 81.42	246,006	172,786	
ALL												
	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	56	69.81	72.92	71.44	16.94	102.08	44.80	107.20	66.17 to 74.41	164,010	117,164	
2	39	69.66	71.29	68.90	10.64	103.47	56.19	93.87	65.81 to 74.70	298,198	205,464	
ALL												
	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	

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	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	
ALL												
	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	

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Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	14,574,352							
AVG. Adj. Sales Price:	219,098	COD:	14.37	MAX Sales Ratio:	107.20			
AVG. Assessed Value:	153,414	PRD:	103.19	MIN Sales Ratio:	44.80			

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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)												
14-0008	21	75.77	75.58	74.59	18.54	101.33	50.86	107.20	64.72 to 89.19	169,463	126,400	
14-0045	8	69.37	70.83	68.88	7.06	102.84	61.98	89.51	61.98 to 89.51	320,611	220,828	
14-0054	22	73.55	73.90	73.81	8.74	100.12	59.54	93.87	67.24 to 79.21	246,242	181,751	
14-0101	10	62.82	65.72	62.90	19.93	104.49	44.80	102.54	50.78 to 89.45	113,134	71,161	
14-0541	19	66.68	68.36	65.85	13.91	103.80	48.55	93.35	59.57 to 75.30	332,769	219,140	
26-0024	1	94.04	94.04	94.04			94.04	94.04	N/A	46,000	43,260	
54-0096	11	72.33	75.39	70.99	11.49	106.20	60.99	104.00	65.15 to 87.65	89,744	63,712	
54-0576	3	68.47	68.40	68.10	2.80	100.44	65.49	71.24	N/A	262,066	178,466	
54-0586												
90-0017												
NonValid School												
ALL	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	

<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	2	55.91	55.91	54.43	9.17	102.71	50.78	61.03	N/A	17,692	9,630	
30.01 TO 50.00	14	73.32	77.57	74.48	12.65	104.15	64.72	104.00	67.36 to 94.04	59,564	44,364	
50.01 TO 100.00	32	68.72	70.62	69.27	17.63	101.94	44.80	107.20	60.48 to 79.17	133,858	92,729	
100.01 TO 180.00	38	69.62	71.34	69.69	9.78	102.36	50.86	93.87	66.10 to 72.31	306,115	213,337	
180.01 TO 330.00	8	77.79	80.16	73.69	20.27	108.77	61.55	102.99	61.55 to 102.99	431,826	318,218	
650.01 +	1	54.66	54.66	54.66			54.66	54.66	N/A	574,563	314,065	
ALL	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	

<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	
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260	
DRY	42	69.65	71.90	68.98	13.12	104.24	48.55	107.20	66.10 to 75.30	204,062	140,753	
DRY-N/A	24	72.52	75.23	76.16	18.91	98.78	44.80	102.99	67.12 to 89.19	181,050	137,883	
GRASS	6	65.68	73.36	70.07	14.85	104.70	61.03	104.00	61.03 to 104.00	59,766	41,877	
GRASS-N/A	6	70.74	73.86	83.76	18.75	88.19	50.78	96.59	50.78 to 96.59	123,530	103,463	
IRRGTD	1	81.42	81.42	81.42			81.42	81.42	N/A	170,000	138,420	
IRRGTD-N/A	15	66.68	66.35	65.49	5.99	101.31	59.57	74.41	61.68 to 70.08	440,880	288,719	
ALL	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	

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Base Stat

State Stat Run

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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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	50	72.24	73.33	71.38	13.87	102.73	48.55	107.20	67.24 to 75.77	205,591	146,745
DRY-N/A	16	69.28	72.43	71.45	19.00	101.37	44.80	102.54	54.76 to 89.45	164,766	117,724
GRASS	6	65.68	73.36	70.07	14.85	104.70	61.03	104.00	61.03 to 104.00	59,766	41,877
GRASS-N/A	6	70.74	73.86	83.76	18.75	88.19	50.78	96.59	50.78 to 96.59	123,530	103,463
IRRGTD	14	68.60	68.15	66.71	6.46	102.15	59.57	81.42	61.68 to 72.31	409,586	273,241
IRRGTD-N/A	2	61.29	61.29	61.38	1.13	99.86	60.60	61.98	N/A	524,500	321,912
ALL	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414

