

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

15 Chase

Residential Real Property - Current

Number of Sales		134	COD	8.77
Total Sales Price	\$	8739086	PRD	100.56
Total Adj. Sales Price	\$	8798786	COV	16.42
Total Assessed Value	\$	8533972	STD	16.01
Avg. Adj. Sales Price	\$	65662.58	Avg. Abs. Dev.	8.47
Avg. Assessed Value	\$	63686.36	Min	32.24
Median		96.53	Max	162.49
Wgt. Mean		96.99	95% Median C.I.	95.99 to 97.99
Mean		97.53	95% Wgt. Mean C.I.	95.71 to 98.27
			95% Mean C.I.	94.82 to 100.24
% of Value of the Class of all Real Property Value in the County				19.37
% of Records Sold in the Study Period				7.85
% of Value Sold in the Study Period				9.77
Average Assessed Value of the Base				51,152

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	134	96.53	8.77	100.56
2006	149	95.37	15.51	105.47
2005	142	94.69	18.61	106.36
2004	141	94.96	22.15	108.10
2003	160	94	16.98	101.16
2002	197	95	22.25	107.65
2001	198	95	31.49	110.79

2007 Commission Summary

15 Chase

Commercial Real Property - Current

Number of Sales		31	COD	18.95
Total Sales Price	\$	1640462	PRD	99.85
Total Adj. Sales Price	\$	1638462	COV	26.96
Total Assessed Value	\$	1535417	STD	25.22
Avg. Adj. Sales Price	\$	52853.61	Avg. Abs. Dev.	18.95
Avg. Assessed Value	\$	49529.58	Min	33.30
Median		100.00	Max	136.11
Wgt. Mean		93.71	95% Median C.I.	90.32 to 110.48
Mean		93.57	95% Wgt. Mean C.I.	86.30 to 101.12
			95% Mean C.I.	84.32 to 102.83
% of Value of the Class of all Real Property Value in the County				11.53
% of Records Sold in the Study Period				6.16
% of Value Sold in the Study Period				2.95
Average Assessed Value of the Base				103,334

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	31	100.00	18.95	99.85
2006	30	94.96	20.85	99.99
2005	26	94.96	22.50	100.91
2004	26	98.25	22.09	103.90
2003	28	98	20.25	107.17
2002	36	96	31.73	102.32
2001	41	96	35.73	86.84

2007 Commission Summary

15 Chase

Agricultural Land - Current

Number of Sales	75	COD	15.10
Total Sales Price	\$ 15972367	PRD	102.08
Total Adj. Sales Price	\$ 15551190	COV	20.15
Total Assessed Value	\$ 11398354	STD	15.08
Avg. Adj. Sales Price	\$ 207349.20	Avg. Abs. Dev.	10.87
Avg. Assessed Value	\$ 151978.05	Min	42.03
Median	71.96	Max	123.26
Wgt. Mean	73.30	95% Median C.I.	69.22 to 75.18
Mean	74.82	95% Wgt. Mean C.I.	68.94 to 77.65
		95% Mean C.I.	71.41 to 78.23
% of Value of the Class of all Real Property Value in the County			70.88
% of Records Sold in the Study Period			2.98
% of Value Sold in the Study Period			4.75
Average Assessed Value of the Base			127,148

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	75	71.96	15.10	102.08
2006	72	75.38	16.67	103.23
2005	60	76.77	18.37	101.59
2004	57	76.58	17.70	103.13
2003	49	77	18.28	102.17
2002	43	75	21.69	107.52
2001	50	77	21.03	104.92

2007 Opinions of the Property Tax Administrator for Chase County

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

Residential Real Property

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

Commercial Real Property


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

Agricultural Land

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

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Chase County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 assessment actions are reflected through the statistical reports found in the six tables of data for Chase County. 134 qualified sales represent the statistical measures for residential property. All three measures of central tendency are very close and supportive of an acceptable level of value for residential property. Each assessor location, with the exception of the small sample size of Lamar reflect acceptable median levels of value and qualitative statistics. Lamar is only represented by three qualified sales. The Chase County Assessor has two new employees and through the knowledge and experience of the assessor and deputy they have used all available tools to train the staff. Chase County is currently in the process of implementing the GIS system also. Based on the qualified statistics and positive assessment actions in Chase County, it is believed that the median of 97 best represents the level of value and the county has uniform and proportionate assessment practices.

**2007 Correlation Section
for Chase County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	186	134	72.04
2006	199	149	74.87
2005	180	142	78.89
2004	163	141	86.5
2003	178	160	89.89
2002	212	197	92.92
2001	212	198	93.4

RESIDENTIAL: Table II indicates a slight decrease in the total number of sales and qualified sales resulting in a small decrease in the percent used for residential property. Historically Chase County has utilized a high proportion of the available residential sales for the development of the qualified statistics. The assessor continues to be very knowledgeable on the market for all property classes in the county. The assessor and staff performs a thorough sales verification review process to ensure the accuracy of all used data in the sales process. Over 72% of the total sales used for qualified sales shows the county has not trimmed the sample and has used a very adequate portion to determine the level of value.

**2007 Correlation Section
for Chase County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Chase County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	90.83	8.84	98.86	96.53
2006	91.52	2.58	93.88	95.37
2005	90.85	4.71	95.13	94.69
2004	93.83	2.97	96.62	94.96
2003	93	0.99	93.92	94
2002	89	4.28	92.81	95
2001	92	2.05	93.89	95

RESIDENTIAL: The difference shown between the Trended Preliminary Ratio and the R&O Ratio supports the assessors 2007 actions to the residential class of property. New valuations were applied to Imperial and the Rural Residential assessor locations after the application of new costing tables and depreciation tables. The rural residential sales within the property class only represent 12% of the total qualified sales used. The increase in total assessed value results in a higher Trended Preliminary and this is consistent with the assessor's actions for 2007 in Chase County.

**2007 Correlation Section
for Chase County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Chase County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
11.65	2007	8.84
4.01	2006	2.58
4.65	2005	4.71
1.71	2004	2.97
1	2003	1
10.12	2002	4.28
4.22	2001	2.05

RESIDENTIAL: A review of Table IV reflects the new valuations to Imperial and rural residential improvements. The county applied new costing tables to these locations which approximately 65% of the qualified sales are within the Imperial assessor location. The statistics are supportive of the assessment actions in 2007.

2007 Correlation Section for Chase County

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

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

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

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

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

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

**2007 Correlation Section
for Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.53	96.99	97.53

RESIDENTIAL: The median, weighted mean and mean all three are very close and supportive of each other. All three measures are well within the acceptable ranges for residential property. These statistics indicate that the median is a reliable measure of the level of value for 2007 in Chase County.

**2007 Correlation Section
for Chase County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	8.77	100.56
Difference	0	0

RESIDENTIAL: Both qualitative measures are well within the prescribed parameters for the 2007 assessment year and reflect the good assessment practices used by the Chase County Assessor and staff to equalize the residential properties within the county.

**2007 Correlation Section
for Chase County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	134	134	0
Median	90.83	96.53	5.7
Wgt. Mean	86.68	96.99	10.31
Mean	92.84	97.53	4.69
COD	19.52	8.77	-10.75
PRD	107.12	100.56	-6.56
Min Sales Ratio	32.24	32.24	0
Max Sales Ratio	185.67	162.49	-23.18

RESIDENTIAL: Statistical changes shown on Table VII reflects the assessment actions taken by the Chase County Assessor to equalize residential property values for the current year. New values in Imperial and rural residential locations were established through a market analysis done by the assessor and implemented in 2007.

**2007 Correlation Section
for Chase County**

Commerical Real Property

I. Correlation

COMMERCIAL: After a review of the commercial market data the Chase County Assessor increased lot values to the subdivisions of Schroeder and AK Acres within Imperial. The assessment actions are supported through the statistical information contained in the following tables for the commercial property class in 2007. The preliminary median statistic improved from 33.30 to a final 96.35 in the unimproved subclass for commercial property by the assessors actions. No changes were made to the improvement values countywide. The median, weighted mean and mean are all three within the acceptable ranges. The median measure of central tendency best represents the overall level of value for commercial properties in Chase County. Both the coefficient of dispersion and price related differential are within the acceptable ranges and supports that the county has uniform and proportionate assessment practices.

**2007 Correlation Section
for Chase County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	60	31	51.67
2006	53	30	56.6
2005	41	26	63.41
2004	41	26	63.41
2003	44	28	63.64
2002	62	39	62.9
2001	65	41	63.08

COMMERCIAL: Table II reflects a decreased percent of commercial sales used to develop the statistical measures in Chase County for 2007. The declining percent of sales used has been the result of 10 eliminated sales due to substantially changed properties since the time of sale. Theoretically if the 10 sales could be used in the qualified numbers, the percent used by the Chase County Assessor would be approximately 68%. Based on the known verification and review process conducted by the county and the statistical information, it is believed that the county has not excessively trimmed the sample.

**2007 Correlation Section
for Chase County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Chase County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	100.00	0.79	100.79	100.00
2006	94.96	-0.09	94.88	94.96
2005	95.48	0.45	95.91	94.96
2004	98.25	0.2	98.44	98.25
2003	96	8.61	104.27	98
2002	88	10.47	97.21	96
2001	85	3.72	88.16	96

COMMERCIAL: The Preliminary Median, Trended Preliminary Ratio and the R&O Ratio are almost identical and strongly support each other for commercial property. The statistics show good support to the fair treatment of sold and unsold properties in Chase County for the 2007 assessment year.

**2007 Correlation Section
for Chase County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Chase County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
2.31	2007	0.79
0	2006	-0.09
-9.83	2005	0.45
0	2004	0.2
38	2003	9
10.71	2002	3.72
10.71	2001	3.72

COMMERCIAL: A review of Table IV reflects the new valuations to land values in Imperial neighborhoods. The county applied new lot values to these locations which represent approximately 77% of the qualified sales . The statistics are supportive of the assessment actions in 2007.

**2007 Correlation Section
for Chase County**

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

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

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

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

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

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

**2007 Correlation Section
for Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	100.00	93.71	93.57

COMMERCIAL: The median, weighted mean and mean all three are within the acceptable ranges for commercial property. The weighted mean and mean strongly support each other reflecting only a slight .14 point spread apart. The median is supported by the Trended Preliminary Ratio as shown in Table IV.

**2007 Correlation Section
for Chase County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.95	99.85
Difference	0	0

COMMERCIAL: Both qualitative measures are well within the prescribed parameters and reflect the good assessment practices used by the Chase County Assessor and staff to equalize the commercial properties within the county.

**2007 Correlation Section
for Chase County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	31	31	0
Median	100.00	100.00	0
Wgt. Mean	92.85	93.71	0.86
Mean	88.31	93.57	5.26
COD	24.22	18.95	-5.27
PRD	95.11	99.85	4.74
Min Sales Ratio	14.79	33.30	18.51
Max Sales Ratio	136.11	136.11	0

COMMERCIAL: The slight differences shown on Table VII for commercial property reflects the new 2007 land values assessed to neighborhoods in Chase County. This is supportive of the reported assessors actions and no overall commercial changes for this year.

**2007 Correlation Section
for Chase County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The six tables for agricultural unimproved property in Chase County reflect the accomplishments of the county through the 2007 statistical reports. All three measures of central tendency and both qualitative measures reflect the result of good assessment actions. In reviewing the market for agricultural land, the Chase County Assessor recognized the sub classification of grassland in the county. The preliminary statistics showed overall countywide acceptable measures; although the individual land use of grass reflected a median level of value at 76% for each majority land use category. With a minimum of ten sales in each subclass, the assessor took actions to decrease grassland values for 2007. After the new grassland values were applied the final median statistics range by majority land use between 69-70%. The county continues to recognize the market value for satellite pivot use in Chase County. The county only has one market area but for computer purposes the values are separated by area 12 and 15 on the Form 45. Based on the statistical information contained in the six tables below the median best represents the level of value for agricultural unimproved land. The known assessment practices of the county assessor represent proportionate assessment practices.

**2007 Correlation Section
for Chase County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	130	75	57.69
2006	128	72	56.25
2005	107	60	56.07
2004	100	57	57
2003	89	49	55.06
2002	74	43	58.11
2001	93	50	53.76

AGRICULTURAL UNIMPROVED: Table II shows the highest number of total agricultural unimproved sales since prior to 2001; likewise the highest number of qualified sales have also been used. Historically 2007 indicates the highest percent of sales used for the determination of the measurement of the agricultural unimproved property class. This reflects the excellent verification sales review process conducted by the assessor and staff in Chase County.

**2007 Correlation Section
for Chase County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Chase County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	73.84	-1.72	72.57	71.96
2006	74.22	7.19	79.56	75.38
2005	75.69	1.56	76.87	76.77
2004	76.58	0.02	76.6	76.58
2003	75	0.19	75.14	77
2002	70	11.97	78.38	75
2001	77	-0.09	76.93	77

AGRICULTURAL UNIMPROVED: The 1.72% decrease in the assessed base is supported by the decreased grassland values for 2007 in Chase County. Both the Trended Preliminary Ratio and the R&O Ratio support the assessors actions to apply decreased values in the grassland subclasses.

**2007 Correlation Section
for Chase County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Chase County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-2.12	2007	-1.72
8.17	2006	7.19
1.86	2005	1.56
0	2004	0.02
3	2003	0
9.86	2002	5.21
-3.38	2001	-0.09

AGRICULTURAL UNIMPROVED: A slight difference of a .40 point spread exists between the sales base compared to the percent change to assessed value (excluding growth), confirming the fair treatment of sold and unsold properties in the agricultural unimproved property class.

2007 Correlation Section for Chase County

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

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

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

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

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

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

**2007 Correlation Section
for Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.96	73.30	74.82

AGRICULTURAL UNIMPROVED: Table V indicates all three measures of central tendency to be within the prescribed parameters for the agricultural unimproved land class. For direct equalization purposes the median should be used to determine the level of value in the county.

**2007 Correlation Section
for Chase County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.10	102.08
Difference	0	0

AGRICULTURAL UNIMPROVED: Both qualitative measures are well within the prescribed parameters for the 2007 assessment year and reflect the good assessment practices used by the Chase County Assessor and staff to equalize the agricultural unimproved property class.

**2007 Correlation Section
for Chase County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	75	75	0
Median	73.84	71.96	-1.88
Wgt. Mean	74.57	73.30	-1.27
Mean	76.16	74.82	-1.34
COD	14.90	15.10	0.2
PRD	102.13	102.08	-0.05
Min Sales Ratio	42.17	42.03	-0.14
Max Sales Ratio	123.26	123.26	0

AGRICULTURAL UNIMPROVED: The slight differences shown on Table VII for agricultural unimproved property reflects the new 2007 land values in Chase County. This is supportive of the reported assessors actions to decrease grassland values.