**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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	62	72.24	74.50	72.43	14.19	102.85	48.55	107.20	68.47 to 77.40	196,601	142,396
DRY-N/A	4	53.47	51.62	53.99	5.77	95.62	44.80	54.76	N/A	181,640	98,060
GRASS	11	70.03	75.69	79.90	16.43	94.73	60.99	104.00	61.03 to 96.59	97,909	78,225
GRASS-N/A	1	50.78	50.78	50.78			50.78	50.78	N/A	22,785	11,570
IRRGTD	16	67.16	67.29	65.89	6.95	102.13	59.57	81.42	61.68 to 70.56	423,950	279,325
ALL	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414

**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	4	70.07	73.73	75.42	25.44	97.75	50.78	104.00	N/A	18,721	14,120
30000 TO 59999	8	71.18	72.37	73.08	18.87	99.04	44.80	102.54	44.80 to 102.54	45,987	33,605
60000 TO 99999	14	72.07	75.69	75.75	16.13	99.91	52.27	107.20	64.60 to 89.19	76,394	57,869
100000 TO 149999	9	79.04	76.22	76.49	11.96	99.64	60.48	90.08	65.15 to 89.45	121,315	92,796
150000 TO 249999	26	71.80	72.31	72.45	14.71	99.81	48.55	102.99	63.24 to 78.84	192,296	139,311
250000 TO 499999	29	69.45	70.96	70.06	9.45	101.29	50.86	96.59	65.81 to 72.31	347,903	243,741
500000 +	5	61.68	61.35	61.29	4.11	100.10	54.66	66.89	N/A	624,256	382,620
ALL	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414

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Base Stat

State Stat Run

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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 \$												
5000 TO 9999	1	61.03	61.03	61.03			61.03	61.03	N/A	12,600	7,690	
Total \$												
1 TO 9999	1	61.03	61.03	61.03			61.03	61.03	N/A	12,600	7,690	
10000 TO 29999	6	62.40	67.25	64.58	27.46	104.13	44.80	104.00	44.80 to 104.00	29,880	19,295	
30000 TO 59999	13	69.43	72.51	70.56	13.40	102.76	52.27	102.54	64.60 to 79.17	64,492	45,504	
60000 TO 99999	14	74.57	74.82	70.72	17.61	105.80	48.55	107.20	60.48 to 89.19	108,703	76,872	
100000 TO 149999	20	72.72	72.43	71.00	11.79	102.01	56.19	90.08	67.24 to 78.84	175,850	124,857	
150000 TO 249999	23	71.24	75.49	73.79	14.17	102.31	50.86	102.99	66.10 to 80.38	280,543	207,018	
250000 TO 499999	17	66.89	68.42	67.25	9.19	101.74	54.66	88.46	61.68 to 70.56	433,709	291,674	
500000 +	1	61.55	61.55	61.55			61.55	61.55	N/A	919,620	566,070	
ALL	95	69.66	72.26	70.02	14.37	103.19	44.80	107.20	67.24 to 72.33	219,098	153,414	



**2007 Assessment Survey for Cedar County**  
**3/13/2007**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff: 1**
- 2. Appraiser(s) on staff: 1 (Assessor)**
- 3. Other full-time employees: 3**
- 4. Other part-time employees: 1**
- 5. Number of shared employees: 0**
- 6. Assessor's requested budget for current fiscal year: \$163,775.00**
- 7. Part of the budget that is dedicated to the computer system \$2,000**
- 8. Adopted budget, or granted budget if different from above: \$163,775.00**
- 9. Amount of total budget set aside for appraisal work: 0**
- 10. Amount of the total budget set aside for education/workshops: \$1,500**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: 0**
- 12. Other miscellaneous funds:**
- 13. Total budget:**
  - a. Was any of last year's budget not used? \$3,354.00**

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

- 1. Data collection done by: Assessor/Part Time Staff**
- 2. Valuation done by: Assessor**
- 3. Pickup work done by: Assessor/Part Time Staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential		175	0	175

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2003
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2003
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? 2007
7. Number of market areas/neighborhoods for this property class: 7
8. How are these defined? Small towns as one, larger towns individually, rural residential and rural recreational
9. Is “Assessor Location” a usable valuation identity? Yes
10. Does the assessor location “suburban” mean something other than rural residential? No
11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner? Yes

**C. Commercial/Industrial Appraisal Information**

1. Data collection done by: Assessor/Part Time Staff
2. Valuation done by: Assessor
3. Pickup work done by whom: Assessor/Part Time Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial		25	0	25

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 1989
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2006 and 2007

6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2007
8. **Number of market areas/neighborhoods for this property class?** 7
9. **How are these defined?** Small towns as one, larger towns individually, rural residential and rural recreational
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

1. **Data collection done by:** Assessor/Part Time Staff
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Assessor/Part Time Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural		100	0	100

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No

**How is your agricultural land defined?** Land use.

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
6. **What is the date of the soil survey currently used?** 1982, Conversion date 8/23/95
7. **What date was the last countywide land use study completed?** 1998
  - a. **By what method? (Physical inspection, FSA maps, etc.)** Physical inspection and FSA maps.
  - b. **By whom?** Employees

**c. What proportion is complete / implemented at this time? All**

- 8. Number of market areas/neighborhoods for this property class: 2**
- 9. How are these defined? Market area and soil types**
- 10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? No**

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

- 1. Administrative software: MIPS**
- 2. CAMA software: County Solutions**
- 3. Cadastral maps: Are they currently being used? Yes**
  - a. Who maintains the Cadastral Maps? Assessor's office**
- 4. Does the county have GIS software? No**
  - a. Who maintains the GIS software and maps? N/A**
- 4. Personal Property software: MIPS**

**F. Zoning Information**

- 1. Does the county have zoning? Yes**
  - a. If so, is the zoning countywide? Yes**
  - b. What municipalities in the county are zoned? All**
- c. When was zoning implemented? 2000**

**G. Contracted Services**

- 1. Appraisal Services: In House**
- 2. Other Services:**

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

**II. Assessment Actions**

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

- 1. Residential**— Increased Hartington all 8%, increased Fordyce all 10%, Increased all rural residential 15%, increased all home site values, reviewed all other assessor locations and determined no other changes were necessary.
  
- 2. Commercial**— Desk reviewed all, took off the 10.74 adjustments and made some adjustments on the cost of construction.
  
- 3. Agricultural**— Reviewed sales and did a market analysis for both market areas. Did not make any changes as both areas are at 70%, within the acceptable range.

County 14 - Cedar

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 7,880	<b>Value</b> 836,539,913	<b>Total Growth</b> 6,926,515 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	288	1,081,975	0	0	67	361,550	355	1,443,525	
2. Res Improv Land	2,067	9,725,240	0	0	461	6,003,750	2,528	15,728,990	
3. Res Improvements	2,085	93,080,790	0	0	519	32,001,725	2,604	125,082,515	
4. Res Total	2,373	103,888,005	0	0	586	38,367,025	2,959	142,255,030	1,969,110
% of Total	80.19	73.02	0.00	0.00	19.80	26.97	37.55	17.00	28.42
5. Rec UnImp Land	0	0	0	0	35	553,200	35	553,200	
6. Rec Improv Land	0	0	0	0	81	1,110,780	81	1,110,780	
7. Rec Improvements	0	0	0	0	206	1,919,345	206	1,919,345	
8. Rec Total	0	0	0	0	241	3,583,325	241	3,583,325	39,130
% of Total	0.00	0.00	0.00	0.00	***	***	3.05	0.42	0.56
Res+Rec Total	2,373	103,888,005	0	0	827	41,950,350	3,200	145,838,355	2,008,240
% of Total	74.15	71.23	0.00	0.00	25.84	28.76	40.60	17.43	28.99

County 14 - Cedar

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 7,880	<b>Value</b> 836,539,913	<b>Total Growth</b> 6,926,515 (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	59	210,990	0	0	19	126,780	78	337,770	
10. Comm Improv Land	441	1,661,403	0	0	81	1,413,470	522	3,074,873	
11. Comm Improvements	453	20,686,655	0	0	90	7,696,945	543	28,383,600	
12. Comm Total	512	22,559,048	0	0	109	9,237,195	621	31,796,243	1,143,715
% of Total	82.44	70.94	0.00	0.00	17.55	29.05	7.88	3.80	16.51
13. Ind UnImp Land	0	0	0	0	1	755	1	755	
14. Ind Improv Land	0	0	0	0	2	48,140	2	48,140	
15. Ind Improvements	0	0	0	0	2	1,906,180	2	1,906,180	
16. Ind Total	0	0	0	0	3	1,955,075	3	1,955,075	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.03	0.23	0.00
Comm+Ind Total	512	22,559,048	0	0	112	11,192,270	624	33,751,318	1,143,715
% of Total	82.05	66.83	0.00	0.00	17.94	33.16	7.91	4.03	16.51
17. Taxable Total	2,885	126,447,053	0	0	939	53,142,620	3,824	179,589,673	3,151,955
% of Total	75.44	70.40	0.00	0.00	24.55	23.35	48.52	21.46	45.50