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

15 Chase

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	79,472,690	86,712,411	7,239,721	9.11	158,432	8.91
2. Recreational	654,387	654,387	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	18,980,810	19,373,225	392,415	2.07	*-----	2.07
4. Total Residential (sum lines 1-3)	99,107,887	106,740,023	7,632,136	7.7	158,432	7.54
5. Commercial	51,079,791	51,976,941	897,150	1.76	495,612	0.79
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	10,451,810	10,637,093	185,283	1.77	289,989	-1
8. Minerals	152,847	118,151	-34,696	-22.7	0	-22.7
9. Total Commercial (sum lines 5-8)	61,684,448	62,732,185	1,047,737	1.7	495,612	0.9
10. Total Non-Agland Real Property	160,792,335	169,472,208	8,679,873	5.4	944,033	4.81
11. Irrigated	197,375,333	197,306,822	-68,511	-0.03		
12. Dryland	41,796,720	41,795,486	-1,234	0		
13. Grassland	50,882,722	45,958,363	-4,924,359	-9.68		
14. Wasteland	15032	15,032	0	0		
15. Other Agland	160	160	0	0		
16. Total Agricultural Land	290,069,967	285,075,863	-4,994,104	-1.72		
17. Total Value of All Real Property (Locally Assessed)	450,862,302	454,548,071	3,685,769	0.82	944,033	0.61

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

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	134	MEDIAN:	97	COV:	16.42	95% Median C.I.:	95.99 to 97.99	(! : Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	97	STD:	16.01	95% Wgt. Mean C.I.:	95.71 to 98.27	
TOTAL Adj.Sales Price:	8,798,786	MEAN:	98	AVG.ABS.DEV:	8.47	95% Mean C.I.:	94.82 to 100.24	
TOTAL Assessed Value:	8,533,972							
AVG. Adj. Sales Price:	65,662	COD:	8.77	MAX Sales Ratio:	162.49			
AVG. Assessed Value:	63,686	PRD:	100.56	MIN Sales Ratio:	32.24			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	15	98.14	96.58	98.39	7.82	98.17	50.83	117.96	94.54 to 103.75	59,350	58,392
10/01/04 TO 12/31/04	14	97.24	98.83	97.61	10.20	101.25	65.45	122.16	94.34 to 119.89	61,464	59,998
01/01/05 TO 03/31/05	21	96.11	93.31	95.06	7.12	98.17	32.24	104.91	92.65 to 100.27	63,465	60,327
04/01/05 TO 06/30/05	23	95.65	99.35	96.16	7.26	103.31	82.82	151.03	94.20 to 98.61	68,721	66,081
07/01/05 TO 09/30/05	17	96.60	91.73	96.10	8.95	95.46	42.00	109.28	89.39 to 98.73	73,576	70,707
10/01/05 TO 12/31/05	15	97.30	96.67	97.79	4.71	98.85	71.13	112.49	95.57 to 100.22	61,820	60,455
01/01/06 TO 03/31/06	12	96.18	106.80	96.04	15.03	111.20	83.00	162.49	93.06 to 121.12	70,875	68,070
04/01/06 TO 06/30/06	17	98.93	100.05	99.96	10.28	100.09	54.74	129.76	95.04 to 106.79	65,062	65,039
____Study Years____											
07/01/04 TO 06/30/05	73	96.18	96.94	96.54	8.03	100.42	32.24	151.03	95.20 to 98.14	63,892	61,679
07/01/05 TO 06/30/06	61	97.07	98.23	97.50	9.60	100.75	42.00	162.49	96.12 to 98.04	67,781	66,087
____Calendar Yrs____											
01/01/05 TO 12/31/05	76	96.29	95.45	96.15	7.17	99.27	32.24	151.03	95.28 to 97.81	66,993	64,415
____ALL____											
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
CHAMPION	6	93.98	93.12	94.60	7.85	98.44	71.13	106.43	71.13 to 106.43	49,500	46,826
ENDERS	1	97.49	97.49	97.49			97.49	97.49	N/A	15,000	14,623
IMPERIAL	87	96.96	98.17	97.50	6.10	100.69	50.83	151.32	96.11 to 98.06	72,415	70,603
LAMAR	3	42.00	72.08	35.08	87.11	205.47	32.24	142.00	N/A	7,000	2,455
RURALRES	16	96.63	94.31	94.60	6.90	99.69	62.53	108.00	90.04 to 100.77	87,475	82,749
WAUNETA	21	95.90	102.25	99.81	14.76	102.44	54.74	162.49	93.79 to 119.00	36,476	36,407
____ALL____											
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	118	96.53	97.97	97.44	9.03	100.54	32.24	162.49	95.99 to 98.03	62,704	61,101
2	1	96.18	96.18	96.18			96.18	96.18	N/A	142,000	136,569
3	15	97.07	94.18	94.42	7.27	99.75	62.53	108.00	90.04 to 100.77	83,840	79,161
____ALL____											
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

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:	134	MEDIAN:	97	COV:	16.42	95% Median C.I.:	95.99 to 97.99	(! : Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	97	STD:	16.01	95% Wgt. Mean C.I.:	95.71 to 98.27	
TOTAL Adj.Sales Price:	8,798,786	MEAN:	98	AVG.ABS.DEV:	8.47	95% Mean C.I.:	94.82 to 100.24	
TOTAL Assessed Value:	8,533,972							
AVG. Adj. Sales Price:	65,662	COD:	8.77	MAX Sales Ratio:	162.49			
AVG. Assessed Value:	63,686	PRD:	100.56	MIN Sales Ratio:	32.24			

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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	120	97.07	98.90	97.39	7.61	101.55	32.24	162.49	96.12 to 98.04	71,739	69,868
2	14	93.76	85.78	78.79	18.21	108.86	42.00	119.00	62.53 to 100.00	13,578	10,699
ALL	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	130	96.53	98.08	97.12	8.41	100.99	42.00	162.49	95.99 to 97.99	66,582	64,667
06											
07	4	92.47	79.49	88.93	21.60	89.38	32.24	100.77	N/A	35,750	31,792
ALL	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	112	96.90	96.67	96.73	7.69	99.94	32.24	151.32	96.11 to 98.03	71,382	69,046
15-0536	21	95.90	102.25	99.81	14.76	102.44	54.74	162.49	93.79 to 119.00	36,476	36,407
68-0020	1	95.28	95.28	95.28			95.28	95.28	N/A	38,000	36,206
NonValid School											
ALL	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

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	15	95.20	86.41	81.54	16.74	105.97	42.00	119.00	65.45 to 96.96	15,206	12,399
Prior TO 1860											
1860 TO 1899	4	96.36	94.87	93.37	5.75	101.61	83.00	103.75	N/A	81,625	76,212
1900 TO 1919	23	98.61	103.54	98.40	12.59	105.22	54.74	162.49	95.57 to 100.32	55,254	54,370
1920 TO 1939	20	97.40	98.88	97.48	7.16	101.44	71.13	121.12	95.11 to 101.69	44,365	43,246
1940 TO 1949	11	97.98	96.17	96.91	2.53	99.23	85.24	100.51	94.16 to 98.96	57,288	55,518
1950 TO 1959	8	98.44	98.89	98.72	4.33	100.17	92.49	106.79	92.49 to 106.79	54,781	54,079
1960 TO 1969	14	97.25	100.86	98.07	8.92	102.85	81.16	142.00	92.65 to 105.97	66,571	65,287
1970 TO 1979	24	97.36	97.12	98.07	8.90	99.03	32.24	129.76	93.99 to 99.12	87,210	85,526
1980 TO 1989	10	95.28	95.04	95.88	2.47	99.12	85.29	99.49	94.20 to 97.99	125,206	120,048
1990 TO 1994	2	101.36	101.36	98.62	5.00	102.78	96.29	106.43	N/A	130,250	128,455
1995 TO 1999	1	98.14	98.14	98.14			98.14	98.14	N/A	80,000	78,510
2000 TO Present	2	95.61	95.61	95.44	0.60	100.17	95.04	96.18	N/A	200,000	190,887
ALL	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

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:	134	MEDIAN:	97	COV:	16.42	95% Median C.I.:	95.99 to 97.99	(! : Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	97	STD:	16.01	95% Wgt. Mean C.I.:	95.71 to 98.27	
TOTAL Adj.Sales Price:	8,798,786	MEAN:	98	AVG.ABS.DEV:	8.47	95% Mean C.I.:	94.82 to 100.24	
TOTAL Assessed Value:	8,533,972							
AVG. Adj. Sales Price:	65,662	COD:	8.77	MAX Sales Ratio:	162.49			
AVG. Assessed Value:	63,686	PRD:	100.56	MIN Sales Ratio:	32.24			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	96.96	101.22	102.28	21.56	98.96	42.00	142.00	42.00 to 142.00	1,657	1,695
5000 TO 9999	5	86.79	97.66	99.14	29.92	98.50	50.83	162.49	N/A	6,900	6,841
Total \$ _____											
1 TO 9999	12	96.21	99.74	99.93	24.80	99.80	42.00	162.49	85.00 to 119.00	3,841	3,839
10000 TO 29999	24	96.22	95.77	92.68	17.30	103.34	32.24	151.32	90.25 to 100.72	19,187	17,783
30000 TO 59999	32	96.72	97.11	97.19	6.16	99.91	65.45	122.20	95.28 to 98.78	46,832	45,516
60000 TO 99999	41	98.03	99.36	99.13	4.59	100.23	88.68	129.76	95.90 to 98.96	76,019	75,357
100000 TO 149999	17	96.28	95.62	95.48	3.43	100.15	83.00	103.75	93.06 to 99.00	123,220	117,648
150000 TO 249999	7	96.29	95.98	95.90	1.67	100.08	92.81	99.12	92.81 to 99.12	189,142	181,384
250000 TO 499999	1	95.04	95.04	95.04			95.04	95.04	N/A	258,000	245,205
ALL _____											
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

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	8	96.21	94.93	84.74	25.00	112.01	42.00	142.00	42.00 to 142.00	2,200	1,864
5000 TO 9999	5	86.79	80.51	69.45	18.73	115.94	32.24	103.17	N/A	10,300	7,153
Total \$ _____											
1 TO 9999	13	95.37	89.38	73.34	22.78	121.87	32.24	142.00	50.83 to 117.96	5,315	3,898
10000 TO 29999	24	97.78	101.31	96.60	16.98	104.88	54.74	162.49	91.30 to 101.07	19,479	18,816
30000 TO 59999	32	96.19	95.23	95.06	4.84	100.18	65.45	109.28	94.44 to 98.00	48,244	45,859
60000 TO 99999	40	98.04	100.55	99.80	5.51	100.76	90.59	129.76	95.99 to 99.23	76,252	76,098
100000 TO 149999	17	97.07	96.42	96.12	3.79	100.31	83.00	106.79	94.34 to 99.18	122,720	117,962
150000 TO 249999	8	95.72	95.86	95.76	1.63	100.11	92.81	99.12	92.81 to 99.12	197,750	189,361
ALL _____											
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	93.76	85.78	78.79	18.21	108.86	42.00	119.00	62.53 to 100.00	13,578	10,699
10	5	86.79	89.42	79.19	28.86	112.91	32.24	142.00	N/A	15,700	12,433
20	16	97.82	97.51	95.72	5.54	101.87	81.16	120.70	95.28 to 100.72	38,593	36,943
25	1	119.89	119.89	119.89			119.89	119.89	N/A	63,500	76,133
30	83	97.30	100.47	98.30	7.08	102.20	71.13	162.49	96.11 to 98.61	68,887	67,719
40	15	96.21	93.45	95.43	4.62	97.92	54.74	99.12	94.20 to 97.99	142,100	135,603
ALL _____											
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686

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:	134	MEDIAN:	97	COV:	16.42	95% Median C.I.:	95.99 to 97.99	(!: Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	97	STD:	16.01	95% Wgt. Mean C.I.:	95.71 to 98.27	
TOTAL Adj.Sales Price:	8,798,786	MEAN:	98	AVG.ABS.DEV:	8.47	95% Mean C.I.:	94.82 to 100.24	
TOTAL Assessed Value:	8,533,972							
AVG. Adj. Sales Price:	65,662	COD:	8.77	MAX Sales Ratio:	162.49			
AVG. Assessed Value:	63,686	PRD:	100.56	MIN Sales Ratio:	32.24			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	15	95.20	87.12	84.28	17.49	103.38	42.00	119.00	65.45 to 100.00	15,873	13,377	
100	6	86.04	80.41	88.51	16.47	90.84	32.24	100.77	32.24 to 100.77	44,166	39,091	
101	97	97.30	98.94	97.63	6.33	101.34	54.74	151.32	96.11 to 98.06	72,440	70,724	
102	4	95.80	108.86	96.41	15.54	112.92	92.81	151.03	N/A	114,500	110,384	
103	2	98.04	98.04	97.88	0.98	100.16	97.07	99.00	N/A	126,125	123,445	
104	10	98.22	105.14	98.46	11.10	106.78	90.25	162.49	91.30 to 121.12	55,870	55,009	
ALL												
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	14	93.76	85.78	78.79	18.21	108.86	42.00	119.00	62.53 to 100.00	13,578	10,699	
10	3	108.00	115.83	102.88	13.74	112.58	97.49	142.00	N/A	9,166	9,431	
20	15	97.07	98.57	96.84	9.25	101.78	71.13	151.03	91.30 to 100.77	35,160	34,050	
30	71	96.84	98.32	97.46	8.21	100.88	32.24	162.49	95.99 to 98.31	61,176	59,624	
40	31	96.30	98.75	97.35	4.36	101.44	89.39	129.76	95.14 to 98.96	119,686	116,509	
ALL												
	134	96.53	97.53	96.99	8.77	100.56	32.24	162.49	95.99 to 97.99	65,662	63,686	

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:	31	MEDIAN:	100	COV:	26.96	95% Median C.I.:	90.32 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	94	STD:	25.22	95% Wgt. Mean C.I.:	86.30 to 101.12
TOTAL Adj.Sales Price:	1,638,462	MEAN:	94	AVG.ABS.DEV:	18.95	95% Mean C.I.:	84.32 to 102.83
TOTAL Assessed Value:	1,535,417						
AVG. Adj. Sales Price:	52,853	COD:	18.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,529	PRD:	99.85	MIN Sales Ratio:	33.30		