County 14 - Cedar

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				<b>0</b>	<b>0</b>	<b>0</b>

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	240	0	93	<b>333</b>

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,347	278,360,715	2,347	278,360,715
28. Ag-Improved Land	0	0	0	0	1,995	288,535,545	1,995	288,535,545
29. Ag-Improvements	0	0	0	0	1,709	90,053,980	1,709	90,053,980
30. Ag-Total Taxable							<b>4,056</b>	<b>656,950,240</b>



County 14 - Cedar

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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	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1,121	1,131.870	13,572,440	1,121	1,131.870	13,572,440	
33. HomeSite Improvements	1,112		62,228,300	1,112		62,228,300	1,506,135
34. HomeSite Total				1,112	1,131.870	75,800,740	
35. FarmSite UnImp Land	82	220.540	242,600	82	220.540	242,600	
36. FarmSite Impr Land	1,770	9,254.500	10,199,465	1,770	9,254.500	10,199,465	
37. FarmSite Improv	1,608		27,825,680	1,608		27,825,680	2,268,425
38. FarmSite Total				1,690	9,475.040	38,267,745	
39. Road & Ditches		8,984.080			8,984.080		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				<b>2,802</b>	<b>19,590.990</b>	<b>114,068,485</b>	<b>3,774,560</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	4	379.600	89,410	4	379.600	89,410

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

County 14 - Cedar

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	4,647.050	8,292,455	4,647.050	8,292,455
46. 1A	0.000	0	0.000	0	5,535.080	9,731,550	5,535.080	9,731,550
47. 2A1	0.000	0	0.000	0	5,820.880	9,893,025	5,820.880	9,893,025
48. 2A	0.000	0	0.000	0	4,197.300	6,952,660	4,197.300	6,952,660
49. 3A1	0.000	0	0.000	0	6,727.630	10,467,420	6,727.630	10,467,420
50. 3A	0.000	0	0.000	0	5,645.530	8,070,995	5,645.530	8,070,995
51. 4A1	0.000	0	0.000	0	11,991.260	15,927,330	11,991.260	15,927,330
52. 4A	0.000	0	0.000	0	1,618.310	1,909,615	1,618.310	1,909,615
53. Total	0.000	0	0.000	0	46,183.040	71,245,050	46,183.040	71,245,050
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	10,872.610	15,210,190	10,872.610	15,210,190
55. 1D	0.000	0	0.000	0	24,274.820	33,223,400	24,274.820	33,223,400
56. 2D1	0.000	0	0.000	0	10,831.860	14,618,250	10,831.860	14,618,250
57. 2D	0.000	0	0.000	0	15,910.820	21,017,535	15,910.820	21,017,535
58. 3D1	0.000	0	0.000	0	24,343.710	31,412,505	24,343.710	31,412,505
59. 3D	0.000	0	0.000	0	21,105.830	25,861,810	21,105.830	25,861,810
60. 4D1	0.000	0	0.000	0	51,772.190	53,471,790	51,772.190	53,471,790
61. 4D	0.000	0	0.000	0	10,581.440	8,463,145	10,581.440	8,463,145
62. Total	0.000	0	0.000	0	169,693.280	203,278,625	169,693.280	203,278,625
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	1,410.410	1,105,080	1,410.410	1,105,080
64. 1G	0.000	0	0.000	0	7,080.270	5,504,580	7,080.270	5,504,580
65. 2G1	0.000	0	0.000	0	2,900.370	1,958,375	2,900.370	1,958,375
66. 2G	0.000	0	0.000	0	6,406.370	4,516,635	6,406.370	4,516,635
67. 3G1	0.000	0	0.000	0	6,555.190	4,347,505	6,555.190	4,347,505
68. 3G	0.000	0	0.000	0	6,901.220	4,598,895	6,901.220	4,598,895
69. 4G1	0.000	0	0.000	0	28,856.310	17,056,905	28,856.310	17,056,905
70. 4G	0.000	0	0.000	0	33,959.560	14,759,390	33,959.560	14,759,390
71. Total	0.000	0	0.000	0	94,069.700	53,847,365	94,069.700	53,847,365
72. Waste	0.000	0	0.000	0	4,183.320	671,040	4,183.320	671,040
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	314,129.340	329,042,080	314,129.340	329,042,080

County 14 - Cedar

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,250.690	2,625,550	1,250.690	2,625,550
46. 1A	0.000	0	0.000	0	5,382.300	10,950,270	5,382.300	10,950,270
47. 2A1	0.000	0	0.000	0	4,284.660	8,568,735	4,284.660	8,568,735
48. 2A	0.000	0	0.000	0	933.270	1,846,705	933.270	1,846,705
49. 3A1	0.000	0	0.000	0	7,077.740	13,679,405	7,077.740	13,679,405
50. 3A	0.000	0	0.000	0	12,518.240	23,047,085	12,518.240	23,047,085
51. 4A1	0.000	0	0.000	0	11,431.310	19,497,580	11,431.310	19,497,580
52. 4A	0.000	0	0.000	0	152.400	205,740	152.400	205,740
53. Total	0.000	0	0.000	0	43,030.610	80,421,070	43,030.610	80,421,070
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	1,968.860	3,739,310	1,968.860	3,739,310
55. 1D	0.000	0	0.000	0	10,081.770	18,940,460	10,081.770	18,940,460
56. 2D1	0.000	0	0.000	0	8,373.900	15,238,640	8,373.900	15,238,640
57. 2D	0.000	0	0.000	0	2,821.700	5,021,765	2,821.700	5,021,765
58. 3D1	0.000	0	0.000	0	14,705.140	24,881,120	14,705.140	24,881,120
59. 3D	0.000	0	0.000	0	21,595.760	35,101,560	21,595.760	35,101,560
60. 4D1	0.000	0	0.000	0	18,071.480	25,676,450	18,071.480	25,676,450
61. 4D	0.000	0	0.000	0	279.070	301,400	279.070	301,400
62. Total	0.000	0	0.000	0	77,897.680	128,900,705	77,897.680	128,900,705
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	57.370	50,045	57.370	50,045
64. 1G	0.000	0	0.000	0	662.260	528,005	662.260	528,005
65. 2G1	0.000	0	0.000	0	973.820	716,850	973.820	716,850
66. 2G	0.000	0	0.000	0	621.160	446,935	621.160	446,935
67. 3G1	0.000	0	0.000	0	736.410	509,475	736.410	509,475
68. 3G	0.000	0	0.000	0	1,318.650	874,180	1,318.650	874,180
69. 4G1	0.000	0	0.000	0	1,696.150	1,047,595	1,696.150	1,047,595
70. 4G	0.000	0	0.000	0	363.080	194,805	363.080	194,805
71. Total	0.000	0	0.000	0	6,428.900	4,367,890	6,428.900	4,367,890
72. Waste	0.000	0	0.000	0	971.570	150,010	971.570	150,010
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	128,328.760	213,839,675	128,328.760	213,839,675

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>	0.000	0	0.000	0	89,213.650	151,666,120	89,213.650	151,666,120
<b>77.Dry Land</b>	0.000	0	0.000	0	247,590.960	332,179,330	247,590.960	332,179,330
<b>78.Grass</b>	0.000	0	0.000	0	100,498.600	58,215,255	100,498.600	58,215,255
<b>79.Waste</b>	0.000	0	0.000	0	5,154.890	821,050	5,154.890	821,050
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	0.000	0	442,458.100	542,881,755	<b>442,458.100</b>	<b>542,881,755</b>

## 2007 Agricultural Land Detail

### County 14 - Cedar

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,647.050	10.06%	8,292,455	11.64%	1,784.455
1A	5,535.080	11.99%	9,731,550	13.66%	1,758.158
2A1	5,820.880	12.60%	9,893,025	13.89%	1,699.575
2A	4,197.300	9.09%	6,952,660	9.76%	1,656.460
3A1	6,727.630	14.57%	10,467,420	14.69%	1,555.885
3A	5,645.530	12.22%	8,070,995	11.33%	1,429.625
4A1	11,991.260	25.96%	15,927,330	22.36%	1,328.244
4A	1,618.310	3.50%	1,909,615	2.68%	1,180.005
<b>Irrigated Total</b>	<b>46,183.040</b>	<b>100.00%</b>	<b>71,245,050</b>	<b>100.00%</b>	<b>1,542.666</b>