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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	90.87	90.87	90.87			90.87	90.87	N/A	39,500	35,893
10/01/03 TO 12/31/03	2	56.60	56.60	57.05	7.24	99.20	52.50	60.69	N/A	45,000	25,672
01/01/04 TO 03/31/04	6	87.11	78.33	96.52	35.65	81.15	33.30	113.42	33.30 to 113.42	74,475	71,881
04/01/04 TO 06/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
07/01/04 TO 09/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
10/01/04 TO 12/31/04	3	106.25	106.21	105.56	7.57	100.61	94.12	118.25	N/A	42,250	44,600
01/01/05 TO 03/31/05	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
04/01/05 TO 06/30/05	5	102.17	96.79	87.29	12.62	110.88	68.67	113.37	N/A	54,219	47,325
07/01/05 TO 09/30/05	1	92.59	92.59	92.59			92.59	92.59	N/A	27,000	25,000
10/01/05 TO 12/31/05	2	93.33	93.33	90.47	3.23	103.16	90.32	96.35	N/A	171,800	155,433
01/01/06 TO 03/31/06	3	100.00	103.77	102.71	6.20	101.03	96.35	114.95	N/A	14,533	14,927
04/01/06 TO 06/30/06	5	102.17	94.14	104.72	20.32	89.90	62.80	125.71	N/A	45,612	47,764
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	81.22	78.74	90.23	34.16	87.27	33.30	113.42	36.95 to 113.42	58,285	52,589
07/01/04 TO 06/30/05	10	108.00	105.21	94.36	12.01	111.49	68.67	136.11	89.97 to 118.25	41,334	39,004
07/01/05 TO 06/30/06	11	96.35	96.48	96.45	13.37	100.03	62.80	125.71	69.56 to 114.95	58,387	56,315
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	106.25	92.31	98.85	19.85	93.39	33.30	118.25	36.95 to 113.42	53,327	52,711
01/01/05 TO 12/31/05	9	96.35	99.92	89.86	13.82	111.19	68.67	136.11	89.97 to 113.37	72,299	64,971
<u>ALL</u>	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	3	102.17	91.30	89.30	10.64	102.24	69.56	102.17	N/A	25,333	22,622
ENDERS	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
IMPERIAL	24	99.50	93.66	93.77	21.02	99.88	33.30	136.11	89.97 to 113.37	62,331	58,451
RURAL	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
WAUNETA	1	71.56	71.56	71.56			71.56	71.56	N/A	4,500	3,220
<u>ALL</u>	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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	30	98.18	92.86	93.58	19.44	99.23	33.30	136.11	90.32 to 109.75	54,282	50,797
3	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
<u>ALL</u>	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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:	31	MEDIAN:	100	COV:	26.96	95% Median C.I.:	90.32 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	94	STD:	25.22	95% Wgt. Mean C.I.:	86.30 to 101.12
TOTAL Adj.Sales Price:	1,638,462	MEAN:	94	AVG.ABS.DEV:	18.95	95% Mean C.I.:	84.32 to 102.83
TOTAL Assessed Value:	1,535,417						
AVG. Adj. Sales Price:	52,853	COD:	18.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,529	PRD:	99.85	MIN Sales Ratio:	33.30		

Printed: 03/27/2007 22:40:10

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	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691
2	5	96.35	82.50	80.20	22.09	102.87	33.30	114.95	N/A	8,840	7,089
ALL	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	29	100.00	93.60	93.64	18.77	99.95	33.30	136.11	90.32 to 110.48	55,998	52,438
15-0536	2	93.26	93.26	101.48	23.26	91.89	71.56	114.95	N/A	7,250	7,357
68-0020											
NonValid School											
ALL	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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	13	109.75	93.45	90.26	17.96	103.54	33.30	114.95	71.56 to 113.42	24,338	21,967
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	106.25	106.25	106.25			106.25	106.25	N/A	40,000	42,500
1920 TO 1939	2	102.84	102.84	84.92	32.36	121.10	69.56	136.11	N/A	19,500	16,559
1940 TO 1949	3	110.48	106.53	108.28	8.26	98.39	90.87	118.25	N/A	70,187	75,998
1950 TO 1959	2	60.59	60.59	63.41	13.34	95.54	52.50	68.67	N/A	61,500	39,000
1960 TO 1969	3	92.59	84.43	78.77	14.15	107.18	60.69	100.00	N/A	34,000	26,781
1970 TO 1979	5	102.17	105.36	103.48	6.28	101.82	94.12	125.71	N/A	92,700	95,930
1980 TO 1989	1	90.32	90.32	90.32			90.32	90.32	N/A	335,000	302,581
1990 TO 1994	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
1995 TO 1999											
2000 TO Present											
ALL	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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:	31	MEDIAN:	100	COV:	26.96	95% Median C.I.:	90.32 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	94	STD:	25.22	95% Wgt. Mean C.I.:	86.30 to 101.12
TOTAL Adj.Sales Price:	1,638,462	MEAN:	94	AVG.ABS.DEV:	18.95	95% Mean C.I.:	84.32 to 102.83
TOTAL Assessed Value:	1,535,417						
AVG. Adj. Sales Price:	52,853	COD:	18.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,529	PRD:	99.85	MIN Sales Ratio:	33.30		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	71.56	71.56	71.56			71.56	71.56	N/A	4,500	3,220
5000 TO 9999	7	113.42	104.55	103.46	13.53	101.06	62.80	136.11	62.80 to 136.11	7,814	8,084
Total \$ _____											
1 TO 9999	8	104.89	100.43	101.03	17.79	99.40	62.80	136.11	62.80 to 136.11	7,400	7,476
10000 TO 29999	8	102.17	96.04	97.53	13.72	98.47	33.30	114.95	33.30 to 114.95	19,562	19,079
30000 TO 59999	10	92.50	86.70	87.51	26.58	99.07	36.95	125.71	52.50 to 118.25	40,885	35,778
60000 TO 99999	1	68.67	68.67	68.67			68.67	68.67	N/A	83,000	57,000
100000 TO 149999	2	100.23	100.23	100.30	10.23	99.92	89.97	110.48	N/A	130,079	130,474
250000 TO 499999	2	96.49	96.49	96.49	6.39	99.99	90.32	102.65	N/A	335,377	323,615
ALL _____											
	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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	2	52.43	52.43	43.42	36.49	120.74	33.30	71.56	N/A	8,500	3,691
5000 TO 9999	6	104.89	99.29	97.02	13.47	102.34	62.80	113.42	62.80 to 113.42	7,616	7,390
Total \$ _____											
1 TO 9999	8	96.35	87.58	82.49	22.39	106.17	33.30	113.42	33.30 to 113.42	7,837	6,465
10000 TO 29999	11	102.17	93.65	83.54	20.00	112.10	36.95	136.11	52.50 to 114.95	23,454	19,593
30000 TO 59999	8	100.19	97.08	93.06	18.46	104.32	60.69	125.71	60.69 to 125.71	48,356	44,998
100000 TO 149999	2	100.23	100.23	100.30	10.23	99.92	89.97	110.48	N/A	130,079	130,474
250000 TO 499999	2	96.49	96.49	96.49	6.39	99.99	90.32	102.65	N/A	335,377	323,615
ALL _____											
	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	104.22	92.09	88.73	20.48	103.79	33.30	114.95	71.56 to 113.42	24,449	21,694
10	2	106.20	106.20	103.10	3.34	103.00	102.65	109.75	N/A	179,377	184,946
20	17	94.12	93.13	91.78	19.57	101.48	52.50	136.11	68.67 to 110.48	58,018	53,246
ALL _____											
	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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:	31	MEDIAN:	100	COV:	26.96	95% Median C.I.:	90.32 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	94	STD:	25.22	95% Wgt. Mean C.I.:	86.30 to 101.12
TOTAL Adj.Sales Price:	1,638,462	MEAN:	94	AVG.ABS.DEV:	18.95	95% Mean C.I.:	84.32 to 102.83
TOTAL Assessed Value:	1,535,417						
AVG. Adj. Sales Price:	52,853	COD:	18.95	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,529	PRD:	99.85	MIN Sales Ratio:	33.30		

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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)	12	104.22	92.09	88.73	20.48	103.79	33.30	114.95	71.56 to 113.42	24,449	21,694
304	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
326	2	102.17	102.17	102.17	0.00	100.00	102.17	102.17	N/A	23,000	23,500
343	1	102.65	102.65	102.65			102.65	102.65	N/A	335,754	344,650
344	1	52.50	52.50	52.50			52.50	52.50	N/A	40,000	21,000
346	1	69.56	69.56	69.56			69.56	69.56	N/A	30,000	20,868
350	2	100.40	100.40	95.99	10.04	104.59	90.32	110.48	N/A	233,031	223,692
353	6	98.56	92.41	86.49	19.28	106.85	60.69	118.25	60.69 to 118.25	45,916	39,713
384	2	109.92	109.92	107.65	14.37	102.11	94.12	125.71	N/A	40,875	44,000
406	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
490	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
ALL	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529
04											
ALL	31	100.00	93.57	93.71	18.95	99.85	33.30	136.11	90.32 to 110.48	52,853	49,529

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:	75	MEDIAN:	72	COV:	20.15	95% Median C.I.:	69.22 to 75.18	(!: Derived)
(AgLand) TOTAL Sales Price:	15,972,367	WGT. MEAN:	73	STD:	15.08	95% Wgt. Mean C.I.:	68.94 to 77.65	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,551,190	MEAN:	75	AVG.ABS.DEV:	10.87	95% Mean C.I.:	71.41 to 78.23	
(AgLand) TOTAL Assessed Value:	11,398,354							
AVG. Adj. Sales Price:	207,349	COD:	15.10	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	151,978	PRD:	102.08	MIN Sales Ratio:	42.03			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	57.54	57.54	58.81	5.91	97.85	54.14	60.94	N/A	175,000	102,909
10/01/03 TO 12/31/03	2	77.66	77.66	68.31	22.22	113.70	60.41	94.92	N/A	148,649	101,536
01/01/04 TO 03/31/04	7	81.75	84.76	88.77	13.68	95.48	64.64	109.07	64.64 to 109.07	250,200	222,111
04/01/04 TO 06/30/04	9	78.20	84.20	86.83	15.29	96.97	66.79	102.65	70.27 to 101.29	184,837	160,499
07/01/04 TO 09/30/04	3	88.84	82.66	74.97	7.77	110.26	69.22	89.93	N/A	79,086	59,293
10/01/04 TO 12/31/04	8	75.71	82.63	83.54	12.42	98.91	71.23	113.40	71.23 to 113.40	210,708	176,019
01/01/05 TO 03/31/05	7	66.16	66.59	65.07	11.38	102.33	54.71	80.45	54.71 to 80.45	416,826	271,239
04/01/05 TO 06/30/05	14	71.71	70.99	70.15	8.99	101.20	57.94	94.49	60.05 to 76.15	197,329	138,430
07/01/05 TO 09/30/05	2	67.47	67.47	67.47	1.00	100.00	66.80	68.15	N/A	230,500	155,524
10/01/05 TO 12/31/05	5	58.65	56.43	55.90	14.96	100.94	42.03	70.41	N/A	214,990	120,184
01/01/06 TO 03/31/06	9	69.14	73.29	70.51	11.86	103.94	59.45	95.37	62.99 to 92.03	189,272	133,457
04/01/06 TO 06/30/06	7	73.60	77.76	70.31	15.20	110.60	59.80	123.26	59.80 to 123.26	92,318	64,909
<u>Study Years</u>											
07/01/03 TO 06/30/04	20	77.10	81.08	83.90	17.20	96.64	54.14	109.07	70.27 to 94.53	203,112	170,408
07/01/04 TO 06/30/05	32	72.60	74.03	71.32	11.93	103.80	54.71	113.40	68.83 to 76.15	237,603	169,460
07/01/05 TO 06/30/06	23	68.15	70.48	66.08	14.43	106.66	42.03	123.26	63.26 to 73.60	168,940	111,628
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	27	78.20	83.71	85.90	14.12	97.45	64.64	113.40	74.14 to 91.34	197,698	169,826
01/01/05 TO 12/31/05	28	68.13	67.04	65.80	11.40	101.88	42.03	94.49	63.03 to 71.94	257,726	169,595
<u>ALL</u>											
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

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:	75	MEDIAN:	72	COV:	20.15	95% Median C.I.:	69.22 to 75.18	(!: Derived)
(AgLand) TOTAL Sales Price:	15,972,367	WGT. MEAN:	73	STD:	15.08	95% Wgt. Mean C.I.:	68.94 to 77.65	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,551,190	MEAN:	75	AVG.ABS.DEV:	10.87	95% Mean C.I.:	71.41 to 78.23	
(AgLand) TOTAL Assessed Value:	11,398,354							
AVG. Adj. Sales Price:	207,349	COD:	15.10	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	151,978	PRD:	102.08	MIN Sales Ratio:	42.03			

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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	
3599	2	77.19	77.19	77.74	1.34	99.29	76.15	78.22	N/A	205,500	159,753	
3601	5	94.92	89.49	85.58	16.19	104.57	68.15	113.40	N/A	166,300	142,318	
3603	10	84.65	86.85	85.80	14.56	101.23	69.14	123.26	73.60 to 99.38	108,455	93,053	
3605	1	66.89	66.89	66.89			66.89	66.89	N/A	178,600	119,470	
3607	2	79.59	79.59	83.38	14.76	95.46	67.84	91.34	N/A	265,625	221,473	
3609	1	60.05	60.05	60.05			60.05	60.05	N/A	225,000	135,115	
3611	2	52.51	52.51	49.85	19.96	105.34	42.03	62.99	N/A	151,150	75,348	
3819	2	93.70	93.70	94.73	1.78	98.91	92.03	95.37	N/A	94,375	89,405	
3821	2	92.89	92.89	93.75	1.77	99.09	91.25	94.53	N/A	77,043	72,225	
3823	2	60.68	60.68	60.68	0.44	99.98	60.41	60.94	N/A	234,649	142,395	
3825	2	57.27	57.27	58.26	2.42	98.30	55.88	58.65	N/A	148,750	86,656	
3827	8	73.88	73.61	73.42	3.15	100.25	66.80	78.20	66.80 to 78.20	201,874	148,221	
3831	1	109.07	109.07	109.07			109.07	109.07	N/A	452,956	494,052	
3833	1	69.93	69.93	69.93			69.93	69.93	N/A	950,000	664,341	
3835	1	54.71	54.71	54.71			54.71	54.71	N/A	759,062	415,287	
3837	4	58.70	58.60	57.64	9.78	101.65	47.78	69.22	N/A	225,775	130,146	
3839	3	71.94	67.23	69.54	9.95	96.68	54.14	75.61	N/A	170,000	118,216	
3841	3	66.79	67.12	70.22	8.69	95.58	58.57	75.99	N/A	373,050	261,944	
3843	1	71.23	71.23	71.23			71.23	71.23	N/A	88,500	63,039	
4055	6	75.97	79.55	79.14	7.46	100.52	71.96	102.65	71.96 to 102.65	87,081	68,917	
4057	1	68.05	68.05	68.05			68.05	68.05	N/A	97,000	66,010	
4059	3	68.10	69.88	66.00	10.74	105.88	59.80	81.75	N/A	113,666	75,020	
4061	3	66.71	66.73	67.74	2.09	98.50	64.64	68.83	N/A	121,416	82,251	
4063	5	74.41	76.93	83.19	11.60	92.48	63.26	98.41	N/A	321,090	267,099	
4065	3	66.16	66.53	64.98	3.72	102.40	63.03	70.41	N/A	328,800	213,638	
4067	1	70.31	70.31	70.31			70.31	70.31	N/A	563,000	395,823	
ALL												
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978	
ALL												
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978	

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:	75	MEDIAN:	72	COV:	20.15	95% Median C.I.:	69.22 to 75.18	(! : Derived)
(AgLand) TOTAL Sales Price:	15,972,367	WGT. MEAN:	73	STD:	15.08	95% Wgt. Mean C.I.:	68.94 to 77.65	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,551,190	MEAN:	75	AVG.ABS.DEV:	10.87	95% Mean C.I.:	71.41 to 78.23	
(AgLand) TOTAL Assessed Value:	11,398,354							
AVG. Adj. Sales Price:	207,349	COD:	15.10	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	151,978	PRD:	102.08	MIN Sales Ratio:	42.03			