#### Dry:

1D1	10,872.610	6.41%	15,210,190	7.48%	1,398.945
1D	24,274.820	14.31%	33,223,400	16.34%	1,368.636
2D1	10,831.860	6.38%	14,618,250	7.19%	1,349.560
2D	15,910.820	9.38%	21,017,535	10.34%	1,320.958
3D1	24,343.710	14.35%	31,412,505	15.45%	1,290.374
3D	21,105.830	12.44%	25,861,810	12.72%	1,225.339
4D1	51,772.190	30.51%	53,471,790	26.30%	1,032.828
4D	10,581.440	6.24%	8,463,145	4.16%	799.810
<b>Dry Total</b>	<b>169,693.280</b>	<b>100.00%</b>	<b>203,278,625</b>	<b>100.00%</b>	<b>1,197.917</b>

#### Grass:

1G1	1,410.410	1.50%	1,105,080	2.05%	783.516
1G	7,080.270	7.53%	5,504,580	10.22%	777.453
2G1	2,900.370	3.08%	1,958,375	3.64%	675.215
2G	6,406.370	6.81%	4,516,635	8.39%	705.022
3G1	6,555.190	6.97%	4,347,505	8.07%	663.215
3G	6,901.220	7.34%	4,598,895	8.54%	666.388
4G1	28,856.310	30.68%	17,056,905	31.68%	591.097
4G	33,959.560	36.10%	14,759,390	27.41%	434.616
<b>Grass Total</b>	<b>94,069.700</b>	<b>100.00%</b>	<b>53,847,365</b>	<b>100.00%</b>	<b>572.419</b>

<b>Irrigated Total</b>	<b>46,183.040</b>	<b>14.70%</b>	<b>71,245,050</b>	<b>21.65%</b>	<b>1,542.666</b>
<b>Dry Total</b>	<b>169,693.280</b>	<b>54.02%</b>	<b>203,278,625</b>	<b>61.78%</b>	<b>1,197.917</b>
<b>Grass Total</b>	<b>94,069.700</b>	<b>29.95%</b>	<b>53,847,365</b>	<b>16.36%</b>	<b>572.419</b>
Waste	4,183.320	1.33%	671,040	0.20%	160.408
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>314,129.340</b>	<b>100.00%</b>	<b>329,042,080</b>	<b>100.00%</b>	<b>1,047.473</b>

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

<b>Irrigated Total</b>	<b>46,183.040</b>	<b>51.77%</b>	<b>71,245,050</b>	<b>46.97%</b>	
<b>Dry Total</b>	<b>169,693.280</b>	<b>68.54%</b>	<b>203,278,625</b>	<b>61.20%</b>	
<b>Grass Total</b>	<b>94,069.700</b>	<b>93.60%</b>	<b>53,847,365</b>	<b>92.50%</b>	
Waste	4,183.320	81.15%	671,040	81.73%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>314,129.340</b>	<b>71.00%</b>	<b>329,042,080</b>	<b>60.61%</b>	

## 2007 Agricultural Land Detail

### County 14 - Cedar

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,250.690	2.91%	2,625,550	3.26%	2,099.281
1A	5,382.300	12.51%	10,950,270	13.62%	2,034.496
2A1	4,284.660	9.96%	8,568,735	10.65%	1,999.863
2A	933.270	2.17%	1,846,705	2.30%	1,978.746
3A1	7,077.740	16.45%	13,679,405	17.01%	1,932.736
3A	12,518.240	29.09%	23,047,085	28.66%	1,841.080
4A1	11,431.310	26.57%	19,497,580	24.24%	1,705.629
4A	152.400	0.35%	205,740	0.26%	1,350.000
<b>Irrigated Total</b>	<b>43,030.610</b>	<b>100.00%</b>	<b>80,421,070</b>	<b>100.00%</b>	<b>1,868.927</b>