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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
2	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978
____ALL____											
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	59	70.41	73.20	72.50	13.93	100.97	47.78	123.26	68.10 to 74.25	232,400	168,489
15-0536	9	76.00	81.42	81.45	11.31	99.96	68.05	102.65	71.96 to 95.37	89,804	73,147
68-0020	7	76.15	79.99	77.49	25.41	103.22	42.03	113.40	42.03 to 113.40	147,328	114,166
NonValid School											
____ALL____											
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	7	77.02	83.25	82.46	18.23	100.97	55.88	123.26	55.88 to 123.26	36,555	30,142
100.01 TO 180.00	41	71.23	72.61	70.30	12.72	103.28	42.03	113.40	67.84 to 74.29	162,915	114,535
180.01 TO 330.00	11	76.15	77.86	78.22	15.07	99.53	54.14	102.65	59.80 to 99.38	163,744	128,082
330.01 TO 650.00	11	70.41	74.66	73.36	19.05	101.77	47.78	109.07	54.71 to 94.53	381,415	279,819
650.01 +	5	69.93	74.79	76.54	9.56	97.72	66.16	98.41	N/A	523,800	400,893
____ALL____											
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	74.29	75.84	72.83	10.30	104.13	59.80	94.92	68.05 to 88.84	80,412	58,566
DRY-N/A	7	74.41	81.36	78.47	16.77	103.68	55.88	123.26	55.88 to 123.26	62,842	49,313
GRASS	10	69.18	73.20	78.49	13.02	93.26	54.14	98.41	64.64 to 91.25	187,248	146,970
GRASS-N/A	4	82.42	78.82	70.04	23.99	112.53	47.78	102.65	N/A	252,925	177,156
IRRGTD	4	72.48	77.99	85.02	20.84	91.73	57.94	109.07	N/A	265,389	225,643
IRRGTD-N/A	33	70.27	72.53	71.20	14.69	101.87	42.03	113.40	66.79 to 75.61	296,925	211,412
____ALL____											
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	15,551,190	MEAN:	75	AVG.ABS.DEV:	10.87	95% Mean C.I.:	71.41 to 78.23	
(AgLand) TOTAL Assessed Value:	11,398,354							
AVG. Adj. Sales Price:	207,349	COD:	15.10	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	151,978	PRD:	102.08	MIN Sales Ratio:	42.03			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	21	74.29	74.75	72.77	9.63	102.72	55.88	94.92	68.10 to 76.15	78,900	57,418
DRY-N/A	3	92.03	96.35	90.02	17.93	107.03	73.76	123.26	N/A	50,000	45,012
GRASS	12	69.18	72.86	75.88	16.48	96.03	47.78	98.41	64.64 to 91.25	186,807	141,741
GRASS-N/A	2	86.48	86.48	74.31	18.70	116.38	70.31	102.65	N/A	321,250	238,715
IRRGTD	32	69.81	73.14	72.65	16.66	100.67	42.03	113.40	63.26 to 75.99	282,205	205,030
IRRGTD-N/A	5	73.62	73.02	72.05	5.85	101.34	63.03	78.28	N/A	365,900	263,642
ALL	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	74.35	77.45	74.21	12.19	104.37	55.88	123.26	71.23 to 77.02	75,288	55,867
GRASS	14	69.77	74.81	75.53	17.54	99.05	47.78	102.65	64.64 to 94.53	206,013	155,594
IRRGTD	36	70.87	73.40	73.11	15.44	100.40	42.03	113.40	66.80 to 75.99	285,002	208,361
IRRGTD-N/A	1	63.03	63.03	63.03			63.03	63.03	N/A	600,000	378,191
ALL	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	10	82.93	83.07	82.10	16.87	101.18	55.88	123.26	64.64 to 92.03	37,377	30,687
60000 TO 99999	15	74.41	77.98	77.22	9.59	100.98	66.71	102.65	71.23 to 81.75	80,114	61,864
100000 TO 149999	3	62.99	70.55	71.00	21.37	99.37	54.14	94.53	N/A	113,333	80,464
150000 TO 249999	30	69.46	71.44	70.45	12.14	101.41	42.03	113.40	66.80 to 73.23	198,313	139,706
250000 TO 499999	10	71.64	74.57	78.13	22.13	95.45	47.78	109.07	58.57 to 99.38	302,971	236,696
500000 +	7	70.31	72.95	72.24	13.21	100.98	54.71	98.41	54.71 to 98.41	665,223	480,564
ALL	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

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:	75	MEDIAN:	72	COV:	20.15	95% Median C.I.:	69.22 to 75.18	(!: Derived)
(AgLand) TOTAL Sales Price:	15,972,367	WGT. MEAN:	73	STD:	15.08	95% Wgt. Mean C.I.:	68.94 to 77.65	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,551,190	MEAN:	75	AVG.ABS.DEV:	10.87	95% Mean C.I.:	71.41 to 78.23	
(AgLand) TOTAL Assessed Value:	11,398,354							
AVG. Adj. Sales Price:	207,349	COD:	15.10	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	151,978	PRD:	102.08	MIN Sales Ratio:	42.03			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	4	69.12	67.09	66.30	9.88	101.20	55.88	74.25	N/A	38,875	25,773
30000 TO 59999	13	77.02	82.14	77.26	14.31	106.32	54.14	123.26	73.76 to 91.25	57,692	44,571
60000 TO 99999	11	71.23	74.85	70.46	17.40	106.23	42.03	102.65	62.99 to 94.92	98,390	69,324
100000 TO 149999	22	66.53	67.50	65.80	12.24	102.58	47.78	95.37	59.80 to 71.47	201,836	132,815
150000 TO 249999	15	73.62	77.10	75.76	10.65	101.77	66.79	113.40	68.83 to 78.22	222,103	168,255
250000 TO 499999	8	77.13	80.26	76.50	18.48	104.92	54.71	109.07	54.71 to 109.07	525,679	402,154
500000 +	2	84.17	84.17	81.35	16.92	103.46	69.93	98.41	N/A	793,000	645,118
ALL _____											
	75	71.96	74.82	73.30	15.10	102.08	42.03	123.26	69.22 to 75.18	207,349	151,978

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	134	MEDIAN:	91	COV:	27.23	95% Median C.I.:	86.52 to 93.84	(! : Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	87	STD:	25.28	95% Wgt. Mean C.I.:	83.39 to 89.97	
TOTAL Adj.Sales Price:	8,785,453	MEAN:	93	AVG.ABS.DEV:	17.72	95% Mean C.I.:	88.56 to 97.13	
TOTAL Assessed Value:	7,615,007							
AVG. Adj. Sales Price:	65,563	COD:	19.52	MAX Sales Ratio:	185.67			
AVG. Assessed Value:	56,828	PRD:	107.12	MIN Sales Ratio:	32.24			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	15	92.67	86.03	83.85	21.32	102.60	36.00	136.84	67.36 to 97.49	58,461	49,018
10/01/04 TO 12/31/04	14	94.77	95.31	90.97	18.02	104.77	58.89	122.58	68.30 to 120.70	61,464	55,913
01/01/05 TO 03/31/05	21	91.11	91.56	87.93	17.07	104.13	32.24	149.77	79.61 to 99.44	63,465	55,803
04/01/05 TO 06/30/05	23	92.31	94.90	83.15	18.86	114.12	63.19	181.94	80.75 to 96.96	68,721	57,144
07/01/05 TO 09/30/05	17	85.37	88.59	88.29	19.47	100.33	42.00	162.83	76.71 to 106.73	73,576	64,962
10/01/05 TO 12/31/05	15	87.53	98.30	89.10	22.62	110.32	68.61	185.67	77.31 to 101.82	61,820	55,081
01/01/06 TO 03/31/06	12	93.36	97.75	83.34	19.00	117.29	67.01	162.49	77.75 to 121.03	70,875	59,067
04/01/06 TO 06/30/06	17	91.32	91.63	87.82	17.00	104.34	54.74	129.76	74.87 to 104.11	65,062	57,139
____Study Years____											
07/01/04 TO 06/30/05	73	92.65	92.19	86.10	18.74	107.08	32.24	181.94	86.52 to 96.00	63,709	54,852
07/01/05 TO 06/30/06	61	87.44	93.63	87.33	20.35	107.21	42.00	185.67	83.22 to 93.62	67,781	59,192
____Calendar Yrs____											
01/01/05 TO 12/31/05	76	87.49	93.23	86.75	19.98	107.48	32.24	185.67	85.00 to 93.79	66,993	58,115
____ALL____											
	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	6	93.98	98.22	99.07	13.21	99.14	71.13	136.84	71.13 to 136.84	47,277	46,838
ENDERS	1	97.49	97.49	97.49			97.49	97.49	N/A	15,000	14,623
IMPERIAL	87	88.36	92.19	86.08	19.47	107.11	36.00	185.67	83.12 to 92.67	72,415	62,332
LAMAR	3	42.00	72.08	35.08	87.11	205.47	32.24	142.00	N/A	7,000	2,455
RURALRES	16	78.94	85.64	80.34	18.14	106.60	62.53	162.83	69.11 to 91.80	87,475	70,280
WAUNETA	21	95.90	102.25	99.81	14.76	102.44	54.74	162.49	93.79 to 119.00	36,476	36,407
____ALL____											
	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	118	92.18	93.82	87.88	19.32	106.76	32.24	185.67	87.41 to 95.20	62,591	55,004
2	1	68.30	68.30	68.30			68.30	68.30	N/A	142,000	96,993
3	15	79.28	86.80	81.70	18.35	106.24	62.53	162.83	72.19 to 91.80	83,840	68,499
____ALL____											
	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	134	MEDIAN:	91	COV:	27.23	95% Median C.I.:	86.52 to 93.84	(! : Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	87	STD:	25.28	95% Wgt. Mean C.I.:	83.39 to 89.97	
TOTAL Adj.Sales Price:	8,785,453	MEAN:	93	AVG.ABS.DEV:	17.72	95% Mean C.I.:	88.56 to 97.13	
TOTAL Assessed Value:	7,615,007							
AVG. Adj. Sales Price:	65,563	COD:	19.52	MAX Sales Ratio:	185.67			
AVG. Assessed Value:	56,828	PRD:	107.12	MIN Sales Ratio:	32.24			

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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	120	89.94	93.67	86.85	19.76	107.85	32.24	185.67	86.14 to 93.84	71,627	62,210
2	14	93.76	85.78	78.79	18.21	108.86	42.00	119.00	62.53 to 100.00	13,578	10,699
ALL	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	130	90.83	93.27	86.68	19.46	107.60	36.00	185.67	86.14 to 94.04	66,480	57,627
06											
07	4	89.22	78.91	86.33	21.74	91.41	32.24	104.96	N/A	35,750	30,863
ALL	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	112	87.94	91.15	85.42	20.39	106.70	32.24	185.67	83.12 to 92.04	71,262	60,874
15-0536	21	95.90	102.25	99.81	14.76	102.44	54.74	162.49	93.79 to 119.00	36,476	36,407
68-0020	1	85.60	85.60	85.60			85.60	85.60	N/A	38,000	32,529
NonValid School											
ALL	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

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	15	92.31	85.77	79.93	17.75	107.30	42.00	119.00	65.45 to 96.96	15,206	12,154
Prior TO 1860											
1860 TO 1899	4	74.18	100.26	77.48	41.33	129.40	67.01	185.67	N/A	81,625	63,241
1900 TO 1919	23	87.44	100.01	86.58	27.52	115.51	54.74	181.94	82.08 to 98.81	55,254	47,841
1920 TO 1939	20	92.94	93.17	86.44	21.19	107.79	36.00	162.22	78.37 to 106.56	44,365	38,348
1940 TO 1949	11	87.41	87.02	87.10	13.38	99.91	57.36	114.20	68.45 to 108.87	57,288	49,895
1950 TO 1959	8	97.63	92.64	90.89	10.07	101.93	64.21	104.11	64.21 to 104.11	54,781	49,791
1960 TO 1969	14	94.47	98.55	96.27	15.40	102.37	58.89	142.00	86.14 to 121.03	66,571	64,086
1970 TO 1979	24	91.17	93.18	90.45	17.07	103.02	32.24	129.76	79.77 to 104.96	87,210	78,879
1980 TO 1989	10	87.22	83.33	80.32	11.21	103.74	63.19	96.28	70.38 to 94.44	125,206	100,572
1990 TO 1994	2	103.79	103.79	83.22	31.84	124.72	70.74	136.84	N/A	123,583	102,843
1995 TO 1999	1	91.66	91.66	91.66			91.66	91.66	N/A	80,000	73,329
2000 TO Present	2	71.59	71.59	72.54	4.59	98.69	68.30	74.87	N/A	200,000	145,075
ALL	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	134	MEDIAN:	91	COV:	27.23	95% Median C.I.:	86.52 to 93.84	(! : Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	87	STD:	25.28	95% Wgt. Mean C.I.:	83.39 to 89.97	
TOTAL Adj.Sales Price:	8,785,453	MEAN:	93	AVG.ABS.DEV:	17.72	95% Mean C.I.:	88.56 to 97.13	
TOTAL Assessed Value:	7,615,007							
AVG. Adj. Sales Price:	65,563	COD:	19.52	MAX Sales Ratio:	185.67			
AVG. Assessed Value:	56,828	PRD:	107.12	MIN Sales Ratio:	32.24			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	96.96	101.22	102.28	21.56	98.96	42.00	142.00	42.00 to 142.00	1,657	1,695
5000 TO 9999	5	86.79	97.66	99.14	29.92	98.50	50.83	162.49	N/A	6,900	6,841
Total \$ _____											
1 TO 9999	12	96.21	99.74	99.93	24.80	99.80	42.00	162.49	85.00 to 119.00	3,841	3,839
10000 TO 29999	24	98.15	106.89	105.01	29.82	101.79	32.24	185.67	85.29 to 121.12	19,187	20,148
30000 TO 59999	33	93.62	92.50	91.82	15.94	100.74	57.36	136.84	83.12 to 101.82	46,827	42,998
60000 TO 99999	40	89.94	90.80	91.04	14.30	99.74	36.00	129.76	85.48 to 95.90	76,419	69,572
100000 TO 149999	17	82.08	82.88	82.51	11.01	100.45	67.01	102.78	72.19 to 92.04	123,220	101,669
150000 TO 249999	7	72.44	72.93	72.66	5.90	100.38	63.19	79.77	63.19 to 79.77	189,142	137,427
250000 TO 499999	1	74.87	74.87	74.87			74.87	74.87	N/A	258,000	193,158
ALL _____											
	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

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	8	96.21	94.93	84.74	25.00	112.01	42.00	142.00	42.00 to 142.00	2,200	1,864
5000 TO 9999	5	86.79	80.51	69.45	18.73	115.94	32.24	103.17	N/A	10,300	7,153
Total \$ _____											
1 TO 9999	13	95.37	89.38	73.34	22.78	121.87	32.24	142.00	50.83 to 117.96	5,315	3,898
10000 TO 29999	21	94.04	99.86	85.61	29.81	116.65	36.00	181.94	73.61 to 120.70	20,933	17,920
30000 TO 59999	41	86.52	91.79	86.82	18.77	105.72	57.36	185.67	81.18 to 93.84	49,383	42,874
60000 TO 99999	40	91.73	94.81	91.22	14.68	103.93	67.01	136.84	88.36 to 96.28	83,294	75,983
100000 TO 149999	17	82.08	86.71	82.99	15.65	104.47	63.19	124.10	72.44 to 102.78	143,367	118,984
150000 TO 249999	2	76.31	76.31	76.21	1.89	100.13	74.87	77.75	N/A	241,500	184,044
ALL _____											
	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	93.76	85.78	78.79	18.21	108.86	42.00	119.00	62.53 to 100.00	13,578	10,699
10	5	86.79	90.26	81.06	29.83	111.35	32.24	142.00	N/A	15,700	12,726
20	16	83.21	87.51	78.80	25.28	111.05	36.00	162.83	68.45 to 106.73	38,593	30,412
25	1	107.37	107.37	107.37			107.37	107.37	N/A	63,500	68,178
30	83	92.65	97.46	90.90	17.95	107.21	62.62	185.67	88.69 to 95.90	68,727	62,476
40	15	76.71	79.50	77.94	13.68	102.01	54.74	114.20	70.14 to 91.80	142,100	110,752
ALL _____											
	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	134	MEDIAN:	91	COV:	27.23	95% Median C.I.:	86.52 to 93.84	(! : Derived)
TOTAL Sales Price:	8,739,086	WGT. MEAN:	87	STD:	25.28	95% Wgt. Mean C.I.:	83.39 to 89.97	
TOTAL Adj.Sales Price:	8,785,453	MEAN:	93	AVG.ABS.DEV:	17.72	95% Mean C.I.:	88.56 to 97.13	
TOTAL Assessed Value:	7,615,007							
AVG. Adj. Sales Price:	65,563	COD:	19.52	MAX Sales Ratio:	185.67			
AVG. Assessed Value:	56,828	PRD:	107.12	MIN Sales Ratio:	32.24			

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STYLE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	93.84	86.31	81.83	16.98	105.48	42.00	119.00	65.45 to 96.96	15,873	12,988
100	6	76.80	72.75	70.34	25.52	103.41	32.24	104.96	32.24 to 104.96	44,166	31,068
101	97	91.11	93.24	87.38	17.72	106.70	36.00	185.67	86.52 to 94.04	72,303	63,182
102	4	92.69	109.36	84.17	38.89	129.92	70.14	181.94	N/A	114,500	96,378
103	2	89.75	89.75	87.59	14.52	102.46	76.71	102.78	N/A	126,125	110,472
104	10	92.01	104.92	89.25	27.93	117.56	67.36	162.49	76.11 to 149.77	55,870	49,864
ALL	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	93.76	85.78	78.79	18.21	108.86	42.00	119.00	62.53 to 100.00	13,578	10,699
10	3	142.00	134.11	126.81	15.34	105.75	97.49	162.83	N/A	9,166	11,624
20	15	93.84	102.40	91.82	27.38	111.53	36.00	185.67	83.12 to 108.87	35,160	32,282
30	71	89.33	92.65	89.04	19.02	104.05	32.24	162.49	85.37 to 94.54	60,988	54,305
40	31	87.41	87.86	83.29	14.73	105.48	63.19	129.76	76.71 to 94.34	119,686	99,690
ALL	134	90.83	92.84	86.68	19.52	107.12	32.24	185.67	86.52 to 93.84	65,563	56,828

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:	31	MEDIAN:	100	COV:	36.18	95% Median C.I.:	71.56 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	93	STD:	31.95	95% Wgt. Mean C.I.:	85.22 to 100.49
TOTAL Adj.Sales Price:	1,638,462	MEAN:	88	AVG.ABS.DEV:	24.22	95% Mean C.I.:	76.60 to 100.03
TOTAL Assessed Value:	1,521,393						
AVG. Adj. Sales Price:	52,853	COD:	24.22	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,077	PRD:	95.11	MIN Sales Ratio:	14.79		

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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	90.87	90.87	90.87			90.87	90.87	N/A	39,500	35,893
10/01/03 TO 12/31/03	2	56.60	56.60	57.05	7.24	99.20	52.50	60.69	N/A	45,000	25,672
01/01/04 TO 03/31/04	6	87.11	78.33	96.52	35.65	81.15	33.30	113.42	33.30 to 113.42	74,475	71,881
04/01/04 TO 06/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
07/01/04 TO 09/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
10/01/04 TO 12/31/04	3	106.25	106.21	105.56	7.57	100.61	94.12	118.25	N/A	42,250	44,600
01/01/05 TO 03/31/05	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
04/01/05 TO 06/30/05	5	102.17	96.79	87.29	12.62	110.88	68.67	113.37	N/A	54,219	47,325
07/01/05 TO 09/30/05	1	92.59	92.59	92.59			92.59	92.59	N/A	27,000	25,000
10/01/05 TO 12/31/05	2	52.58	52.58	88.43	71.78	59.46	14.84	90.32	N/A	171,800	151,928
01/01/06 TO 03/31/06	3	100.00	76.58	86.62	33.39	88.41	14.79	114.95	N/A	14,533	12,589
04/01/06 TO 06/30/06	5	102.17	94.14	104.72	20.32	89.90	62.80	125.71	N/A	45,612	47,764
<u>Study Years</u>											
07/01/03 TO 06/30/04	10	81.22	78.74	90.23	34.16	87.27	33.30	113.42	36.95 to 113.42	58,285	52,589
07/01/04 TO 06/30/05	10	108.00	105.21	94.36	12.01	111.49	68.67	136.11	89.97 to 118.25	41,334	39,004
07/01/05 TO 06/30/06	11	92.59	81.66	94.27	29.55	86.62	14.79	125.71	14.84 to 114.95	58,387	55,040
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	11	106.25	92.31	98.85	19.85	93.39	33.30	118.25	36.95 to 113.42	53,327	52,711
01/01/05 TO 12/31/05	9	92.59	90.87	88.79	23.71	102.34	14.84	136.11	68.67 to 113.37	72,299	64,192
<u>ALL</u>	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	3	102.17	91.30	89.30	10.64	102.24	69.56	102.17	N/A	25,333	22,622
ENDERS	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
IMPERIAL	24	98.39	86.86	92.84	28.17	93.57	14.79	136.11	62.80 to 113.37	62,331	57,867
RURAL	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
WAUNETA	1	71.56	71.56	71.56			71.56	71.56	N/A	4,500	3,220
<u>ALL</u>	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

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	30	97.06	87.43	92.72	25.27	94.29	14.79	136.11	71.56 to 109.75	54,282	50,329
3	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
<u>ALL</u>	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

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:	31	MEDIAN:	100	COV:	36.18	95% Median C.I.:	71.56 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	93	STD:	31.95	95% Wgt. Mean C.I.:	85.22 to 100.49
TOTAL Adj.Sales Price:	1,638,462	MEAN:	88	AVG.ABS.DEV:	24.22	95% Mean C.I.:	76.60 to 100.03
TOTAL Assessed Value:	1,521,393						
AVG. Adj. Sales Price:	52,853	COD:	24.22	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,077	PRD:	95.11	MIN Sales Ratio:	14.79		

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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	26	102.17	95.70	94.09	17.54	101.72	36.95	136.11	90.32 to 112.08	61,317	57,691
2	5	33.30	49.89	48.47	94.22	102.92	14.79	114.95	N/A	8,840	4,285
ALL	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	29	100.00	87.97	92.78	24.39	94.82	14.79	136.11	69.56 to 110.48	55,998	51,954
15-0536	2	93.26	93.26	101.48	23.26	91.89	71.56	114.95	N/A	7,250	7,357
68-0020											
NonValid School											
ALL	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

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	13	109.75	80.91	85.83	29.38	94.27	14.79	114.95	33.30 to 113.42	24,338	20,888
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	106.25	106.25	106.25			106.25	106.25	N/A	40,000	42,500
1920 TO 1939	2	102.84	102.84	84.92	32.36	121.10	69.56	136.11	N/A	19,500	16,559
1940 TO 1949	3	110.48	106.53	108.28	8.26	98.39	90.87	118.25	N/A	70,187	75,998
1950 TO 1959	2	60.59	60.59	63.41	13.34	95.54	52.50	68.67	N/A	61,500	39,000
1960 TO 1969	3	92.59	84.43	78.77	14.15	107.18	60.69	100.00	N/A	34,000	26,781
1970 TO 1979	5	102.17	105.36	103.48	6.28	101.82	94.12	125.71	N/A	92,700	95,930
1980 TO 1989	1	90.32	90.32	90.32			90.32	90.32	N/A	335,000	302,581
1990 TO 1994	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
1995 TO 1999											
2000 TO Present											
ALL	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

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:	31	MEDIAN:	100	COV:	36.18	95% Median C.I.:	71.56 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	93	STD:	31.95	95% Wgt. Mean C.I.:	85.22 to 100.49
TOTAL Adj.Sales Price:	1,638,462	MEAN:	88	AVG.ABS.DEV:	24.22	95% Mean C.I.:	76.60 to 100.03
TOTAL Assessed Value:	1,521,393						
AVG. Adj. Sales Price:	52,853	COD:	24.22	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,077	PRD:	95.11	MIN Sales Ratio:	14.79		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	71.56	71.56	71.56			71.56	71.56	N/A	4,500	3,220
5000 TO 9999	7	113.42	81.26	77.82	34.07	104.42	14.79	136.11	14.79 to 136.11	7,814	6,080
Total \$ _____											
1 TO 9999	8	92.49	80.05	77.34	42.22	103.50	14.79	136.11	14.79 to 136.11	7,400	5,723
10000 TO 29999	8	102.17	96.04	97.53	13.72	98.47	33.30	114.95	33.30 to 114.95	19,562	19,079
30000 TO 59999	10	92.50	86.70	87.51	26.58	99.07	36.95	125.71	52.50 to 118.25	40,885	35,778
60000 TO 99999	1	68.67	68.67	68.67			68.67	68.67	N/A	83,000	57,000
100000 TO 149999	2	100.23	100.23	100.30	10.23	99.92	89.97	110.48	N/A	130,079	130,474
250000 TO 499999	2	96.49	96.49	96.49	6.39	99.99	90.32	102.65	N/A	335,377	323,615
ALL _____											
	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	4	24.07	33.62	29.04	78.14	115.80	14.79	71.56	N/A	8,550	2,482
5000 TO 9999	4	113.42	100.77	97.43	11.16	103.42	62.80	113.42	N/A	7,125	6,942
Total \$ _____											
1 TO 9999	8	67.18	67.19	60.12	53.23	111.76	14.79	113.42	14.79 to 113.42	7,837	4,712
10000 TO 29999	11	102.17	93.65	83.54	20.00	112.10	36.95	136.11	52.50 to 114.95	23,454	19,593
30000 TO 59999	8	100.19	97.08	93.06	18.46	104.32	60.69	125.71	60.69 to 125.71	48,356	44,998
100000 TO 149999	2	100.23	100.23	100.30	10.23	99.92	89.97	110.48	N/A	130,079	130,474
250000 TO 499999	2	96.49	96.49	96.49	6.39	99.99	90.32	102.65	N/A	335,377	323,615
ALL _____											
	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	101.03	78.51	83.95	34.58	93.51	14.79	114.95	33.30 to 113.42	24,449	20,525
10	2	106.20	106.20	103.10	3.34	103.00	102.65	109.75	N/A	179,377	184,946
20	17	94.12	93.13	91.78	19.57	101.48	52.50	136.11	68.67 to 110.48	58,018	53,246
ALL _____											
	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

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:	31	MEDIAN:	100	COV:	36.18	95% Median C.I.:	71.56 to 110.48
TOTAL Sales Price:	1,640,462	WGT. MEAN:	93	STD:	31.95	95% Wgt. Mean C.I.:	85.22 to 100.49
TOTAL Adj.Sales Price:	1,638,462	MEAN:	88	AVG.ABS.DEV:	24.22	95% Mean C.I.:	76.60 to 100.03
TOTAL Assessed Value:	1,521,393						
AVG. Adj. Sales Price:	52,853	COD:	24.22	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	49,077	PRD:	95.11	MIN Sales Ratio:	14.79		

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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)	12	101.03	78.51	83.95	34.58	93.51	14.79	114.95	33.30 to 113.42	24,449	20,525
304	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
326	2	102.17	102.17	102.17	0.00	100.00	102.17	102.17	N/A	23,000	23,500
343	1	102.65	102.65	102.65			102.65	102.65	N/A	335,754	344,650
344	1	52.50	52.50	52.50			52.50	52.50	N/A	40,000	21,000
346	1	69.56	69.56	69.56			69.56	69.56	N/A	30,000	20,868
350	2	100.40	100.40	95.99	10.04	104.59	90.32	110.48	N/A	233,031	223,692
353	6	98.56	92.41	86.49	19.28	106.85	60.69	118.25	60.69 to 118.25	45,916	39,713
384	2	109.92	109.92	107.65	14.37	102.11	94.12	125.71	N/A	40,875	44,000
406	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
490	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
ALL	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

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	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077
04											
ALL	31	100.00	88.31	92.85	24.22	95.11	14.79	136.11	71.56 to 110.48	52,853	49,077

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:	75	MEDIAN:	74	COV:	20.33	95% Median C.I.:	71.47 to 75.99	(!: Derived)
(AgLand) TOTAL Sales Price:	15,973,069	WGT. MEAN:	75	STD:	15.48	95% Wgt. Mean C.I.:	69.84 to 79.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,551,892	MEAN:	76	AVG.ABS.DEV:	11.00	95% Mean C.I.:	72.66 to 79.66	
(AgLand) TOTAL Assessed Value:	11,597,586							
AVG. Adj. Sales Price:	207,358	COD:	14.90	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	154,634	PRD:	102.13	MIN Sales Ratio:	42.17			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	60.26	60.26	60.58	1.41	99.48	59.41	61.11	N/A	175,000	106,008
10/01/03 TO 12/31/03	2	77.51	77.51	68.05	22.46	113.91	60.10	94.92	N/A	149,000	101,391
01/01/04 TO 03/31/04	7	90.83	87.99	89.73	12.26	98.06	71.59	109.08	71.59 to 109.08	250,200	224,506
04/01/04 TO 06/30/04	9	78.25	86.89	91.08	18.62	95.40	66.79	108.38	70.54 to 106.39	184,837	168,358
07/01/04 TO 09/30/04	3	88.84	84.78	79.51	5.39	106.63	75.57	89.93	N/A	79,086	62,880
10/01/04 TO 12/31/04	8	75.71	82.63	83.54	12.42	98.91	71.23	113.40	71.23 to 113.40	210,708	176,019
01/01/05 TO 03/31/05	7	70.18	67.85	65.91	11.34	102.95	54.74	80.45	54.74 to 80.45	416,826	274,731
04/01/05 TO 06/30/05	14	71.98	71.54	70.69	8.69	101.20	57.95	94.49	60.15 to 76.15	197,329	139,494
07/01/05 TO 09/30/05	2	67.47	67.47	67.47	1.00	100.00	66.80	68.15	N/A	230,500	155,524
10/01/05 TO 12/31/05	5	58.65	58.91	58.21	15.87	101.20	42.17	77.76	N/A	214,990	125,144
01/01/06 TO 03/31/06	9	72.01	74.75	72.32	12.93	103.35	59.45	95.64	63.11 to 94.21	189,272	136,890
04/01/06 TO 06/30/06	7	73.60	77.77	70.31	15.22	110.61	59.80	123.26	59.80 to 123.26	92,318	64,912
<u>Study Years</u>											
07/01/03 TO 06/30/04	20	77.13	83.68	86.18	18.96	97.09	59.41	109.08	71.59 to 100.91	203,147	175,078
07/01/04 TO 06/30/05	32	73.83	74.75	71.98	11.08	103.84	54.74	113.40	71.23 to 76.55	237,603	171,026
07/01/05 TO 06/30/06	23	68.15	71.59	67.51	15.40	106.05	42.17	123.26	63.45 to 75.58	168,940	114,051
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	27	78.22	85.68	87.74	15.35	97.65	66.79	113.40	74.29 to 99.38	197,698	173,465
01/01/05 TO 12/31/05	28	69.51	68.07	66.69	11.63	102.07	42.17	94.49	63.45 to 73.62	257,726	171,886
<u>ALL</u>											
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

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:	75	MEDIAN:	74	COV:	20.33	95% Median C.I.:	71.47 to 75.99	(!: Derived)
(AgLand) TOTAL Sales Price:	15,973,069	WGT. MEAN:	75	STD:	15.48	95% Wgt. Mean C.I.:	69.84 to 79.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,551,892	MEAN:	76	AVG.ABS.DEV:	11.00	95% Mean C.I.:	72.66 to 79.66	
(AgLand) TOTAL Assessed Value:	11,597,586							
AVG. Adj. Sales Price:	207,358	COD:	14.90	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	154,634	PRD:	102.13	MIN Sales Ratio:	42.17			

Printed: 02/24/2007 16:55:50

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3599	2	77.19	77.19	77.74	1.34	99.29	76.15	78.22	N/A	205,500	159,753	
3601	5	94.92	89.49	85.58	16.19	104.57	68.15	113.40	N/A	166,300	142,318	
3603	10	84.65	87.62	87.57	13.65	100.05	73.60	123.26	74.25 to 99.38	108,455	94,978	
3605	1	74.03	74.03	74.03			74.03	74.03	N/A	178,600	132,225	
3607	2	79.69	79.69	83.51	14.87	95.42	67.84	91.54	N/A	265,625	221,834	
3609	1	60.15	60.15	60.15			60.15	60.15	N/A	225,000	135,348	
3611	2	52.64	52.64	49.98	19.89	105.31	42.17	63.11	N/A	151,150	75,551	
3819	2	94.93	94.93	95.37	0.75	99.53	94.21	95.64	N/A	94,375	90,004	
3821	2	101.15	101.15	101.02	0.24	100.13	100.91	101.39	N/A	77,043	77,831	
3823	2	60.61	60.61	60.62	0.83	99.98	60.10	61.11	N/A	235,000	142,453	
3825	2	57.27	57.27	58.26	2.42	98.30	55.88	58.65	N/A	148,750	86,656	
3827	8	73.88	73.62	73.43	3.16	100.25	66.80	78.25	66.80 to 78.25	201,874	148,232	
3831	1	109.08	109.08	109.08			109.08	109.08	N/A	452,956	494,067	
3833	1	70.18	70.18	70.18			70.18	70.18	N/A	950,000	666,746	
3835	1	54.74	54.74	54.74			54.74	54.74	N/A	759,062	415,527	
3837	4	58.70	61.37	60.16	10.46	102.01	52.50	75.57	N/A	225,775	135,816	
3839	3	71.94	68.99	70.67	7.51	97.61	59.41	75.61	N/A	170,000	120,147	
3841	3	66.79	67.12	70.22	8.69	95.58	58.57	75.99	N/A	373,050	261,944	
3843	1	71.23	71.23	71.23			71.23	71.23	N/A	88,500	63,039	
4055	6	76.28	80.31	79.92	8.34	100.50	72.02	106.39	72.02 to 106.39	87,081	69,593	
4057	1	68.05	68.05	68.05			68.05	68.05	N/A	97,000	66,010	
4059	3	68.10	72.91	67.60	15.19	107.86	59.80	90.83	N/A	113,666	76,835	
4061	3	68.83	69.04	68.60	2.36	100.65	66.71	71.59	N/A	121,416	83,292	
4063	5	75.58	79.32	87.35	14.03	90.81	63.45	108.38	N/A	321,090	280,463	
4065	3	73.26	71.64	68.33	6.30	104.85	63.91	77.76	N/A	328,800	224,666	
4067	1	72.01	72.01	72.01			72.01	72.01	N/A	563,000	405,416	
ALL												
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634	
ALL												
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634	

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:	75	MEDIAN:	74	COV:	20.33	95% Median C.I.:	71.47 to 75.99	(!: Derived)
(AgLand) TOTAL Sales Price:	15,973,069	WGT. MEAN:	75	STD:	15.48	95% Wgt. Mean C.I.:	69.84 to 79.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,551,892	MEAN:	76	AVG.ABS.DEV:	11.00	95% Mean C.I.:	72.66 to 79.66	
(AgLand) TOTAL Assessed Value:	11,597,586							
AVG. Adj. Sales Price:	207,358	COD:	14.90	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	154,634	PRD:	102.13	MIN Sales Ratio:	42.17			

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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
2	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634
____ALL____											
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	59	73.23	74.65	73.77	13.80	101.20	52.50	123.26	69.69 to 75.18	232,412	171,443
15-0536	9	76.55	82.20	82.10	12.11	100.12	68.05	106.39	72.02 to 95.64	89,804	73,730
68-0020	7	76.84	81.13	79.40	23.83	102.18	42.17	113.40	42.17 to 113.40	147,328	116,974
NonValid School											
____ALL____											
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	7	77.08	83.26	82.46	18.22	100.97	55.88	123.26	55.88 to 123.26	36,555	30,145
100.01 TO 180.00	41	71.47	72.89	70.40	12.57	103.54	42.17	113.40	68.05 to 74.29	162,932	114,701
180.01 TO 330.00	11	76.55	80.49	79.28	17.05	101.53	59.41	106.39	59.80 to 101.39	163,744	129,813
330.01 TO 650.00	11	75.99	77.70	74.87	16.41	103.78	52.50	109.08	54.74 to 100.91	381,415	285,559
650.01 +	5	73.26	80.13	80.75	11.75	99.24	70.18	108.38	N/A	523,800	422,942
____ALL____											
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	17	74.29	75.85	72.85	10.29	104.12	59.80	94.92	68.05 to 88.84	80,412	58,579
DRY-N/A	7	75.58	81.94	79.04	17.02	103.67	55.88	123.26	55.88 to 123.26	62,842	49,671
GRASS	10	76.21	80.91	86.61	13.30	93.41	59.41	108.38	71.59 to 101.39	187,248	162,178
GRASS-N/A	4	86.46	82.95	73.20	23.94	113.32	52.50	106.39	N/A	252,925	185,140
IRRGTD	4	72.48	78.00	85.03	20.84	91.73	57.95	109.08	N/A	265,389	225,655
IRRGTD-N/A	33	70.54	72.61	71.32	14.61	101.80	42.17	113.40	66.79 to 75.61	296,946	211,790
____ALL____											
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

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:	75	MEDIAN:	74	COV:	20.33	95% Median C.I.:	71.47 to 75.99	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	15,551,892	MEAN:	76	AVG.ABS.DEV:	11.00	95% Mean C.I.:	72.66 to 79.66	
(AgLand) TOTAL Assessed Value:	11,597,586							
AVG. Adj. Sales Price:	207,358	COD:	14.90	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	154,634	PRD:	102.13	MIN Sales Ratio:	42.17			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	21	74.29	74.85	72.89	9.74	102.69	55.88	94.92	68.10 to 76.55	78,900	57,507
DRY-N/A	3	94.21	97.10	90.59	17.49	107.19	73.84	123.26	N/A	50,000	45,295
GRASS	12	76.21	80.21	83.52	16.38	96.03	52.50	108.38	71.59 to 100.91	186,807	156,029
GRASS-N/A	2	89.20	89.20	76.26	19.27	116.96	72.01	106.39	N/A	321,250	244,997
IRRGTD	32	69.94	73.18	72.71	16.66	100.65	42.17	113.40	63.45 to 75.99	282,227	205,200
IRRGTD-N/A	5	73.62	73.27	72.44	5.71	101.14	63.91	78.64	N/A	365,900	265,056
ALL	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	74.74	77.63	74.36	12.34	104.40	55.88	123.26	71.23 to 77.08	75,288	55,981
GRASS	14	76.21	81.49	81.91	17.26	99.49	52.50	108.38	71.59 to 101.39	206,013	168,739
IRRGTD	36	71.01	73.45	73.17	15.41	100.38	42.17	113.40	66.80 to 75.99	285,022	208,562
IRRGTD-N/A	1	63.91	63.91	63.91			63.91	63.91	N/A	600,000	383,432
ALL	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	10	82.96	85.00	84.15	17.51	101.01	55.88	123.26	71.59 to 101.39	37,377	31,454
60000 TO 99999	15	75.18	78.92	77.99	10.65	101.19	66.71	106.39	71.23 to 90.83	80,114	62,480
100000 TO 149999	3	63.11	74.48	74.94	21.92	99.38	59.41	100.91	N/A	113,333	84,933
150000 TO 249999	30	71.71	72.42	71.35	12.22	101.49	42.17	113.40	67.84 to 75.57	198,337	141,518
250000 TO 499999	10	75.49	75.84	79.18	20.10	95.78	52.50	109.08	58.57 to 99.38	302,971	239,884
500000 +	7	72.01	74.84	74.02	14.72	101.11	54.74	108.38	54.74 to 108.38	665,223	492,375
ALL	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	15,551,892	MEAN:	76	AVG.ABS.DEV:	11.00	95% Mean C.I.:	72.66 to 79.66	
(AgLand) TOTAL Assessed Value:	11,597,586							
AVG. Adj. Sales Price:	207,358	COD:	14.90	MAX Sales Ratio:	123.26			
AVG. Assessed Value:	154,634	PRD:	102.13	MIN Sales Ratio:	42.17			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____											
_____ Total \$ _____											
10000 TO 29999	3	73.60	67.91	66.97	8.32	101.40	55.88	74.25	N/A	36,833	24,667
30000 TO 59999	13	77.08	85.23	82.18	14.57	103.72	71.59	123.26	73.84 to 94.21	52,692	43,300
60000 TO 99999	12	69.66	73.89	69.72	18.14	105.98	42.17	106.39	63.11 to 94.49	99,358	69,274
100000 TO 149999	21	67.84	69.15	67.14	14.10	102.99	52.50	100.91	59.80 to 75.57	201,004	134,963
150000 TO 249999	16	73.88	77.34	76.14	9.87	101.57	66.79	113.40	68.83 to 78.22	221,972	169,016
250000 TO 499999	8	77.32	80.66	76.92	18.11	104.86	54.74	109.08	54.74 to 109.08	525,679	404,358
500000 +	2	89.28	89.28	85.50	21.39	104.42	70.18	108.38	N/A	793,000	678,009
_____ ALL _____											
	75	73.84	76.16	74.57	14.90	102.13	42.17	123.26	71.47 to 75.99	207,358	154,634

2007 Assessment Survey for Chase County
March 1, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff: 1**
- 2. Appraiser(s) on staff: 0**
- 3. Other full-time employees: 0**
- 4. Other part-time employees: 2**
- 5. Number of shared employees: 0**
- 6. Assessor's requested budget for current fiscal year: \$142,200**
- 7. Part of the budget that is dedicated to the computer system: \$8,500**
- 8. Adopted budget, or granted budget if different from above: \$120,200**
- 9. Amount of total budget set aside for appraisal work: \$10,000 plus \$3,500 dedicated towards mileage for appraisal work.**
- 10. Amount of the total budget set aside for education/workshops: \$3,200**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: None**
- 12. Other miscellaneous funds: \$0**
- 13. Total budget: \$120,200**
 - a. Was any of last year's budget not used? Yes, but the balance is transferred by the Chase County Board to a general fund that supports the GIS System cost.**

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by: The Chase County Assessor and staff**
- 2. Valuation done by: Chase County Assessor**

3. Pickup work done by: The Chase County Assessor and staff

Property Type	# of Permits	# Of Info. Statements	Other	Total
Residential	17	8	16	41

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June/2005
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006 for Wauneta and Enders; 2007 for rural residential and Imperial and 2004 for the remainder of the County
- 6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The County Assessor uses a mass appraisal system which commonly does not involve enough sales to review properties with a Sales Comparison Approach.
- 7. Number of market areas/neighborhoods for this property class:** 6
- 8. How are these defined?** By market driven information and assessor location.
- 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:** The Chase County Assessor and staff
- 2. Valuation done by:** Chase County Assessor
- 3. Pickup work done by whom:** The Chase County Assessor and staff

Property Type	# of Permits	# Of Info. Statements	Other	Total
Commercial	9	0	3	12

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2002

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2002
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?** 2002
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?** 2002
8. **Number of market areas/neighborhoods for this property class?** 6
9. **How are these defined?** By market information and assessor location
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:** The Chase County Assessor and staff
2. **Valuation done by:** Chase County Assessor
3. **Pickup work done by whom:** The Chase County Assessor and staff

Property Type	# of Permits	# Of Info. Statements	Other	Total
Agricultural	2	0	0	2

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** A draft policy is in progress

How is your agricultural land defined? By the predominate use of the property

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?** 1995
7. **What date was the last countywide land use study completed?** 2006
 - a. **By what method? (Physical inspection, FSA maps, etc.)**

FSA maps, 521 information, verification statements and through implementation of the GIS system

b. By whom? Assessor and staff

c. What proportion is complete / implemented at this time? 100%

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

9. How are these defined? County boundaries

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: TerraScan

2. CAMA software: TerraScan

3. Cadastral maps: Are they currently being used? The county is in the process of implementing GIS on the computer.

a. Who maintains the Cadastral Maps? Assessor and staff

4. Does the county have GIS software? Yes

a. Who maintains the GIS software and maps? Assessor and staff

4. Personal Property software: TerraScan

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? Imperial and Wauneta are zoned. Champion, Enders and Lamar are under the countywide zoning.

c. When was zoning implemented? January 2000

G. Contracted Services

1. Appraisal Services: None

2. Other Services: TerraScan and GIS are contracted services. Larry Rexroth is utilized as an assessor consultant.

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-** June/2005 costing tables and new depreciation tables were applied to the improvements within the rural residential and Imperial assessor locations to equalize and bring the statistical measures within compliance. The assessor continues to conduct a thorough verification review of all sales within the county. No land or lot values were changed for 2007.
- 2. Commercial-** After a market analysis was reviewed by the assessor, increases were applied for 2007 to land values in the Schroeder and AK Acres subdivisions in Imperial. No changes were made to the improvement values for commercial property. Pickup work was timely completed.
- 3. Agricultural-** A review of the agricultural land sales and market supported decreased grassland values for 2007 in Chase County. Grass land classification groups were decreased throughout the county to equalize the subclass of grassland agricultural property.

County 15 - Chase

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,771	Value 454,548,071	Total Growth 944,033 (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	172	651,523	4	72,760	15	88,517	191	812,800	
2. Res Improv Land	1,200	3,703,210	17	227,840	123	1,898,501	1,340	5,829,551	
3. Res Improvements	1,305	67,007,894	17	1,550,030	166	11,512,136	1,488	80,070,060	
4. Res Total	1,477	71,362,627	21	1,850,630	181	13,499,154	1,679	86,712,411	158,432
% of Total	87.96	82.29	1.25	2.13	10.78	15.56	35.19	19.07	16.78
5. Rec UnImp Land	0	0	0	0	1	4,810	1	4,810	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	28	649,577	28	649,577	
8. Rec Total	0	0	0	0	29	654,387	29	654,387	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.60	0.14	0.00
Res+Rec Total	1,477	71,362,627	21	1,850,630	210	14,153,541	1,708	87,366,798	158,432
% of Total	86.47	81.68	1.22	2.11	12.29	16.20	35.79	19.22	16.78

County 15 - Chase

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,771	Value 454,548,071	Total Growth 944,033 (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	75	911,074	2	15,666	13	48,523	90	975,263	
10. Comm Improv Land	365	1,896,790	2	4,195	19	284,171	386	2,185,156	
11. Comm Improvements	380	30,231,801	4	232,277	29	18,352,444	413	48,816,522	
12. Comm Total	455	33,039,665	6	252,138	42	18,685,138	503	51,976,941	495,612
% of Total	90.45	63.56	1.19	0.48	8.34	35.94	10.54	11.43	52.49
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	455	33,039,665	6	252,138	42	18,685,138	503	51,976,941	495,612
% of Total	90.45	63.56	1.19	0.48	8.34	35.94	10.54	11.43	52.49
17. Taxable Total	1,932	104,402,292	27	2,102,768	252	32,838,679	2,211	139,343,739	654,044
% of Total	87.38	74.92	1.22	1.32	11.39	10.15	46.34	30.65	69.28

County 15 - Chase

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	10	104,485
24. Mineral Interest-Non-Producing	0	0	0	0	28	13,666
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	10	104,485	0	0		
24. Mineral Interest-Non-Producing	28	13,666	0	0		
25. Mineral Interest Total	38	118,151	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	234	26	62	322

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	31,993	26	3,374,937	1,907	206,964,361	1,934	210,371,291
28. Ag-Improved Land	1	6,324	19	2,096,173	535	74,798,496	555	76,900,993
29. Ag-Improvements	1	600	19	1,231,964	568	26,581,333	588	27,813,897
30. Ag-Total Taxable							2,522	315,086,181

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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	15	16.000	42,400	
33. HomeSite Improvements	0		0	12		914,409	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	3.000	3,250	14	48.730	15,644	
37. FarmSite Improv	1		600	17		317,555	
38. FarmSite Total							
39. Road & Ditches		0.000			88.700		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	35	36.000	94,075	35	36.000	94,075	
32. HomeSite Improv Land	397	459.340	1,207,851	412	475.340	1,250,251	
33. HomeSite Improvements	361		17,114,490	373		18,028,899	289,989
34. HomeSite Total				408	511.340	19,373,225	
35. FarmSite UnImp Land	71	213.260	63,706	71	213.260	63,706	
36. FarmSite Impr Land	448	2,115.540	769,495	463	2,167.270	788,389	
37. FarmSite Improv	519		9,466,843	537		9,784,998	0
38. FarmSite Total				608	2,380.530	10,637,093	
39. Road & Ditches		5,439.460			5,528.160		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,016	8,420.030	30,010,318	289,989

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	756.830	875,106	42,899.800	49,690,121	43,656.630	50,565,227
47. 2A1	25.680	28,505	1,277.920	1,417,906	21,941.130	24,330,417	23,244.730	25,776,828
48. 2A	0.000	0	165.000	181,185	14,522.290	15,959,848	14,687.290	16,141,033
49. 3A1	0.000	0	815.300	851,840	32,199.020	33,630,434	33,014.320	34,482,274
50. 3A	2.000	1,990	550.300	547,550	16,039.560	15,960,468	16,591.860	16,510,008
51. 4A1	0.000	0	656.500	653,219	28,722.730	28,579,175	29,379.230	29,232,394
52. 4A	0.000	0	211.700	210,642	12,968.700	12,903,884	13,180.400	13,114,526
53. Total	27.680	30,495	4,433.550	4,737,448	169,293.230	181,054,347	173,754.460	185,822,290
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	438.100	180,836	61,039.890	25,179,791	61,477.990	25,360,627
56. 2D1	2.000	830	343.920	139,766	10,307.220	4,215,792	10,653.140	4,356,388
57. 2D	0.000	0	26.500	8,975	9,054.710	3,149,216	9,081.210	3,158,191
58. 3D1	0.000	0	135.340	40,602	12,297.940	3,659,906	12,433.280	3,700,508
59. 3D	2.670	668	115.390	28,522	5,692.640	1,418,584	5,810.700	1,447,774
60. 4D1	0.000	0	83.800	18,857	8,344.260	1,877,538	8,428.060	1,896,395
61. 4D	0.000	0	0.500	113	3,200.200	720,087	3,200.700	720,200
62. Total	4.670	1,498	1,143.550	417,671	109,936.860	40,220,914	111,085.080	40,640,083
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	8.500	1,785	4,004.410	840,929	4,012.910	842,714
65. 2G1	0.000	0	44.000	9,240	3,614.030	758,824	3,658.030	768,064
66. 2G	0.000	0	12.500	2,625	10,732.850	2,249,945	10,745.350	2,252,570
67. 3G1	0.000	0	23.000	4,370	5,211.250	989,659	5,234.250	994,029
68. 3G	0.000	0	94.960	18,043	7,966.520	1,513,643	8,061.480	1,531,686
69. 4G1	0.000	0	720.910	133,370	48,318.140	8,939,570	49,039.050	9,072,940
70. 4G	17.080	3,074	491.160	88,409	166,061.810	29,892,770	166,570.050	29,984,253
71. Total	17.080	3,074	1,395.030	257,842	245,909.010	45,185,340	247,321.120	45,446,256
72. Waste	0.000	0	10.500	105	1,193.730	14,423	1,204.230	14,528
73. Other	0.000	0	0.000	0	16.000	160	16.000	160
74. Exempt	0.000		0.000		35.440		35.440	
75. Total	49.430	35,067	6,982.630	5,413,066	526,348.830	266,475,184	533,380.890	271,923,317

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 12

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3,161.630	3,115,618	3,161.630	3,115,618
47. 2A1	0.000	0	0.000	0	523.100	492,426	523.100	492,426
48. 2A	0.000	0	0.000	0	389.500	386,565	389.500	386,565
49. 3A1	0.000	0	0.000	0	1,383.300	1,180,655	1,383.300	1,180,655
50. 3A	0.000	0	0.000	0	402.500	310,788	402.500	310,788
51. 4A1	0.000	0	0.000	0	1,042.200	859,507	1,042.200	859,507
52. 4A	0.000	0	0.000	0	535.600	417,483	535.600	417,483
53. Total	0.000	0	0.000	0	7,437.830	6,763,042	7,437.830	6,763,042
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	768.390	314,084	768.390	314,084
56. 2D1	0.000	0	0.000	0	63.240	26,152	63.240	26,152
57. 2D	0.000	0	0.000	0	73.060	25,509	73.060	25,509
58. 3D1	0.000	0	0.000	0	356.340	106,571	356.340	106,571
59. 3D	0.000	0	0.000	0	175.420	43,555	175.420	43,555
60. 4D1	0.000	0	0.000	0	81.000	18,226	81.000	18,226
61. 4D	0.000	0	0.000	0	22.600	5,085	22.600	5,085
62. Total	0.000	0	0.000	0	1,540.050	539,182	1,540.050	539,182
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	16.880	3,545	16.880	3,545
65. 2G1	0.000	0	0.000	0	25.000	5,250	25.000	5,250
66. 2G	0.000	0	0.000	0	15.350	3,224	15.350	3,224
67. 3G1	0.000	0	0.000	0	20.700	3,933	20.700	3,933
68. 3G	0.000	0	0.000	0	32.050	6,090	32.050	6,090
69. 4G1	0.000	0	0.000	0	312.270	57,772	312.270	57,772
70. 4G	0.000	0	0.000	0	680.880	122,558	680.880	122,558
71. Total	0.000	0	0.000	0	1,103.130	202,372	1,103.130	202,372
72. Waste	0.000	0	0.000	0	24.100	241	24.100	241
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	10,105.110	7,504,837	10,105.110	7,504,837

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 15

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3,185.570	2,245,962	3,185.570	2,245,962
47. 2A1	0.000	0	0.000	0	802.900	676,241	802.900	676,241
48. 2A	0.000	0	0.000	0	539.530	402,069	539.530	402,069
49. 3A1	0.000	0	0.000	0	937.400	646,744	937.400	646,744
50. 3A	0.000	0	0.000	0	399.400	301,425	399.400	301,425
51. 4A1	0.000	0	0.000	0	427.400	278,245	427.400	278,245
52. 4A	0.000	0	0.000	0	370.150	170,804	370.150	170,804
53. Total	0.000	0	0.000	0	6,662.350	4,721,490	6,662.350	4,721,490
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	984.900	405,979	984.900	405,979
56. 2D1	0.000	0	0.000	0	157.250	64,814	157.250	64,814
57. 2D	0.000	0	0.000	0	121.600	42,498	121.600	42,498
58. 3D1	0.000	0	0.000	0	157.620	45,671	157.620	45,671
59. 3D	0.000	0	0.000	0	104.650	26,118	104.650	26,118
60. 4D1	0.000	0	0.000	0	91.800	20,656	91.800	20,656
61. 4D	0.000	0	0.000	0	46.600	10,485	46.600	10,485
62. Total	0.000	0	0.000	0	1,664.420	616,221	1,664.420	616,221
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	36.600	7,686	36.600	7,686
65. 2G1	0.000	0	0.000	0	35.300	7,413	35.300	7,413
66. 2G	0.000	0	0.000	0	58.070	12,195	58.070	12,195
67. 3G1	0.000	0	0.000	0	54.600	10,374	54.600	10,374
68. 3G	0.000	0	0.000	0	77.500	14,725	77.500	14,725
69. 4G1	0.000	0	0.000	0	222.570	41,176	222.570	41,176
70. 4G	0.000	0	0.000	0	1,200.920	216,166	1,200.920	216,166
71. Total	0.000	0	0.000	0	1,685.560	309,735	1,685.560	309,735
72. Waste	0.000	0	0.000	0	26.250	263	26.250	263
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	10,038.580	5,647,709	10,038.580	5,647,709

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	27.680	30,495	4,433.550	4,737,448	183,393.410	192,538,879	187,854.640	197,306,822
77.Dry Land	4.670	1,498	1,143.550	417,671	113,141.330	41,376,317	114,289.550	41,795,486
78.Grass	17.080	3,074	1,395.030	257,842	248,697.700	45,697,447	250,109.810	45,958,363
79.Waste	0.000	0	10.500	105	1,244.080	14,927	1,254.580	15,032
80.Other	0.000	0	0.000	0	16.000	160	16.000	160
81.Exempt	0.000	0	0.000	0	35.440	0	35.440	0
82.Total	49.430	35,067	6,982.630	5,413,066	546,492.520	279,627,730	553,524.580	285,075,863

2007 Agricultural Land Detail

County 15 - Chase

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	43,656.630	25.13%	50,565,227	27.21%	1,158.248
2A1	23,244.730	13.38%	25,776,828	13.87%	1,108.932
2A	14,687.290	8.45%	16,141,033	8.69%	1,098.979
3A1	33,014.320	19.00%	34,482,274	18.56%	1,044.464
3A	16,591.860	9.55%	16,510,008	8.88%	995.066
4A1	29,379.230	16.91%	29,232,394	15.73%	995.002
4A	13,180.400	7.59%	13,114,526	7.06%	995.002
Irrigated Total	173,754.460	100.00%	185,822,290	100.00%	1,069.453

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	61,477.990	55.34%	25,360,627	62.40%	412.515
2D1	10,653.140	9.59%	4,356,388	10.72%	408.929
2D	9,081.210	8.18%	3,158,191	7.77%	347.772
3D1	12,433.280	11.19%	3,700,508	9.11%	297.629
3D	5,810.700	5.23%	1,447,774	3.56%	249.156
4D1	8,428.060	7.59%	1,896,395	4.67%	225.009
4D	3,200.700	2.88%	720,200	1.77%	225.013
Dry Total	111,085.080	100.00%	40,640,083	100.00%	365.846

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	4,012.910	1.62%	842,714	1.85%	210.000
2G1	3,658.030	1.48%	768,064	1.69%	209.966
2G	10,745.350	4.34%	2,252,570	4.96%	209.632
3G1	5,234.250	2.12%	994,029	2.19%	189.908
3G	8,061.480	3.26%	1,531,686	3.37%	190.000
4G1	49,039.050	19.83%	9,072,940	19.96%	185.014
4G	166,570.050	67.35%	29,984,253	65.98%	180.009
Grass Total	247,321.120	100.00%	45,446,256	100.00%	183.754

Irrigated Total	173,754.460	32.58%	185,822,290	68.34%	1,069.453
Dry Total	111,085.080	20.83%	40,640,083	14.95%	365.846
Grass Total	247,321.120	46.37%	45,446,256	16.71%	183.754
Waste	1,204.230	0.23%	14,528	0.01%	12.064
Other	16.000	0.00%	160	0.00%	10.000
Exempt	35.440	0.01%			
Market Area Total	533,380.890	100.00%	271,923,317	100.00%	509.810

As Related to the County as a Whole

Irrigated Total	173,754.460	92.49%	185,822,290	94.18%	
Dry Total	111,085.080	97.20%	40,640,083	97.24%	
Grass Total	247,321.120	98.89%	45,446,256	98.89%	
Waste	1,204.230	95.99%	14,528	96.65%	
Other	16.000	100.00%	160	100.00%	
Exempt	35.440	100.00%			
Market Area Total	533,380.890	96.36%	271,923,317	95.39%	

2007 Agricultural Land Detail

County 15 - Chase

Market Area: 12

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,161.630	42.51%	3,115,618	46.07%	985.446
2A1	523.100	7.03%	492,426	7.28%	941.361
2A	389.500	5.24%	386,565	5.72%	992.464
3A1	1,383.300	18.60%	1,180,655	17.46%	853.506
3A	402.500	5.41%	310,788	4.60%	772.144
4A1	1,042.200	14.01%	859,507	12.71%	824.704
4A	535.600	7.20%	417,483	6.17%	779.467
Irrigated Total	7,437.830	100.00%	6,763,042	100.00%	909.276

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	768.390	49.89%	314,084	58.25%	408.755
2D1	63.240	4.11%	26,152	4.85%	413.535
2D	73.060	4.74%	25,509	4.73%	349.151
3D1	356.340	23.14%	106,571	19.77%	299.071
3D	175.420	11.39%	43,555	8.08%	248.289
4D1	81.000	5.26%	18,226	3.38%	225.012
4D	22.600	1.47%	5,085	0.94%	225.000
Dry Total	1,540.050	100.00%	539,182	100.00%	350.106

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	16.880	1.53%	3,545	1.75%	210.011
2G1	25.000	2.27%	5,250	2.59%	210.000
2G	15.350	1.39%	3,224	1.59%	210.032
3G1	20.700	1.88%	3,933	1.94%	190.000
3G	32.050	2.91%	6,090	3.01%	190.015
4G1	312.270	28.31%	57,772	28.55%	185.006
4G	680.880	61.72%	122,558	60.56%	179.999
Grass Total	1,103.130	100.00%	202,372	100.00%	183.452

Irrigated Total	7,437.830	73.60%	6,763,042	90.12%	909.276
Dry Total	1,540.050	15.24%	539,182	7.18%	350.106
Grass Total	1,103.130	10.92%	202,372	2.70%	183.452
Waste	24.100	0.24%	241	0.00%	10.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	10,105.110	100.00%	7,504,837	100.00%	742.677

As Related to the County as a Whole

Irrigated Total	7,437.830	3.96%	6,763,042	3.43%	
Dry Total	1,540.050	1.35%	539,182	1.29%	
Grass Total	1,103.130	0.44%	202,372	0.44%	
Waste	24.100	1.92%	241	1.60%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	10,105.110	1.83%	7,504,837	2.63%	

2007 Agricultural Land Detail

County 15 - Chase

Market Area: **15**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,185.570	47.81%	2,245,962	47.57%	705.042
2A1	802.900	12.05%	676,241	14.32%	842.248
2A	539.530	8.10%	402,069	8.52%	745.220
3A1	937.400	14.07%	646,744	13.70%	689.933
3A	399.400	5.99%	301,425	6.38%	754.694
4A1	427.400	6.42%	278,245	5.89%	651.017
4A	370.150	5.56%	170,804	3.62%	461.445
Irrigated Total	6,662.350	100.00%	4,721,490	100.00%	708.682
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	984.900	59.17%	405,979	65.88%	412.203
2D1	157.250	9.45%	64,814	10.52%	412.171
2D	121.600	7.31%	42,498	6.90%	349.490
3D1	157.620	9.47%	45,671	7.41%	289.753
3D	104.650	6.29%	26,118	4.24%	249.574
4D1	91.800	5.52%	20,656	3.35%	225.010
4D	46.600	2.80%	10,485	1.70%	225.000
Dry Total	1,664.420	100.00%	616,221	100.00%	370.231
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	36.600	2.17%	7,686	2.48%	210.000
2G1	35.300	2.09%	7,413	2.39%	210.000
2G	58.070	3.45%	12,195	3.94%	210.005
3G1	54.600	3.24%	10,374	3.35%	190.000
3G	77.500	4.60%	14,725	4.75%	190.000
4G1	222.570	13.20%	41,176	13.29%	185.002
4G	1,200.920	71.25%	216,166	69.79%	180.000
Grass Total	1,685.560	100.00%	309,735	100.00%	183.757
Irrigated Total	6,662.350	66.37%	4,721,490	83.60%	708.682
Dry Total	1,664.420	16.58%	616,221	10.91%	370.231
Grass Total	1,685.560	16.79%	309,735	5.48%	183.757
Waste	26.250	0.26%	263	0.00%	10.019
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	10,038.580	100.00%	5,647,709	100.00%	562.600

As Related to the County as a Whole

Irrigated Total	6,662.350	3.55%	4,721,490	2.39%	
Dry Total	1,664.420	1.46%	616,221	1.47%	
Grass Total	1,685.560	0.67%	309,735	0.67%	
Waste	26.250	2.09%	263	1.75%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	10,038.580	1.81%	5,647,709	1.98%	

2007 Agricultural Land Detail

County 15 - Chase

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	27.680	30,495	4,433.550	4,737,448	183,393.410	192,538,879
Dry	4.670	1,498	1,143.550	417,671	113,141.330	41,376,317
Grass	17.080	3,074	1,395.030	257,842	248,697.700	45,697,447
Waste	0.000	0	10.500	105	1,244.080	14,927
Other	0.000	0	0.000	0	16.000	160
Exempt	0.000	0	0.000	0	35.440	0
Total	49.430	35,067	6,982.630	5,413,066	546,492.520	279,627,730

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	187,854.640	197,306,822	187,854.640	33.94%	197,306,822	69.21%	1,050.316
Dry	114,289.550	41,795,486	114,289.550	20.65%	41,795,486	14.66%	365.698
Grass	250,109.810	45,958,363	250,109.810	45.18%	45,958,363	16.12%	183.752
Waste	1,254.580	15,032	1,254.580	0.23%	15,032	0.01%	11.981
Other	16.000	160	16.000	0.00%	160	0.00%	10.000
Exempt	35.440	0	35.440	0.01%	0	0.00%	0.000
Total	553,524.580	285,075,863	553,524.580	100.00%	285,075,863	100.00%	515.019

* Department of Property Assessment & Taxation Calculates

CHASE COUNTY ASSESSOR
921 BROADWAY P O BOX 1299
IMPERIAL, NE 69033
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

JUNE 15, 2006

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2007, 2008, AND 2009

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEB. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before June 15 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and two part time clerks. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2006 has 4759 Records, a Total Value of \$450,970,408, and Total growth of \$1,629,740, as of March 20, 2006.

	Parcels	% of total Parcels	% of Taxable Value Base
Residential	1676	35.22	17.60
Commercial	501	10.53	11.33
Recreational	29	.61	.15
Agricultural	2514	52.83	64.33
Mineral	39	.82	.05

Chase County for the year 2005 has a total of 554,152.07 Acres, with a total value of \$290,095,444.

	Acres	% of total Ag Acres	% of total Ag Value Base
Irrigation	187,986.30	33.92	68.05
Dry	114,244.51	20.62	14.40
Grassland	250,706.18	45.24	17.55
Waste	1207.08	.22	.005

Exempt Records for 2006 is 321.

Personal Property Schedules filed for Commercial is 251 and for Ag is 428 for a total of 679 schedules for 2006.

Homestead Exemptions for the year 2005 totaled 181 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited to:

- Assessment of Real Property and Personal Property Jan.1, 12:01 am to list and value. 77-1301 & 77-1201

- Permissive Exemption Recommendations. 77-202.01

- Assessor notifies Gov't subdivisions of intent to Tax property not used for Public purpose & not paying an In Lieu of Tax. 77-202.12

- Assessor completes assessment of real property 77-1301

- Abstract of Real Property to PA&T. 77-1514

- Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315

- Notice of Valuation Change to Taxpayers. 77-1315

- Recertifies Abstract to PA&T from TERC action. 77-5029

- Assessor mails assessment /sales ratio statistics (as determined by TERC) to

Media and posts in assessor's office 77-1315
Personal Property Abstract filed with PA&T. 77-1514
Application & Waiver for late permissive exemptions 77-202.01
County Board of Equalization & Protest Hearings. 77-1502
CBE equalizes overvalued, undervalued, and omitted real property 77-1504
Assessor approves or denies Greenbelt Application and notifies applicant on
Or before July 22 77-1345.01
Homestead Applications to TC. 77-3517
Certifies School District Taxable Report to PTA. 79-1016
Certifies Taxable Valuations to Political subdivisions & all school district
Valuations to Dept. of Education. 13-509 &13-518
Average Residential value for Homestead Exemptions & Send to PA&T. 77-
3506.02
Certify Trusts owning Agland to Secretary of State. 76-1517
Every four years assessor files report with CBE & PAT for taxable and exempt
Properties belonging to the state or governmental subdivisions of the state
Subject to 77-202.11 and 77-202.12 77-202.13
Tax List to Treasurer for Real and Personal Property. 77-1616
Certificate of Taxes Levied to PA&T. 77-1613.01
Certified Homestead Tax Loss to Tax Commissioner. 77-3523
Qualifications and duties of the Chase County Assessor
Job Descriptions and qualifications of Office Staff
521 Procedures and Sales verifications
Valuations and Definitions
Accelerations
Soil Conversion Table
Greenbelt 77-1345
CBE procedures for hearings 77-1502
Mineral Interests
County Policies to follow City Ordinances

"Steps in a Revaluation" found in the text, Mass Appraisal of Real Property
This office will value property using Appraisal Techniques according to Nebraska
Statues 77-112, 77-1301.01, and all other rules and regulations set forth from
Property Assessment and Taxation. Marshall and Swift programs and manuals
are used in our office. The Standards on Ratio Studies approved July 1999 by
IAAO is also used for appraisal purposes. All the Reports are generated on the
administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing
between the dates set forth by the Nebraska Department of Revenue. 77-3510
through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or
before May 1 of each year. Penalties are applied if applicable. The Assessor files
abstract timely. (77-1514)

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's office.

RESIDENTIAL: Chase County has completed all subdivisions urban, suburban, and rural residential properties to reflect Marshall & Swift cost tables for June 2000 for the Abstract in 2004. All data has been updated, complete with sketches and photo's attached to the Property Record Card. The reappraisal on all Residential Properties, Urban, Suburban, and Rural has begun in 2005 using Marshall & Swift cost tables for June 2005. Wauneta and Enders were reappraised for the 2006 Abstract. Imperial and Rural farmsteads will be reappraised for the 2007 Abstract. Rural residential and Lamar will be reappraised for the 2008 Abstract. Completion is scheduled for the 2008 Abstract. New Cost table will then be implemented for June 2008 and the process will begin for the 2009 Abstract. As the residential properties are inspected, measured, and reviewed in each location, value will be implemented as of January 1, of the following year. New depreciation factor will be applied per study from the market in each location. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property", by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's Office or a contracted Appraisal Company. All Residential Properties will be completed by the Abstract for 2008. New construction and additions will be picked up annually and added to the valuation for the following assessment year. We will maintain and study the market and Statistical Measures each year to stay in compliance. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization & Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Residential Class by the Tax Equalization and Review Commission for 2006 is as follows: Median indicated level of value is 95.37% of actual or fair market value. Coefficient of Dispersion (COD) is 15.51, and Price Related Differential is 105.47. Chase County Residential Property based upon the accomplishments of the county assessor and the Median measure of Central tendency, it is believed that the county has attained the level of value and has uniform and proportionate assessment practices. With 149 sales being qualified it is believed that the county has used an adequate portion of the total sales to determine the level of value and has not excessively trimmed the Sample. Based upon the assessment actions for

2006 it is believed that the county has met the standards for uniform and proportionate assessment practices.

COMMERCIAL: All Commercial properties were reappraised for 2003 Abstract. Marshall and Swift cost table June 2002 were implemented. All the data information, photos, sketches, and valuation is completed on the electronic Record Card. We will maintain and study the market and Statistical Measures each year to stay in compliance. We will plan another Reappraisal for 2008. All New Construction and additions are picked-up annually, valued, and added to the tax roll the following year. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Commercial Class by the Tax Equalization and Review Commission for 2006 is as follows: Median indicated level of value is 94.96% of actual or fair market value. Coefficient of Dispersion (COD) is 20.85, and Price Related Differential is 99.99. Chase county commercial property Median measure of central tendency is within the acceptable range and best represents the overall level of value. Although the coefficient of dispersion is slightly over the acceptable range, the price related differential indicates the county has uniform and proportionate assessments practices. With 30 sales qualified for commercial real property, historically the county has utilized a reasonable percent of the total sales for the development of commercial statistics. It is believed that the county has met the standards for uniform and proportionate assessments for 2006.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Our Soil survey is dated 1980 and the County uses the 1995 conversion. Soil types and LVG's are captured in the TerraScan Computer System. Electronic Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, and Grass are studied for level of value and quality of assessment each year. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values. We currently keep our daily records updated on our Cadastral Maps. GIS Workshop has down loaded our data and we are in the process of applying our parcel ID numbers, surveys, etc. It is our expectation and goal to have our GIS completely operational so our cadastral maps will not have to be updated manually by December 2007. As a part of the Equalization Process, Property Tax Administrator has filed

a Statistical and Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Agland Class by The Tax Equalization and Review Commission for 2006 is as follows: Median indicated level of value is 75.38% of actual or fair market value. The coefficient of Dispersion (COD) is 16.67. Price Related Differential (PRD) is 103.23. Based on the accomplishment of the county and the known assessment practices of the county assessor, it is believed the county has attained the level of value and proportionate assessment practices. Chase County has 72 unimproved qualified sales. The number of sales and qualified sales has increased proportionately over the past five years. This indicates that the measurements of the class were done as fairly as possible and the county has not excessively trimmed the sample.

IMPROVEMENTS: The rural area improvements reappraisal will be completed in 2006. Inspection, measurement, sketches, and photos will be completed. New Electronic Property Record Cards will be in our TerraScan Administrative Cama System. We will then review all the data for accuracy, study and complete a new depreciation study from the market. Updated costing table from Marshall & Swift to June 2005 will be implemented. New values will be implemented for the Abstract for 2007. A strong effort will be made to do Statistical Measurements on Agricultural Homes, and Outbuildings, to assure the assessment of 100% and not 80% as allowed for unimproved Land. All new construction such as machine sheds, bins, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards are kept in plastic file folders and contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. New Electronic Record Cards are being used now from our Administrative

System. We are in the process of producing a Hard Card for each parcel with the above information, to be completed as soon as possible. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff. The Geographic Information Systems has the capability to create maps and updating is immediate when the 521 transfer is processed. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables for Residential and Outbuildings is June 2005, and Commercial is June 2002. Chase County will continue over the next three years to stay current with the Cost Tables.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are less than four years old. We have four laser printers, two brothers, and two Hewlett Packard. We also have a Fax Machine for our office. Our digital cameras are Sony. We take all of our photos for our record cards. Our budget allows us to update our equipment as needed to keep our records current and up-to-date. Our budget allows \$2300 for office equipment.

Depreciation

Our Sales Analysis is done in the subdivisions in Residential, Commercial, and Agland to determine the depreciation. Our vacant land in each subdivision is analyzed by the sales in Residential, Commercial, and Agland to determine lot or land values.

Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County pick-up work. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year.

Sales Review

Timely filing of the 521's-Reg. 12-003

The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is

returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. The Assessor makes physical inspection after the sale to confirm the data information. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and two Clerks. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to-date. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by the Property Assessment and Taxation Department and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned. The Assessor's budget has \$10,000 adopted for outside appraisal work and consulting.

Respectfully submitted,

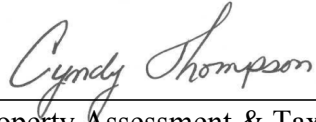
Dorothy Bartels
Chase County Assessor

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 Chase County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8136.

Dated this 9th day of April, 2007.



Property Assessment & Taxation