**Dry:**

1D1	1,968.860	2.53%	3,739,310	2.90%	1,899.225
1D	10,081.770	12.94%	18,940,460	14.69%	1,878.684
2D1	8,373.900	10.75%	15,238,640	11.82%	1,819.778
2D	2,821.700	3.62%	5,021,765	3.90%	1,779.694
3D1	14,705.140	18.88%	24,881,120	19.30%	1,692.001
3D	21,595.760	27.72%	35,101,560	27.23%	1,625.391
4D1	18,071.480	23.20%	25,676,450	19.92%	1,420.827
4D	279.070	0.36%	301,400	0.23%	1,080.015
<b>Dry Total</b>	<b>77,897.680</b>	<b>100.00%</b>	<b>128,900,705</b>	<b>100.00%</b>	<b>1,654.743</b>

**Grass:**

1G1	57.370	0.89%	50,045	1.15%	872.320
1G	662.260	10.30%	528,005	12.09%	797.277
2G1	973.820	15.15%	716,850	16.41%	736.121
2G	621.160	9.66%	446,935	10.23%	719.516
3G1	736.410	11.45%	509,475	11.66%	691.836
3G	1,318.650	20.51%	874,180	20.01%	662.935
4G1	1,696.150	26.38%	1,047,595	23.98%	617.631
4G	363.080	5.65%	194,805	4.46%	536.534
<b>Grass Total</b>	<b>6,428.900</b>	<b>100.00%</b>	<b>4,367,890</b>	<b>100.00%</b>	<b>679.414</b>

<b>Irrigated Total</b>	<b>43,030.610</b>	<b>33.53%</b>	<b>80,421,070</b>	<b>37.61%</b>	<b>1,868.927</b>
<b>Dry Total</b>	<b>77,897.680</b>	<b>60.70%</b>	<b>128,900,705</b>	<b>60.28%</b>	<b>1,654.743</b>
<b>Grass Total</b>	<b>6,428.900</b>	<b>5.01%</b>	<b>4,367,890</b>	<b>2.04%</b>	<b>679.414</b>
Waste	971.570	0.76%	150,010	0.07%	154.399
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>128,328.760</b>	<b>100.00%</b>	<b>213,839,675</b>	<b>100.00%</b>	<b>1,666.342</b>

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

<b>Irrigated Total</b>	<b>43,030.610</b>	<b>48.23%</b>	<b>80,421,070</b>	<b>53.03%</b>	
<b>Dry Total</b>	<b>77,897.680</b>	<b>31.46%</b>	<b>128,900,705</b>	<b>38.80%</b>	
<b>Grass Total</b>	<b>6,428.900</b>	<b>6.40%</b>	<b>4,367,890</b>	<b>7.50%</b>	
Waste	971.570	18.85%	150,010	18.27%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>128,328.760</b>	<b>29.00%</b>	<b>213,839,675</b>	<b>39.39%</b>	

## 2007 Agricultural Land Detail

### County 14 - Cedar

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	89,213.650	151,666,120
Dry	0.000	0	0.000	0	247,590.960	332,179,330
Grass	0.000	0	0.000	0	100,498.600	58,215,255
Waste	0.000	0	0.000	0	5,154.890	821,050
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>442,458.100</b>	<b>542,881,755</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	89,213.650	151,666,120	89,213.650	20.16%	151,666,120	27.94%	1,700.032
Dry	247,590.960	332,179,330	247,590.960	55.96%	332,179,330	61.19%	1,341.645
Grass	100,498.600	58,215,255	100,498.600	22.71%	58,215,255	10.72%	579.264
Waste	5,154.890	821,050	5,154.890	1.17%	821,050	0.15%	159.275
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>442,458.100</b>	<b>542,881,755</b>	<b>442,458.100</b>	<b>100.00%</b>	<b>542,881,755</b>	<b>100.00%</b>	<b>1,226.967</b>

\* Department of Property Assessment & Taxation Calculates

**Cedar County's  
3 Year Plan of Assessment  
September 1<sup>st</sup>, 2006(update)**

**Introduction**

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5. It is submitted to the Cedar County Board of Equalization and the Department of Property Assessment & Taxation on or before September 1, 2001 and every year thereafter. The assessor shall update the plan annually. The plan and any update shall examine the level, quality, & uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31.

**General Description of Cedar County**

Cedar County has a total parcel count of about 8,147 parcels. The residential parcel count is 39% of the total, the commercial/industrial is 7% of the total base and the agricultural is 50%. Exempt property accounts for 4% of the county total. Cedar county has a total valuation of \$862,615,815. The county has about 1705 personal property schedules to process, and about 477 Homestead Exemptions to file for the 2006 year.

**Office Staff**

The office staff of the Cedar County Assessor consists of the Assessor, the Deputy, 3 full time clerks, and one part time person to do the measuring and listing of the "pickup work" for the year.

**Budget**

The total budget for the operation of the office is \$163,775. This amount does not include any funds for appraisal. This amount reflects only the necessary amount to run the office.

**Responsibilities**

The various responsibilities include, taking care of the counter traffic, answering phone calls, keeping our record cards current and up to date, maintaining the county's cadastral maps, processing 521 real estate transfers, filling out and processing all reports due to the state, political subdivisions, and TERC, personal property filings and homestead applications, plus many more day to day jobs too numerous to mention.



## **Computers**

The office is furnished with 5 gateway computers, training has been for the most part self taught with staff going to short 2 or 4 hour classes offered through the extension office.

We are contracted with Mips/County Solutions for the assessment software, real estate and personal property. We have been on Mips/County Solutions cama software system for 2 years so we did drop our license with Marshall & Swift and will do our residential and rural improvement pricing through them. We are in the process of printing new house sheets on all our residential records. We have all the rural parcels completed and are close to being done with the town records. The process of converting from our Marshall & Swift reports to the new Cama program does take a good deal of time as we also have to check and make sure all the components have transferred completely. We also have to calculate the correct value for the house. Completion of this process will take the rest of this year, if all goes well.

## **Current and near Future Plan**

The office has completed a residential update and review. This included all of our residential properties, rural as well as the towns. In the rural review we are also looking at the ag-outbuildings, we will use our new aerial photos to help us with this. This past year we worked on reviewing and updating most of our lot values and did reprice a number of them, especially the recreational ones. We would like to get started on our commercial properties, with a driveby inspection and cost update, and new appreciation applied. The completion of this project will most likely take us into the second year. It will and has been difficult to really spend the time needed for these types of projects as we have a huge TERC case upcoming which will consume a great deal of time this year and will occupy a good deal of my time over the next several months. This same group of taxpayers appealed for the 2003 and did not for 2004. We compromised for the year of 2003 year hoping we might be done because they dropped the ball on the 2004 year. We have a good deal of information from the 2003 year that will be helpful, but it will still require a huge amount of time preparing for this 2005 case. I will not be able to really work on very much until we get this case behind us, it includes about 40 or so taxpayers with somewhere in the area of 57 or so parcels. When that is all behind us we can start to work on the above mentioned. The completion of lots and commercial will bring us full circle and it will be time to start over on the ag and residential again, taking us well beyond the next 3 years. Our focus on the upcoming work will not only be on our level of value, but quality as well. It will be our goal to get both the level of value and quality of assessment in the acceptable range.

## **FREE HOLDING PETITIONS**

This process has caused our staff to spend a great deal of time going through the legal's of the petitions, mapping them and checking which school system they are located in and providing the data that is part of each petition filed on behalf of the petitioners. I am not going to try to list all the time that has gone into this process, or the amount of time that will be required to meet the demands for the petitions that will still be filed during the rest of this calendar year. Preparing for the 2005 TERC case and the work that has been necessary for these petitions has taken a huge portion of our staffs time that would have been better spent on improving the level and quality of assessment in our county.

### **Sales Review Process**

The review of sales is done annually. We continue to make adjustments to ag-land annually, including implementing the use of "market areas". We have developed 2 different market areas for the 2005 year. We spent a great deal of time deciding where and how to draw the lines that map out the 2 different areas. (2006) We are still using the 2 market area concept, but will have to see what happens at TERC on cases appealing this whole concept. I am in the process of developing a sales survey to be sent to the buyers and sellers on ag and commercial properties to help inform me on whether or not the sales are deemed "arms length", and will be used or not used in the sales file. This information is readily available when these sales go through realtors, in those cases I can get the information I need from them. The review of commercial property will follow the completion of all residential property, targeting the year of 2007 for that completion.

### **Submitted**

This document is being submitted to the Cedar County Board of Equalization and the office of the Property Assessment and Taxation on this day, September 1<sup>st</sup>, 2006.

I attest this to be true and accurate to the best of my knowledge and ability.

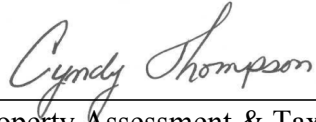
Don J. Hoelsing  
Cedar County Assessor

## 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 Cedar County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8129.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation