

## Preface

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

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

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

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

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

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>455</b>	<b>COD</b>	<b>3.43</b>
Total Sales Price	\$	40408098	<b>PRD</b>	<b>100.09</b>
Total Adj. Sales Price	\$	40392098	COV	6.52
Total Assessed Value	\$	39978960	STD	6.46
Avg. Adj. Sales Price	\$	88773.84	Avg. Abs. Dev.	3.38
Avg. Assessed Value	\$	87865.85	Min	65.03
<b>Median</b>		<b>98.74</b>	Max	164.27
Wgt. Mean		98.98	95% Median C.I.	98.40 to 99.07
Mean		99.06	95% Wgt. Mean C.I.	98.46 to 99.50
			95% Mean C.I.	98.47 to 99.66
% of Value of the Class of all Real Property Value in the County				47.65
% of Records Sold in the Study Period				10.36
% of Value Sold in the Study Period				13.21
Average Assessed Value of the Base				68,924

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>455</b>	<b>98.74</b>	<b>3.43</b>	<b>100.09</b>
<b>2006</b>	445	98.54	6.54	101.69
<b>2005</b>	405	98.82	6.52	100.60
<b>2004</b>	394	99.17	7.18	100.47
<b>2003</b>	425	96	10.98	101.68
<b>2002</b>	427	98	11.59	102.94
<b>2001</b>	412	98	19.65	107.78

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>64</b>	<b>COD</b>	<b>14.15</b>
Total Sales Price	\$	17287507	<b>PRD</b>	<b>101.41</b>
Total Adj. Sales Price	\$	17287507	COV	22.73
Total Assessed Value	\$	16353109	STD	21.81
Avg. Adj. Sales Price	\$	270117.30	Avg. Abs. Dev.	13.90
Avg. Assessed Value	\$	255517.33	Min	33.75
<b>Median</b>		<b>98.22</b>	Max	175.05
Wgt. Mean		94.59	95% Median C.I.	95.25 to 99.99
Mean		95.92	95% Wgt. Mean C.I.	90.74 to 98.45
			95% Mean C.I.	90.58 to 101.27
% of Value of the Class of all Real Property Value in the County				17.1
% of Records Sold in the Study Period				7.84
% of Value Sold in the Study Period				15.06
Average Assessed Value of the Base				133,101

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>64</b>	<b>98.22</b>	<b>14.15</b>	<b>101.41</b>
<b>2006</b>	68	99.78	11.42	102.11
<b>2005</b>	70	99.80	3.82	103.58
<b>2004</b>	77	99.73	3.45	99.60
<b>2003</b>	76	96	17.9	101.34
<b>2002</b>	82	98	16.9	108.63
<b>2001</b>	68	99	48.77	143.19

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>		<b>106</b>	<b>COD</b>	<b>11.99</b>
Total Sales Price	\$	10366461	<b>PRD</b>	<b>102.08</b>
Total Adj. Sales Price	\$	10277094	COV	17.62
Total Assessed Value	\$	7244375	STD	12.68
Avg. Adj. Sales Price	\$	96953.72	Avg. Abs. Dev.	8.78
Avg. Assessed Value	\$	68343.16	Min	44.13
<b>Median</b>		<b>73.20</b>	Max	127.40
Wgt. Mean		70.49	95% Median C.I.	69.53 to 74.55
Mean		71.96	95% Wgt. Mean C.I.	68.16 to 72.82
			95% Mean C.I.	69.54 to 74.37
% of Value of the Class of all Real Property Value in the County				37.73
% of Records Sold in the Study Period				3.14
% of Value Sold in the Study Period				2.85
Average Assessed Value of the Base				70,994

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>106</b>	<b>73.20</b>	<b>11.99</b>	<b>102.08</b>
<b>2006</b>	96	77.08	12.42	101.17
<b>2005</b>	83	76.49	12.34	102.11
<b>2004</b>	77	77.04	14.42	101.50
<b>2003</b>	68	77	14.57	100.72
<b>2002</b>	72	76	14.62	98.65
<b>2001</b>	73	78	15.52	104.01



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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Cheyenne County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cheyenne 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 Cheyenne County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cheyenne 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 Cheyenne County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cheyenne County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Cheyenne County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: A review of the statistical profile shows all three measures of central tendency within acceptable range and a variation of less than one-half a point between the mean and the median. Any could be used as a point estimate of the level of value for the residential class of property. The Trended Preliminary Ratio provides virtually no support for any of the three. However, the median fits within the quite narrow range (0.67 of a point) of the 95% Median Confidence Interval, and for purposes of direct equalization, will be used as the point estimate of the level of value for this class.

Both the Coefficient of Dispersion and the Price-Related Differential are well within the prescribed range (the COD remarkably so). The preliminary COD was 11.49, and the actions taken to address the residential property class were the implementation of the 2006 RCN pricing and the development and implementation of a market-derived depreciation schedule for the residential property class. Residential land in Potter and Dalton was raised. Some land in Sidney subdivisions was revalued. Land within the two-mile radius of Sidney was also revalued. It appears that these actions further fine-tuned the qualitative statistics.

**2007 Correlation Section  
for Cheyenne County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>578</b>	<b>455</b>	<b>78.72</b>
<b>2006</b>	<b>579</b>	<b>445</b>	<b>76.86</b>
<b>2005</b>	<b>562</b>	<b>405</b>	<b>72.06</b>
<b>2004</b>	<b>571</b>	<b>394</b>	<b>69</b>
<b>2003</b>	<b>579</b>	<b>425</b>	<b>73.4</b>
<b>2002</b>	<b>521</b>	<b>427</b>	<b>81.96</b>
<b>2001</b>	<b>474</b>	<b>412</b>	<b>86.92</b>

RESIDENTIAL: The above table indicates that a significant proportion of the total sales is used by the County to establish level of value indicators for the residential property class. Further, this suggests that the Assessor has not excessively trimmed the sample.

## 2007 Correlation Section for Cheyenne County

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

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

#### Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section  
for Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>96.22</b>	<b>10.26</b>	<b>106.09</b>	<b>98.74</b>
<b>2006</b>	<b>97.72</b>	<b>3.84</b>	<b>101.48</b>	<b>98.54</b>
<b>2005</b>	<b>98.71</b>	<b>8.3</b>	<b>106.9</b>	<b>98.82</b>
<b>2004</b>	<b>92.97</b>	<b>8.61</b>	<b>100.97</b>	<b>99.17</b>
<b>2003</b>	<b>94</b>	<b>1.93</b>	<b>95.81</b>	<b>96</b>
<b>2002</b>	<b>97</b>	<b>2.07</b>	<b>99.01</b>	<b>98</b>
<b>2001</b>	<b>97</b>	<b>5.05</b>	<b>101.9</b>	<b>98</b>

RESIDENTIAL: A comparison of the Trended Preliminary Ratio with the R&O Median reveals more than seven points (7.35) difference between the two figures. This would suggest that each figure provides very little support for the other.

## 2007 Correlation Section for Cheyenne County

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

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

#### Comparison of Average Value Changes

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

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

**2007 Correlation Section  
for Cheyenne County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>12.66</b>	<b>2007</b>	<b>10.26</b>
<b>6.1</b>	<b>2006</b>	<b>3.84</b>
<b>9.1</b>	<b>2005</b>	<b>8.3</b>
<b>11.83</b>	<b>2004</b>	<b>8.61</b>
<b>7.06</b>	<b>2003</b>	<b>1.93</b>
<b>6.06</b>	<b>2002</b>	<b>2.07</b>
<b>10.92</b>	<b>2001</b>	<b>5.05</b>

RESIDENTIAL: As indicated by the above table, there is no significant difference between the percent change in the sales file compared to the percent changed in the residential base (2.40 points). This would suggest that there is no appreciable difference in the valuation practices applied to the sold versus the unsold residential property.

## 2007 Correlation Section for Cheyenne County

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

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

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

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

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

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



**2007 Correlation Section  
for Cheyenne County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.74</b>	<b>98.98</b>	<b>99.06</b>

RESIDENTIAL: All three measures of central tendency are within acceptable range and the median and the mean vary less than one-half of a point. Any could be used as a point estimate of the level of value for the residential class of property. Further, the median fits within the quite narrow range (0.67 of a point) of the 95% Median Confidence Interval.

**2007 Correlation Section  
for Cheyenne County**

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>3.43</b>	<b>100.09</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**RESIDENTIAL:** Both the Coefficient of Dispersion and the Price-Related Differential are well within the prescribed range (the COD remarkably so). The preliminary COD was 11.49, and the actions taken to address the residential property class were the implementation of the 2006 RCN pricing and the development and implementation of a market-derived depreciation schedule for the residential property class. Residential land in Potter and Dalton was raised. Some land in Sidney subdivisions was revalued. Land within the two-mile radius of Sidney was also revalued.

**2007 Correlation Section  
for Cheyenne County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>456</b>	<b>455</b>	<b>-1</b>
<b>Median</b>	<b>96.22</b>	<b>98.74</b>	<b>2.52</b>
<b>Wgt. Mean</b>	<b>90.77</b>	<b>98.98</b>	<b>8.21</b>
<b>Mean</b>	<b>93.58</b>	<b>99.06</b>	<b>5.48</b>
<b>COD</b>	<b>11.51</b>	<b>3.43</b>	<b>-8.08</b>
<b>PRD</b>	<b>103.09</b>	<b>100.09</b>	<b>-3</b>
<b>Min Sales Ratio</b>	<b>7.13</b>	<b>65.03</b>	<b>57.9</b>
<b>Max Sales Ratio</b>	<b>187.27</b>	<b>164.27</b>	<b>-23</b>

RESIDENTIAL: The difference in one sale between the time of the Preliminary and the R&O statistics is due to reclassification. Assessment actions taken to address the residential class of property for 2007 consisted of the implementation of the 2006 RCN pricing and development and implementation of a market-derived depreciation schedule. Land in Potter and Dalton was raised. Some land in Sidney subdivisions was revalued, and land within the two-mile radius of Sidney was also revalued.

**2007 Correlation Section  
for Cheyenne County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: As shown in the following analyses, all three of the measures of central tendency are well within acceptable range, and any of these could be used to represent the level of value for the commercial property class. However, the median receives almost perfect support from the Trended Preliminary Ratio (with a difference between the two figures of only 0.06 of a point), and further falls within the narrow range of the 95% Median Confidence Interval of 95.25 to 99.99. Thus, for purposes of direct equalization, the median will be used as the point estimate for the level of value for the commercial class.

Regarding quality of assessment, both qualitative statistical measures are within compliance and these indicate exceptional assessment uniformity for commercial property within Cheyenne County.

**2007 Correlation Section  
for Cheyenne County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>88</b>	<b>64</b>	<b>72.73</b>
<b>2006</b>	<b>103</b>	<b>68</b>	<b>66.02</b>
<b>2005</b>	<b>104</b>	<b>70</b>	<b>67.31</b>
<b>2004</b>	<b>111</b>	<b>77</b>	<b>69.37</b>
<b>2003</b>	<b>106</b>	<b>76</b>	<b>71.7</b>
<b>2002</b>	<b>113</b>	<b>82</b>	<b>72.57</b>
<b>2001</b>	<b>98</b>	<b>68</b>	<b>69.39</b>

COMMERCIAL: The percentage of sales that the assessor determined to be qualified for assessment year 2007 is historically the greatest and indicates that no excessive trimming to the sales file has occurred.

## 2007 Correlation Section for Cheyenne County

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

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

#### Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section  
for Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>97.22</b>	<b>1.09</b>	<b>98.28</b>	<b>98.22</b>
<b>2006</b>	<b>99.38</b>	<b>11.17</b>	<b>110.49</b>	<b>99.78</b>
<b>2005</b>	<b>99.68</b>	<b>1.33</b>	<b>101.01</b>	<b>99.80</b>
<b>2004</b>	<b>95.73</b>	<b>7.56</b>	<b>102.97</b>	<b>99.73</b>
<b>2003</b>	<b>96</b>	<b>1.78</b>	<b>97.71</b>	<b>96</b>
<b>2002</b>	<b>98</b>	<b>2.05</b>	<b>100.01</b>	<b>98</b>
<b>2001</b>	<b>97</b>	<b>0.68</b>	<b>97.66</b>	<b>99</b>

COMMERCIAL: Comparison of the Trended Preliminary Ratio with the R&O Median shows no significant statistical difference between the two figures (0.06 of a point), and therefore almost perfect support for each other. Other than the completion of pickup work, the only assessment action taken to address commercial property was to raise land in Potter and Dalton.

**2007 Correlation Section  
for Cheyenne County**

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

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

**Comparison of Average Value Changes**

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

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



**2007 Correlation Section  
for Cheyenne County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.05</b>	<b>2007</b>	<b>1.09</b>
<b>31.18</b>	<b>2006</b>	<b>11.17</b>
<b>11.38</b>	<b>2005</b>	<b>1.33</b>
<b>6.16</b>	<b>2004</b>	<b>7.56</b>
<b>23.19</b>	<b>2003</b>	<b>1.78</b>
<b>10.58</b>	<b>2002</b>	<b>2.05</b>
<b>-5.48</b>	<b>2001</b>	<b>0.68</b>

COMMERCIAL: There is no statistically significant difference between the percent change to the sales file compared to the percent change in assessed value (excluding growth), and this is probably due to the fact that the only assessment action taken to address the commercial class for 2007 was the raising of vacant land in Potter and Dalton.

## 2007 Correlation Section for Cheyenne County

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

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

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

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

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

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

**2007 Correlation Section  
for Cheyenne County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.22</b>	<b>94.59</b>	<b>95.92</b>

COMMERCIAL: All three measures of central tendency are within acceptable range, and the median falls within the 4.74-point range of the 95% Median Confidence Interval.

**2007 Correlation Section  
for Cheyenne County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.15</b>	<b>101.41</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

COMMERCIAL: Table VI shows that both of the qualitative statistical measures are within their respective acceptable ranges and these indicate exceptional assessment uniformity for the commercial property class.

**2007 Correlation Section  
for Cheyenne County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>64</b>	<b>64</b>	<b>0</b>
<b>Median</b>	<b>97.22</b>	<b>98.22</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>94.46</b>	<b>94.59</b>	<b>0.13</b>
<b>Mean</b>	<b>95.02</b>	<b>95.92</b>	<b>0.9</b>
<b>COD</b>	<b>14.21</b>	<b>14.15</b>	<b>-0.06</b>
<b>PRD</b>	<b>100.60</b>	<b>101.41</b>	<b>0.81</b>
<b>Min Sales Ratio</b>	<b>32.59</b>	<b>33.75</b>	<b>1.16</b>
<b>Max Sales Ratio</b>	<b>158.98</b>	<b>175.05</b>	<b>16.07</b>

COMMERCIAL: For assessment year 2007, pickup work for commercial property was completed, and the County began work on a complete commercial reappraisal. Also, commercial land in Potter and Dalton was raised. Table VII appears to reflect the assessment actions taken by the assessor.

**2007 Correlation Section  
for Cheyenne County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: Analysis of the following tables will show that the three statistical measures of central tendency are all within acceptable range, and the greatest difference between the highest (the median at 73.20) and the lowest (the aggregate at 70.49) is 2.71 points. The Trended Preliminary Ratio provides strong support for the median, and this measure of central tendency further falls within the 95% Median Confidence Interval of 69.53 to 74.55. Therefore, the median will be used to represent level of value for agricultural land.

Both the coefficient of dispersion and the price-related differential are within their respective ranges and considered together, would indicate good overall assessment uniformity on the part of the Cheyenne County Assessor.

**2007 Correlation Section  
for Cheyenne County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>140</b>	<b>106</b>	<b>75.71</b>
<b>2006</b>	<b>175</b>	<b>96</b>	<b>54.86</b>
<b>2005</b>	<b>175</b>	<b>83</b>	<b>47.43</b>
<b>2004</b>	<b>165</b>	<b>77</b>	<b>46.67</b>
<b>2003</b>	<b>150</b>	<b>68</b>	<b>45.33</b>
<b>2002</b>	<b>115</b>	<b>72</b>	<b>62.61</b>
<b>2001</b>	<b>101</b>	<b>73</b>	<b>72.28</b>

AGRICULTURAL UNIMPROVED: The above table would indicate that the assessor determined that three-quarters of all agricultural land sales occurring during the three-year timeframe of the sales study were qualified. This is an exceptional proportion as shown by the historical data.

## 2007 Correlation Section for Cheyenne County

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

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

#### Adjusting for Selective Reappraisal

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

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

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



**2007 Correlation Section  
for Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>75.32</b>	<b>-1.75</b>	<b>74</b>	<b>73.20</b>
<b>2006</b>	<b>76.88</b>	<b>0.54</b>	<b>77.29</b>	<b>77.08</b>
<b>2005</b>	<b>75.68</b>	<b>2.78</b>	<b>77.79</b>	<b>76.49</b>
<b>2004</b>	<b>77.15</b>	<b>4.84</b>	<b>80.88</b>	<b>77.04</b>
<b>2003</b>	<b>76</b>	<b>2.33</b>	<b>77.77</b>	<b>77</b>
<b>2002</b>	<b>78</b>	<b>-0.3</b>	<b>77.77</b>	<b>76</b>
<b>2001</b>	<b>77</b>	<b>6.09</b>	<b>81.69</b>	<b>78</b>

AGRICULTURAL UNIMPROVED: With less than one-point difference between the Trended Preliminary Ratio and the R&O Median, this demonstrates that both figures provide very strong support for each other.

## 2007 Correlation Section for Cheyenne County

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

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

#### Comparison of Average Value Changes

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

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

**2007 Correlation Section  
for Cheyenne County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-2.09</b>	<b>2007</b>	<b>-1.75</b>
<b>0.35</b>	<b>2006</b>	<b>0.54</b>
<b>4.68</b>	<b>2005</b>	<b>2.78</b>
<b>2.94</b>	<b>2004</b>	<b>4.84</b>
<b>-2.74</b>	<b>2003</b>	<b>2.33</b>
<b>16.37</b>	<b>2002</b>	<b>-0.3</b>
<b>-1.93</b>	<b>2001</b>	<b>6.09</b>

AGRICULTURAL UNIMPROVED: There is no significant statistical difference between the percent change in the sales file compared to the percent change in the agricultural base, and would suggest that there is no appreciable difference in the valuation practices applied to sold versus unsold agricultural land within the County.

## 2007 Correlation Section for Cheyenne County

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

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

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

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

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

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

**2007 Correlation Section  
for Cheyenne County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>73.20</b>	<b>70.49</b>	<b>71.96</b>

AGRICULTURAL UNIMPROVED: Analysis of the three statistical measures of central tendency reveals that all are within the acceptable range, and the greatest difference between the highest (the median at 73.20) and the lowest (the aggregate at 70.49) is 2.71 points. The Trended Preliminary Ratio median strongly supports the median, and this further falls within the 95% Median Confidence Interval of 69.53 to 74.55.

**2007 Correlation Section  
for Cheyenne County**

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>11.99</b>	<b>102.08</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**AGRICULTURAL UNIMPROVED:** Both the coefficient of dispersion and the price-related differential are within their respective ranges and considered together, would indicate good overall assessment uniformity.

**2007 Correlation Section  
for Cheyenne County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>106</b>	<b>106</b>	<b>0</b>
<b>Median</b>	<b>75.32</b>	<b>73.20</b>	<b>-2.12</b>
<b>Wgt. Mean</b>	<b>72.95</b>	<b>70.49</b>	<b>-2.46</b>
<b>Mean</b>	<b>74.64</b>	<b>71.96</b>	<b>-2.68</b>
<b>COD</b>	<b>12.90</b>	<b>11.99</b>	<b>-0.91</b>
<b>PRD</b>	<b>102.31</b>	<b>102.08</b>	<b>-0.23</b>
<b>Min Sales Ratio</b>	<b>46.11</b>	<b>44.13</b>	<b>-1.98</b>
<b>Max Sales Ratio</b>	<b>117.46</b>	<b>127.40</b>	<b>9.94</b>

AGRICULTURAL UNIMPROVED: The following assessment actions were taken to address agricultural land for 2007:

Market Area 1: two irrigated subclasses were lowered (2A1 \$620 to \$585; 2A \$525 to \$510); irrigated land with one well and two pivots was raised; two grass subclasses were raised (2G1 \$155 to \$165; 4G \$75 to \$95).

Market Area 2: two irrigated subclasses were lowered (1A \$660 to \$645; 2A \$580 to \$545); irrigated land with one well and two pivots was raised; The various CRP subclasses were either raised or lowered to further match 75% of market.

Market Area 3: four irrigated subclasses were lowered (1A \$650 to \$645; 2A \$610 to \$600; 4A1 \$550 to \$460; 4A \$475 to \$450); irrigated land with one well and two pivots was raised; three dry subclasses were lowered (1D \$320 to \$315; 2D1 \$315 to \$305; 2D \$310 to \$280), and three dry subclasses were raised (3D \$215 to \$220; 4D1 remained at \$140; 4D remained at \$130). The various CRP subclasses were either raised or lowered to further match 75% of market.

Market Area 4: two irrigated subclasses were lowered (1A \$695 to \$690; 2A1 \$675 to \$670); irrigated land with one well and two pivots was raised; three dry subclasses were lowered (1D \$370 to \$350; 2D1 \$365 to \$345; 2D \$350 to \$330); while four dry subclasses were raised (3D1 \$270 to \$280; 3D \$230 to \$265; 4D1 \$140 to \$145; 4D \$130 to \$135)

Market Area 5: all of the irrigated subclasses were lowered with the exception of one subclass that was raised (2A1 \$2,250 to \$2,270); (1A \$2,500 to \$2,470; 2A \$2,250 to \$2,225; 3A1 \$1,000 to \$985; 3A \$700 to \$690; 4A1 \$600 to \$590). irrigated land with one well and two pivots was raised . All of the dry subclasses were lowered (1D \$1,000 to \$985; 2D1 \$900 to \$885; 2D \$850 to \$835; 3D1 \$500 to \$490; 3D \$400 to \$390; 4D1 \$300 to \$290; 4D \$200 to \$190). CRP was lowered (\$500 to \$495). And all of grass subclasses were lowered (1G \$800

**2007 Correlation Section  
for Cheyenne County**

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to \$780; 2G1 4795 to \$775; 2G \$790 to \$770; 3G1 \$785 to \$765; 3G \$775 to \$755; 4G1 \$770 to \$750; 4G \$750 to \$730)



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

17 Cheyenne

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	265,917,341	301,885,269	35,967,928	13.53	8,675,764	10.26
2. Recreational	704,476	758,409	53,933	7.66	0	7.66
3. Ag-Homesite Land, Ag-Res Dwellings	32,502,223	32,309,375	-192,848	-0.59	*-----	-0.59
<b>4. Total Residential (sum lines 1-3)</b>	<b>299,124,040</b>	<b>334,953,053</b>	<b>35,829,013</b>	<b>11.98</b>	<b>8,675,764</b>	<b>9.08</b>
5. Commercial	93,130,860	99,666,947	6,536,087	7.02	5,280,600	1.35
6. Industrial	9,085,992	8,943,310	-142,682	-1.57	0	-1.57
7. Ag-Farmsite Land, Outbuildings	9,673,506	10,317,265	643,759	6.65	1,262,116	-6.39
8. Minerals	23,691,781	23,425,021	-266,760	-1.13	2,880,680	-13.28
<b>9. Total Commercial (sum lines 5-8)</b>	<b>135,582,139</b>	<b>142,352,543</b>	<b>6,770,404</b>	<b>4.99</b>	<b>5,280,600</b>	<b>-1.03</b>
<b>10. Total Non-Agland Real Property</b>	<b>434,706,179</b>	<b>477,305,596</b>	<b>42,599,417</b>	<b>9.8</b>	<b>18,099,160</b>	<b>5.64</b>
11. Irrigated	36,208,253	36,074,415	-133,838	-0.37		
12. Dryland	126,562,377	120,931,084	-5,631,293	-4.45		
13. Grassland	34,733,653	37,080,599	2,346,946	6.76		
14. Wasteland	79,807	79,505	-302	-0.38		
15. Other Agland	41,119	1,002	-40,117	-97.56		
<b>16. Total Agricultural Land</b>	<b>197,625,209</b>	<b>194,166,605</b>	<b>-3,458,604</b>	<b>-1.75</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>632,331,388</b>	<b>671,472,201</b>	<b>39,140,813</b>	<b>6.19</b>	<b>18,099,160</b>	<b>3.33</b>

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

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	455	<b>MEDIAN:</b>	<b>99</b>	COV:	6.52	95% Median C.I.:	98.40 to 99.07	(! : Derived)
TOTAL Sales Price:	40,408,098	WGT. MEAN:	99	STD:	6.46	95% Wgt. Mean C.I.:	98.46 to 99.50	
TOTAL Adj.Sales Price:	40,392,098	MEAN:	99	AVG.ABS.DEV:	3.38	95% Mean C.I.:	98.47 to 99.66	
TOTAL Assessed Value:	39,978,960							
AVG. Adj. Sales Price:	88,773	COD:	3.43	MAX Sales Ratio:	164.27			
AVG. Assessed Value:	87,865	PRD:	100.09	MIN Sales Ratio:	65.03			

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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>											
07/01/04 TO 09/30/04	52	98.44	99.61	100.25	4.04	99.37	80.00	124.68	97.40 to 99.95	82,105	82,309
10/01/04 TO 12/31/04	46	99.22	99.41	99.19	2.95	100.22	90.32	120.43	97.84 to 99.96	80,127	79,477
01/01/05 TO 03/31/05	62	98.99	98.47	98.76	3.50	99.71	65.03	113.90	97.81 to 99.78	88,074	86,982
04/01/05 TO 06/30/05	57	98.93	99.43	99.95	4.92	99.47	70.88	164.27	97.90 to 99.69	84,937	84,897
07/01/05 TO 09/30/05	62	99.43	99.33	98.92	2.91	100.42	80.67	122.39	98.95 to 100.00	97,209	96,162
10/01/05 TO 12/31/05	54	98.46	99.67	99.13	3.27	100.54	90.07	149.00	97.99 to 99.07	82,079	81,365
01/01/06 TO 03/31/06	55	98.84	98.93	98.94	2.90	99.98	89.33	115.99	97.68 to 99.95	78,886	78,051
04/01/06 TO 06/30/06	67	97.83	98.02	97.62	2.60	100.41	83.26	115.99	97.13 to 98.44	109,501	106,899
<u>Study Years</u>											
07/01/04 TO 06/30/05	217	98.90	99.19	99.51	3.89	99.68	65.03	164.27	98.32 to 99.31	84,135	83,723
07/01/05 TO 06/30/06	238	98.57	98.95	98.54	2.99	100.42	80.67	149.00	98.22 to 98.99	93,002	91,642
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	235	98.95	99.21	99.16	3.67	100.04	65.03	164.27	98.54 to 99.31	88,346	87,607
<u>ALL</u>											
	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	18	97.28	99.03	97.75	3.42	101.31	93.86	113.23	96.00 to 100.00	52,363	51,184
GURLEY	8	100.00	97.61	99.69	2.77	97.91	80.00	100.78	80.00 to 100.78	26,300	26,219
LODGEPOLE	20	98.62	98.96	99.19	4.75	99.77	70.88	115.99	96.83 to 99.66	41,357	41,022
LORENZO	1	97.57	97.57	97.57			97.57	97.57	N/A	62,000	60,493
POTTER	14	98.74	98.48	98.40	1.52	100.08	94.23	101.61	97.40 to 99.98	47,100	46,345
RURAL 450	6	93.46	98.93	97.36	7.68	101.61	89.50	122.39	89.50 to 122.39	82,629	80,448
RURAL 451	11	97.98	96.84	95.93	3.46	100.95	83.26	107.74	93.55 to 98.89	130,750	125,426
RURAL 452	2	94.11	94.11	95.17	1.31	98.90	92.88	95.35	N/A	80,750	76,846
RURAL 453	4	98.72	101.64	100.30	4.78	101.34	95.65	113.48	N/A	109,954	110,282
RURAL 454	12	98.15	95.79	98.41	8.49	97.33	65.03	116.62	91.24 to 103.17	54,041	53,185
SIDNEY	352	98.84	99.30	99.17	3.16	100.13	84.77	164.27	98.44 to 99.23	96,607	95,807
SUBURBAN	4	98.51	100.03	99.78	1.73	100.25	98.32	104.76	N/A	90,125	89,925
SUNOL	3	99.07	99.34	98.84	1.57	100.50	97.13	101.81	N/A	46,833	46,289
<u>ALL</u>											
	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**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:	455	<b>MEDIAN:</b>	<b>99</b>	COV:	6.52	95% Median C.I.:	98.40 to 99.07	(! : Derived)
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TOTAL Adj.Sales Price:	40,392,098	MEAN:	99	AVG.ABS.DEV:	3.38	95% Mean C.I.:	98.47 to 99.66	
TOTAL Assessed Value:	39,978,960							
AVG. Adj. Sales Price:	88,773	COD:	3.43	MAX Sales Ratio:	164.27			
AVG. Assessed Value:	87,865	PRD:	100.09	MIN Sales Ratio:	65.03			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	412	98.84	99.21	99.12	3.20	100.09	70.88	164.27	98.44 to 99.17	88,944	88,166
2	4	98.51	100.03	99.78	1.73	100.25	98.32	104.76	N/A	90,125	89,925
3	39	97.57	97.40	97.30	5.83	100.11	65.03	122.39	95.35 to 99.07	86,829	84,481
ALL	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**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	413	98.67	99.01	98.89	3.10	100.12	70.88	164.27	98.32 to 98.95	94,412	93,369
2	42	99.94	99.57	101.27	6.30	98.32	65.03	149.00	98.22 to 100.00	33,322	33,745
ALL	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	451	98.74	99.04	98.97	3.41	100.07	65.03	164.27	98.40 to 99.07	89,374	88,456
06											
07	4	98.66	101.43	101.32	4.81	100.10	95.16	113.23	N/A	21,000	21,277
ALL	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	374	98.72	99.16	99.03	3.34	100.14	65.03	164.27	98.40 to 99.13	96,612	95,674
17-0003	38	99.20	99.39	98.79	3.85	100.61	80.00	116.62	96.83 to 100.00	59,961	59,237
17-0009	17	97.88	96.62	97.21	3.09	99.40	80.67	101.61	95.00 to 99.69	50,288	48,883
25-0025	26	98.62	98.75	99.03	4.10	99.72	70.88	115.99	97.13 to 99.45	43,294	42,872
NonValid School											
ALL	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**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:	455	<b>MEDIAN:</b>	<b>99</b>	COV:	6.52	95% Median C.I.:	98.40 to 99.07	(!: Derived)
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TOTAL Adj.Sales Price:	40,392,098	MEAN:	99	AVG.ABS.DEV:	3.38	95% Mean C.I.:	98.47 to 99.66	
TOTAL Assessed Value:	39,978,960							
AVG. Adj. Sales Price:	88,773	COD:	3.43	MAX Sales Ratio:	164.27			
AVG. Assessed Value:	87,865	PRD:	100.09	MIN Sales Ratio:	65.03			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	46	100.00	100.04	101.01	6.23	99.04	65.03	149.00	98.67 to 100.00	35,871	36,232
Prior TO 1860											
1860 TO 1899	3	98.38	98.11	97.76	0.57	100.36	97.13	98.81	N/A	46,116	45,081
1900 TO 1919	60	99.11	100.36	100.80	4.56	99.57	89.09	164.27	97.88 to 99.98	63,664	64,173
1920 TO 1939	54	98.63	98.68	98.38	3.35	100.30	70.88	111.45	97.68 to 99.56	73,026	71,843
1940 TO 1949	24	97.86	98.02	97.86	4.28	100.16	84.77	109.48	95.00 to 101.48	45,447	44,475
1950 TO 1959	144	98.39	98.50	98.44	2.68	100.05	83.26	116.55	97.81 to 98.87	80,357	79,105
1960 TO 1969	17	99.57	99.46	99.48	2.27	99.98	92.74	104.76	97.43 to 101.77	91,117	90,645
1970 TO 1979	25	98.81	98.69	98.87	2.63	99.82	94.07	108.97	96.75 to 100.45	103,702	102,527
1980 TO 1989	13	99.24	100.91	99.63	3.30	101.29	96.07	113.90	96.70 to 101.01	114,538	114,109
1990 TO 1994	9	98.70	98.88	98.97	0.80	99.91	96.88	100.54	98.32 to 100.21	158,155	156,521
1995 TO 1999	12	97.41	96.92	96.82	1.95	100.11	88.75	100.47	95.88 to 99.26	189,291	183,264
2000 TO Present	48	98.97	99.37	99.33	2.41	100.04	90.07	124.68	98.54 to 99.73	184,430	183,187
ALL	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**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	9	100.00	100.48	100.17	2.90	100.30	93.41	115.21	98.00 to 100.00	3,050	3,055
5000 TO 9999	8	95.10	92.42	91.79	10.12	100.68	70.88	105.93	70.88 to 105.93	6,250	5,737
Total \$											
1 TO 9999	17	99.12	96.69	94.76	6.26	102.03	70.88	115.21	91.24 to 100.00	4,555	4,317
10000 TO 29999	52	99.87	100.21	100.55	5.88	99.66	65.03	122.39	98.30 to 101.17	20,820	20,935
30000 TO 59999	93	98.22	98.41	98.30	3.06	100.11	89.33	115.99	96.75 to 98.90	43,393	42,656
60000 TO 99999	146	98.90	99.81	99.71	3.35	100.10	85.14	164.27	98.30 to 99.61	78,485	78,258
100000 TO 149999	67	98.69	98.28	98.28	2.24	100.00	83.26	108.97	97.84 to 99.24	121,551	119,459
150000 TO 249999	72	98.57	98.89	98.91	2.66	99.98	88.75	124.68	97.83 to 99.31	181,982	180,003
250000 TO 499999	8	99.41	98.79	98.76	1.45	100.03	95.88	101.05	95.88 to 101.05	311,366	307,505
ALL	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**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:	455	<b>MEDIAN:</b>	<b>99</b>	COV:	6.52	95% Median C.I.:	98.40 to 99.07	(! : Derived)
TOTAL Sales Price:	40,408,098	WGT. MEAN:	99	STD:	6.46	95% Wgt. Mean C.I.:	98.46 to 99.50	
TOTAL Adj.Sales Price:	40,392,098	MEAN:	99	AVG.ABS.DEV:	3.38	95% Mean C.I.:	98.47 to 99.66	
TOTAL Assessed Value:	39,978,960							
AVG. Adj. Sales Price:	88,773	COD:	3.43	MAX Sales Ratio:	164.27			
AVG. Assessed Value:	87,865	PRD:	100.09	MIN Sales Ratio:	65.03			

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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 \$ _____											
1 TO 4999	12	99.41	97.89	96.24	4.62	101.71	80.00	115.21	93.41 to 100.00	3,620	3,484
5000 TO 9999	7	95.85	89.99	86.49	12.53	104.05	65.03	105.93	65.03 to 105.93	8,357	7,227
Total \$ _____											
1 TO 9999	19	98.95	94.98	90.64	7.59	104.78	65.03	115.21	91.24 to 100.00	5,365	4,863
10000 TO 29999	54	99.73	99.84	99.59	4.66	100.25	80.67	122.39	98.30 to 100.10	21,996	21,904
30000 TO 59999	96	98.21	98.79	98.41	3.32	100.38	89.33	120.43	96.80 to 98.76	45,135	44,419
60000 TO 99999	143	98.95	99.34	99.09	3.05	100.25	83.26	149.00	98.31 to 99.66	80,257	79,524
100000 TO 149999	71	98.63	99.35	98.98	2.93	100.38	89.50	164.27	97.83 to 99.24	125,529	124,247
150000 TO 249999	64	98.82	99.16	99.13	2.71	100.03	88.75	124.68	97.98 to 99.61	185,765	184,153
250000 TO 499999	8	99.41	98.79	98.76	1.45	100.03	95.88	101.05	95.88 to 101.05	311,366	307,505
ALL _____											
	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	46	99.94	99.64	101.11	6.02	98.55	65.03	149.00	98.22 to 100.00	31,587	31,937
0	2	107.79	107.79	100.50	6.88	107.26	100.37	115.21	N/A	161,042	161,840
10	5	99.12	99.58	99.59	0.86	99.99	98.32	102.34	N/A	35,820	35,671
15	1	95.08	95.08	95.08			95.08	95.08	N/A	55,000	52,296
20	94	98.35	98.49	98.39	3.63	100.10	70.88	113.23	97.47 to 99.08	42,314	41,632
25	63	98.30	98.95	98.28	2.72	100.68	91.86	120.43	97.69 to 99.62	87,579	86,069
30	175	98.81	99.28	99.27	3.23	100.01	83.26	164.27	98.38 to 99.26	95,049	94,358
35	15	97.25	98.89	99.00	3.63	99.89	90.07	124.68	95.73 to 98.82	160,020	158,419
40	42	98.57	98.44	98.48	2.08	99.95	88.75	104.83	97.74 to 99.71	174,083	171,446
45	3	99.13	99.57	99.68	0.84	99.90	98.54	101.05	N/A	269,372	268,503
50	8	99.19	99.00	98.93	0.81	100.07	96.80	100.49	96.80 to 100.49	204,278	202,087
60	1	107.60	107.60	107.60			107.60	107.60	N/A	100,000	107,597
ALL _____											
	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07	88,773	87,865

**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:	455	<b>MEDIAN:</b>	<b>99</b>	COV:	6.52	95% Median C.I.:	98.40 to 99.07	(! : Derived)
TOTAL Sales Price:	40,408,098	WGT. MEAN:	99	STD:	6.46	95% Wgt. Mean C.I.:	98.46 to 99.50	
TOTAL Adj.Sales Price:	40,392,098	MEAN:	99	AVG.ABS.DEV:	3.38	95% Mean C.I.:	98.47 to 99.66	
TOTAL Assessed Value:	39,978,960							
AVG. Adj. Sales Price:	88,773	COD:	3.43	MAX Sales Ratio:	164.27			
AVG. Assessed Value:	87,865	PRD:	100.09	MIN Sales Ratio:	65.03			

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<b>STYLE</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	47	99.87	99.63	100.96	5.91	98.69	65.03	149.00	98.67 to 100.00		33,468	33,789
0	2	107.79	107.79	100.50	6.88	107.26	100.37	115.21	N/A		161,042	161,840
100	10	98.51	100.06	100.39	3.51	99.67	94.79	113.23	95.16 to 107.60		53,960	54,171
101	328	98.48	98.64	98.65	2.91	99.99	70.88	124.68	98.19 to 98.89		94,889	93,608
102	5	97.13	97.99	98.71	1.21	99.27	96.70	101.05	N/A		149,733	147,804
103	8	97.69	98.20	98.26	1.87	99.94	95.72	102.11	95.72 to 102.11		130,812	128,537
104	35	99.78	101.27	101.27	4.85	100.01	89.09	164.27	98.02 to 100.78		75,253	76,206
106	1	101.68	101.68	101.68			101.68	101.68	N/A		80,000	81,341
111	12	98.87	99.04	98.51	3.03	100.53	88.75	108.97	97.62 to 101.31		135,587	133,571
301	4	99.45	102.84	101.75	3.97	101.07	98.54	113.90	N/A		105,725	107,571
304	3	98.90	99.55	99.41	1.08	100.14	98.28	101.48	N/A		91,500	90,963
<u>ALL</u>												
	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07		88,773	87,865

<b>CONDITION</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	46	99.94	99.64	101.11	6.02	98.55	65.03	149.00	98.22 to 100.00		31,587	31,937
0	2	107.79	107.79	100.50	6.88	107.26	100.37	115.21	N/A		161,042	161,840
10	6	95.02	94.97	94.65	3.80	100.34	89.09	99.92	89.09 to 99.92		21,300	20,160
15	2	95.44	95.44	95.45	0.25	99.98	95.20	95.67	N/A		37,500	35,794
20	40	97.90	98.28	97.57	5.17	100.74	70.88	120.43	96.46 to 99.81		41,768	40,751
25	15	100.05	101.44	100.52	4.48	100.91	94.15	115.99	97.15 to 105.85		49,084	49,341
30	152	98.92	99.88	100.05	3.48	99.84	84.77	164.27	98.40 to 99.49		72,740	72,775
35	16	99.16	98.96	99.15	2.36	99.81	89.33	102.70	97.68 to 101.65		85,072	84,349
40	105	98.37	98.07	98.19	1.84	99.87	85.14	103.80	97.75 to 98.99		116,489	114,381
45	7	99.13	98.34	98.60	1.50	99.73	92.49	101.35	92.49 to 101.35		118,810	117,151
50	35	97.65	97.18	96.99	2.31	100.20	88.75	101.33	96.00 to 98.82		151,395	146,833
55	1	94.80	94.80	94.80			94.80	94.80	N/A		173,000	163,997
60	28	99.33	100.52	100.48	2.59	100.04	96.03	124.68	98.54 to 100.37		180,517	181,382
<u>ALL</u>												
	455	98.74	99.06	98.98	3.43	100.09	65.03	164.27	98.40 to 99.07		88,773	87,865

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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	64	<b>MEDIAN:</b>	<b>98</b>	COV:	22.73	95% Median C.I.:	95.25 to 99.99
TOTAL Sales Price:	17,287,507	WGT. MEAN:	95	STD:	21.81	95% Wgt. Mean C.I.:	90.74 to 98.45
TOTAL Adj.Sales Price:	17,287,507	MEAN:	96	AVG.ABS.DEV:	13.90	95% Mean C.I.:	90.58 to 101.27
TOTAL Assessed Value:	16,353,109						
AVG. Adj. Sales Price:	270,117	COD:	14.15	MAX Sales Ratio:	175.05		
AVG. Assessed Value:	255,517	PRD:	101.41	MIN Sales Ratio:	33.75		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	102.15	102.67	100.58	2.07	102.08	99.77	106.10	N/A	59,000	59,340
10/01/03 TO 12/31/03	6	96.17	93.53	91.31	5.84	102.43	76.86	101.54	76.86 to 101.54	106,640	97,372
01/01/04 TO 03/31/04	5	84.75	87.79	86.75	11.29	101.20	76.31	101.03	N/A	91,000	78,941
04/01/04 TO 06/30/04	11	98.50	107.07	100.63	15.17	106.40	76.94	175.05	88.47 to 145.37	365,545	367,857
07/01/04 TO 09/30/04	6	96.90	92.33	93.66	10.64	98.59	66.26	107.73	66.26 to 107.73	270,025	252,897
10/01/04 TO 12/31/04	2	103.55	103.55	101.81	4.16	101.71	99.24	107.86	N/A	142,500	145,081
01/01/05 TO 03/31/05	8	97.64	91.18	77.34	21.49	117.90	60.96	132.98	60.96 to 132.98	143,176	110,733
04/01/05 TO 06/30/05	7	95.25	92.79	96.85	13.51	95.81	66.99	116.81	66.99 to 116.81	566,128	548,303
07/01/05 TO 09/30/05	5	95.84	86.76	73.05	12.14	118.77	48.81	100.12	N/A	162,000	118,338
10/01/05 TO 12/31/05	5	97.25	93.58	99.61	22.39	93.95	33.75	125.01	N/A	609,740	607,365
01/01/06 TO 03/31/06	5	103.77	105.49	93.04	16.99	113.38	72.99	148.60	N/A	104,500	97,227
04/01/06 TO 06/30/06	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512
<u>Study Years</u>											
07/01/03 TO 06/30/04	25	98.50	99.44	98.31	11.22	101.15	76.31	175.05	95.93 to 99.99	211,713	208,135
07/01/04 TO 06/30/05	23	99.24	93.05	93.13	14.56	99.91	60.96	132.98	83.95 to 101.54	304,933	283,980
07/01/05 TO 06/30/06	16	97.21	94.57	92.71	17.78	102.00	33.75	148.60	83.92 to 107.33	311,325	288,635
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	24	98.87	99.08	97.92	12.56	101.18	66.26	175.05	88.47 to 100.20	265,881	260,361
01/01/05 TO 12/31/05	25	97.16	91.23	93.15	17.63	97.94	33.75	132.98	83.95 to 100.16	358,680	334,100
<u>ALL</u>											
	64	98.22	95.92	94.59	14.15	101.41	33.75	175.05	95.25 to 99.99	270,117	255,517

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	4	98.58	101.49	54.19	36.51	187.29	33.75	175.05	N/A	16,550	8,968
POTTER	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
RURAL	9	95.12	82.90	74.22	15.45	111.70	48.81	99.99	60.96 to 98.50	203,888	151,319
SIDNEY	50	99.36	96.77	97.08	11.08	99.68	63.59	145.37	95.25 to 100.20	307,026	298,067
<u>ALL</u>											
	64	98.22	95.92	94.59	14.15	101.41	33.75	175.05	95.25 to 99.99	270,117	255,517

**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	55	99.49	98.06	97.01	13.59	101.07	33.75	175.05	95.93 to 100.20	280,954	272,567
3	9	95.12	82.90	74.22	15.45	111.70	48.81	99.99	60.96 to 98.50	203,888	151,319
<u>ALL</u>											
	64	98.22	95.92	94.59	14.15	101.41	33.75	175.05	95.25 to 99.99	270,117	255,517

**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:	64	<b>MEDIAN:</b>	<b>98</b>	COV:	22.73	95% Median C.I.:	95.25 to 99.99
TOTAL Sales Price:	17,287,507	WGT. MEAN:	95	STD:	21.81	95% Wgt. Mean C.I.:	90.74 to 98.45
TOTAL Adj.Sales Price:	17,287,507	MEAN:	96	AVG.ABS.DEV:	13.90	95% Mean C.I.:	90.58 to 101.27
TOTAL Assessed Value:	16,353,109						
AVG. Adj. Sales Price:	270,117	COD:	14.15	MAX Sales Ratio:	175.05		
AVG. Assessed Value:	255,517	PRD:	101.41	MIN Sales Ratio:	33.75		

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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	44	98.50	97.78	95.50	16.45	102.38	33.75	175.05	94.77 to 101.54	327,113	312,408
2	20	96.94	91.84	90.07	9.05	101.96	60.96	106.10	83.95 to 99.85	144,725	130,356
<u>ALL</u>	<u>64</u>	<u>98.22</u>	<u>95.92</u>	<u>94.59</u>	<u>14.15</u>	<u>101.41</u>	<u>33.75</u>	<u>175.05</u>	<u>95.25 to 99.99</u>	<u>270,117</u>	<u>255,517</u>

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	57	97.95	94.51	94.61	12.40	99.90	48.81	145.37	94.77 to 100.00	298,268	282,180
17-0003	4	98.58	101.49	54.19	36.51	187.29	33.75	175.05	N/A	16,550	8,968
17-0009	2	122.95	122.95	107.00	20.87	114.90	97.29	148.60	N/A	92,500	98,973
25-0025	1	99.99	99.99	99.99			99.99	99.99	N/A	35,000	34,997
NonValid School											
<u>ALL</u>	<u>64</u>	<u>98.22</u>	<u>95.92</u>	<u>94.59</u>	<u>14.15</u>	<u>101.41</u>	<u>33.75</u>	<u>175.05</u>	<u>95.25 to 99.99</u>	<u>270,117</u>	<u>255,517</u>

**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	20	96.94	91.90	90.01	9.80	102.11	60.96	107.86	83.95 to 99.85	137,725	123,961
Prior TO 1860											
1860 TO 1899	1	107.33	107.33	107.33			107.33	107.33	N/A	25,000	26,833
1900 TO 1919	7	99.90	104.13	86.47	21.36	120.43	66.26	175.05	66.26 to 175.05	38,802	33,550
1920 TO 1939	5	91.08	83.70	87.65	19.30	95.49	33.75	107.73	N/A	110,600	96,939
1940 TO 1949	4	78.13	75.89	67.71	26.77	112.08	48.81	98.49	N/A	260,625	176,465
1950 TO 1959	10	100.58	99.15	97.40	11.16	101.79	63.59	132.98	84.75 to 114.75	60,730	59,152
1960 TO 1969	2	91.90	91.90	90.80	27.11	101.21	66.99	116.81	N/A	66,950	60,793
1970 TO 1979	2	122.95	122.95	107.00	20.87	114.90	97.29	148.60	N/A	92,500	98,973
1980 TO 1989	2	87.72	87.72	88.25	12.29	99.39	76.94	98.50	N/A	162,000	142,971
1990 TO 1994	2	119.58	119.58	107.23	21.57	111.51	93.79	145.37	N/A	527,589	565,748
1995 TO 1999	5	100.20	99.88	96.96	3.22	103.01	95.25	105.51	N/A	1,133,900	1,099,409
2000 TO Present	4	99.38	101.92	98.50	11.45	103.47	83.92	125.01	N/A	1,166,500	1,149,024
<u>ALL</u>	<u>64</u>	<u>98.22</u>	<u>95.92</u>	<u>94.59</u>	<u>14.15</u>	<u>101.41</u>	<u>33.75</u>	<u>175.05</u>	<u>95.25 to 99.99</u>	<u>270,117</u>	<u>255,517</u>



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

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	64	<b>MEDIAN:</b>	<b>98</b>	COV:	22.73	95% Median C.I.:	95.25 to 99.99
TOTAL Sales Price:	17,287,507	WGT. MEAN:	95	STD:	21.81	95% Wgt. Mean C.I.:	90.74 to 98.45
TOTAL Adj.Sales Price:	17,287,507	MEAN:	96	AVG.ABS.DEV:	13.90	95% Mean C.I.:	90.58 to 101.27
TOTAL Assessed Value:	16,353,109						
AVG. Adj. Sales Price:	270,117	COD:	14.15	MAX Sales Ratio:	175.05		
AVG. Assessed Value:	255,517	PRD:	101.41	MIN Sales Ratio:	33.75		

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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	3	106.10	121.70	126.90	28.62	95.90	83.95	175.05	N/A	3,000	3,807
5000 TO 9999	2	98.58	98.58	98.34	1.34	100.24	97.25	99.90	N/A	6,100	5,998
Total \$ _____											
1 TO 9999	5	99.90	112.45	110.46	20.01	101.80	83.95	175.05	N/A	4,240	4,683
10000 TO 29999	2	104.44	104.44	105.68	2.77	98.82	101.54	107.33	N/A	17,500	18,493
30000 TO 59999	13	100.12	100.55	99.03	14.73	101.54	33.75	148.60	94.77 to 113.99	42,147	41,736
60000 TO 99999	13	91.08	90.85	91.00	16.65	99.83	63.59	116.81	66.99 to 107.86	75,128	68,367
100000 TO 149999	7	95.84	91.61	91.03	8.35	100.63	76.86	101.03	76.86 to 101.03	123,862	112,756
150000 TO 249999	7	97.95	92.38	92.23	7.92	100.17	72.99	103.77	72.99 to 103.77	185,571	171,143
250000 TO 499999	10	95.53	91.84	90.77	22.44	101.18	48.81	145.37	60.96 to 125.01	316,950	287,691
500000 +	7	96.28	96.21	96.39	4.64	99.81	83.92	105.51	83.92 to 105.51	1,481,596	1,428,161
ALL											
	64	98.22	95.92	94.59	14.15	101.41	33.75	175.05	95.25 to 99.99	270,117	255,517

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	99.90	96.65	94.14	7.39	102.67	83.95	106.10	N/A	3,333	3,138
5000 TO 9999	2	136.15	136.15	125.04	28.57	108.89	97.25	175.05	N/A	5,600	7,002
Total \$ _____											
1 TO 9999	5	99.90	112.45	110.46	20.01	101.80	83.95	175.05	N/A	4,240	4,683
10000 TO 29999	4	91.36	80.95	68.01	25.71	119.02	33.75	107.33	N/A	28,750	19,553
30000 TO 59999	16	99.74	97.81	92.79	14.67	105.40	63.59	148.60	84.75 to 102.15	50,800	47,140
60000 TO 99999	9	96.40	97.82	96.89	9.31	100.96	76.31	116.81	88.47 to 107.86	83,257	80,670
100000 TO 149999	8	98.53	92.93	91.46	11.10	101.60	76.86	114.75	76.86 to 114.75	131,687	120,446
150000 TO 249999	9	86.01	81.04	76.17	20.10	106.39	48.81	103.77	60.96 to 99.24	249,444	190,012
250000 TO 499999	6	100.03	110.25	109.42	13.28	100.75	95.12	145.37	95.12 to 145.37	319,916	350,063
500000 +	7	96.28	96.21	96.39	4.64	99.81	83.92	105.51	83.92 to 105.51	1,481,596	1,428,161
ALL											
	64	98.22	95.92	94.59	14.15	101.41	33.75	175.05	95.25 to 99.99	270,117	255,517

**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:	64	<b>MEDIAN:</b>	<b>98</b>	COV:	22.73	95% Median C.I.:	95.25 to 99.99
TOTAL Sales Price:	17,287,507	WGT. MEAN:	95	STD:	21.81	95% Wgt. Mean C.I.:	90.74 to 98.45
TOTAL Adj.Sales Price:	17,287,507	MEAN:	96	AVG.ABS.DEV:	13.90	95% Mean C.I.:	90.58 to 101.27
TOTAL Assessed Value:	16,353,109						
AVG. Adj. Sales Price:	270,117	COD:	14.15	MAX Sales Ratio:	175.05		
AVG. Assessed Value:	255,517	PRD:	101.41	MIN Sales Ratio:	33.75		

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	24	97.12	93.55	94.33	10.81	99.18	60.96	132.98	83.95 to 99.99	245,417	231,494	
10	12	100.87	108.26	97.55	14.32	110.98	84.75	175.05	94.77 to 107.33	74,016	72,200	
15	3	97.29	92.56	92.37	18.23	100.21	63.59	116.81	N/A	98,000	90,522	
20	23	97.16	91.66	94.18	16.11	97.33	33.75	145.37	91.08 to 100.16	403,925	380,412	
30	2	104.47	104.47	98.36	19.67	106.21	83.92	125.01	N/A	462,500	454,893	
<u>ALL</u>												
	64	98.22	95.92	94.59	14.15	101.41	33.75	175.05	95.25 to 99.99	270,117	255,517	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	20	96.94	91.90	90.01	9.80	102.11	60.96	107.86	83.95 to 99.85	137,725	123,961	
300	2	93.74	93.74	94.01	2.84	99.71	91.08	96.40	N/A	66,900	62,895	
319	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512	
326	2	99.21	99.21	99.10	0.72	100.11	98.50	99.92	N/A	147,500	146,175	
340	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011	
341	1	76.94	76.94	76.94			76.94	76.94	N/A	154,000	118,494	
343	4	96.72	97.57	96.93	1.87	100.66	95.25	101.59	N/A	2,111,750	2,046,979	
344	2	90.51	90.51	92.85	26.79	97.48	66.26	114.75	N/A	83,000	77,061	
349	1	93.79	93.79	93.79			93.79	93.79	N/A	780,178	731,716	
350	6	98.75	110.22	99.58	16.91	110.68	86.01	175.05	86.01 to 175.05	219,533	218,611	
352	1	63.59	63.59	63.59			63.59	63.59	N/A	80,000	50,873	
353	4	104.44	105.76	106.03	4.70	99.74	100.16	113.99	N/A	32,603	34,570	
384	2	83.56	83.56	80.81	19.83	103.40	66.99	100.12	N/A	59,950	48,443	
386	1	102.15	102.15	102.15			102.15	102.15	N/A	57,500	58,738	
406	5	99.90	96.40	96.63	4.61	99.76	84.75	101.54	N/A	54,500	52,663	
419	1	145.37	145.37	145.37			145.37	145.37	N/A	275,000	399,781	
442	1	76.31	76.31	76.31			76.31	76.31	N/A	85,000	64,863	
444	1	98.49	98.49	98.49			98.49	98.49	N/A	42,500	41,858	
470	2	54.97	54.97	54.09	11.21	101.63	48.81	61.13	N/A	350,000	189,318	
472	1	95.12	95.12	95.12			95.12	95.12	N/A	300,000	285,366	
483	1	107.73	107.73	107.73			107.73	107.73	N/A	68,000	73,254	
528	2	124.90	124.90	122.53	6.47	101.93	116.81	132.98	N/A	49,500	60,651	
531	1	125.01	125.01	125.01			125.01	125.01	N/A	325,000	406,274	
700	1	33.75	33.75	33.75			33.75	33.75	N/A	50,000	16,873	
<u>ALL</u>												
	64	98.22	95.92	94.59	14.15	101.41	33.75	175.05	95.25 to 99.99	270,117	255,517	

**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:	64	<b>MEDIAN:</b>	<b>98</b>	COV:	22.73	95% Median C.I.:	95.25 to 99.99
TOTAL Sales Price:	17,287,507	WGT. MEAN:	95	STD:	21.81	95% Wgt. Mean C.I.:	90.74 to 98.45
TOTAL Adj.Sales Price:	17,287,507	MEAN:	96	AVG.ABS.DEV:	13.90	95% Mean C.I.:	90.58 to 101.27
TOTAL Assessed Value:	16,353,109						
AVG. Adj. Sales Price:	270,117	COD:	14.15	MAX Sales Ratio:	175.05		
AVG. Assessed Value:	255,517	PRD:	101.41	MIN Sales Ratio:	33.75		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	76.86	80.96	79.36	12.24	102.02	63.59	96.40	N/A	98,760	78,372
03	59	99.24	97.19	95.04	13.68	102.26	33.75	175.05	95.93 to 100.12	284,639	270,529
04											
<u>ALL</u>	<u>64</u>	<u>98.22</u>	<u>95.92</u>	<u>94.59</u>	<u>14.15</u>	<u>101.41</u>	<u>33.75</u>	<u>175.05</u>	<u>95.25 to 99.99</u>	<u>270,117</u>	<u>255,517</u>

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

Base Stat

State Stat Run

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

NUMBER of Sales:	106	<b>MEDIAN:</b>	<b>73</b>	COV:	17.62	95% Median C.I.:	69.53 to 74.55	(!: Derived)
(AgLand) TOTAL Sales Price:	10,366,461	WGT. MEAN:	70	STD:	12.68	95% Wgt. Mean C.I.:	68.16 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,277,094	MEAN:	72	AVG.ABS.DEV:	8.78	95% Mean C.I.:	69.54 to 74.37	
(AgLand) TOTAL Assessed Value:	7,244,375							
AVG. Adj. Sales Price:	96,953	COD:	11.99	MAX Sales Ratio:	127.40			
AVG. Assessed Value:	68,343	PRD:	102.08	MIN Sales Ratio:	44.13			

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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	3	74.75	76.40	76.42	2.43	99.97	74.50	79.94	N/A	73,833	56,424
10/01/03 TO 12/31/03	9	74.92	69.59	70.15	12.18	99.20	52.84	83.86	54.83 to 78.53	99,488	69,791
01/01/04 TO 03/31/04	8	71.89	68.35	71.69	8.79	95.34	45.84	80.84	45.84 to 80.84	102,781	73,685
04/01/04 TO 06/30/04	12	74.79	72.72	72.35	6.63	100.52	56.56	82.26	69.28 to 77.49	81,800	59,179
07/01/04 TO 09/30/04	9	73.45	69.10	69.28	9.74	99.74	44.13	82.47	59.83 to 76.05	82,402	57,089
10/01/04 TO 12/31/04	8	71.21	72.74	77.22	11.52	94.19	60.43	90.41	60.43 to 90.41	62,912	48,583
01/01/05 TO 03/31/05	17	74.28	75.48	72.62	14.29	103.94	51.45	112.89	66.24 to 88.97	100,259	72,806
04/01/05 TO 06/30/05	6	77.27	76.97	77.28	15.43	99.59	60.13	105.81	60.13 to 105.81	124,413	96,147
07/01/05 TO 09/30/05	8	72.05	78.86	63.51	20.69	124.17	48.67	127.40	48.67 to 127.40	88,760	56,370
10/01/05 TO 12/31/05	9	74.09	72.91	73.04	4.30	99.83	66.42	78.43	69.23 to 77.78	104,592	76,390
01/01/06 TO 03/31/06	8	63.49	65.43	63.62	13.37	102.83	45.76	91.64	45.76 to 91.64	147,797	94,031
04/01/06 TO 06/30/06	9	66.56	65.90	65.26	10.86	100.98	49.13	80.10	52.79 to 75.42	91,858	59,950
<u>Study Years</u>											
07/01/03 TO 06/30/04	32	74.19	71.09	71.80	8.84	99.02	45.84	83.86	69.28 to 76.44	91,273	65,532
07/01/04 TO 06/30/05	40	73.94	73.72	73.52	13.02	100.27	44.13	112.89	67.64 to 76.05	92,395	67,926
07/01/05 TO 06/30/06	34	69.46	70.69	66.39	13.24	106.48	45.76	127.40	66.42 to 74.26	107,662	71,478
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	37	73.45	70.90	72.23	9.15	98.16	44.13	90.41	69.28 to 74.78	82,399	59,516
01/01/05 TO 12/31/05	40	74.27	75.80	71.99	13.50	105.30	48.67	127.40	69.53 to 75.37	102,557	73,826
<u>ALL</u>											
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

**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:	106	<b>MEDIAN:</b>	<b>73</b>	COV:	17.62	95% Median C.I.:	69.53 to 74.55	(!: Derived)
(AgLand) TOTAL Sales Price:	10,366,461	WGT. MEAN:	70	STD:	12.68	95% Wgt. Mean C.I.:	68.16 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,277,094	MEAN:	72	AVG.ABS.DEV:	8.78	95% Mean C.I.:	69.54 to 74.37	
(AgLand) TOTAL Assessed Value:	7,244,375							
AVG. Adj. Sales Price:	96,953	COD:	11.99	MAX Sales Ratio:	127.40			
AVG. Assessed Value:	68,343	PRD:	102.08	MIN Sales Ratio:	44.13			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2499	1	73.45	73.45	73.45			73.45	73.45	N/A	72,000	52,884
2501	1	76.01	76.01	76.01			76.01	76.01	N/A	59,000	44,845
2503	2	101.08	101.08	80.11	26.05	126.17	74.75	127.40	N/A	39,305	31,487
2505	3	79.94	78.97	78.83	3.32	100.18	74.50	82.47	N/A	72,838	57,419
2507	5	69.53	71.06	69.75	10.42	101.88	60.13	88.97	N/A	101,691	70,934
2509	2	55.33	55.33	53.09	20.23	104.21	44.13	66.52	N/A	40,000	21,235
2537	4	67.15	64.33	65.88	14.12	97.64	49.13	73.88	N/A	127,652	84,100
2539	3	90.64	88.67	88.94	4.86	99.70	81.08	94.29	N/A	81,305	72,313
2541	8	73.26	71.87	72.73	5.92	98.81	65.17	77.78	65.17 to 77.78	73,977	53,805
2543	2	72.05	72.05	68.73	16.39	104.82	60.24	83.86	N/A	44,500	30,586
2545	2	67.54	67.54	67.58	3.14	99.94	65.42	69.66	N/A	76,500	51,701
2547	4	66.26	66.53	66.26	3.10	100.42	63.42	70.20	N/A	97,332	64,490
2791	2	76.11	76.11	75.73	2.40	100.49	74.28	77.93	N/A	75,375	57,084
2793	3	69.23	73.93	66.79	20.66	110.70	54.83	97.73	N/A	65,143	43,506
2795	6	69.16	71.34	69.25	10.82	103.01	56.56	91.64	56.56 to 91.64	110,808	76,737
2797	5	66.24	72.81	60.63	23.05	120.09	48.67	112.89	N/A	112,738	68,354
2799	2	69.10	69.10	69.10	5.77	100.00	65.11	73.09	N/A	64,000	44,224
2801	4	77.29	76.72	76.75	1.47	99.96	74.09	78.21	N/A	56,375	43,266
2805	2	62.65	62.65	61.29	15.73	102.20	52.79	72.50	N/A	110,754	67,885
2833	1	75.42	75.42	75.42			75.42	75.42	N/A	90,000	67,882
2835	1	59.83	59.83	59.83			59.83	59.83	N/A	121,600	72,752
2839	1	73.69	73.69	73.69			73.69	73.69	N/A	36,000	26,527
2841	1	64.90	64.90	64.90			64.90	64.90	N/A	555,000	360,220
2843	2	64.33	64.33	60.98	7.70	105.49	59.37	69.28	N/A	98,500	60,061
2845	3	78.53	78.24	79.18	2.33	98.81	75.35	80.84	N/A	152,000	120,352
3087	2	81.50	81.50	73.64	29.84	110.67	57.18	105.81	N/A	114,500	84,317
3089	4	74.82	70.30	71.60	9.75	98.18	51.45	80.10	N/A	79,456	56,892
3091	4	76.67	72.68	72.12	7.74	100.78	58.57	78.80	N/A	69,151	49,870
3093	3	61.40	60.67	58.67	15.71	103.42	45.84	74.78	N/A	86,816	50,931
3095	3	63.68	60.72	64.38	14.11	94.31	45.76	72.71	N/A	81,666	52,575
3097	3	74.26	73.86	73.97	2.49	99.86	70.89	76.44	N/A	165,986	122,777
3099	1	69.39	69.39	69.39			69.39	69.39	N/A	89,250	61,927
3127	1	73.31	73.31	73.31			73.31	73.31	N/A	170,000	124,628
3129	3	75.37	70.16	72.35	13.01	96.97	52.84	82.26	N/A	44,666	32,317
3131	4	69.13	69.81	68.98	4.23	101.20	66.42	74.55	N/A	127,250	87,779
3135	3	67.64	67.70	72.51	7.19	93.36	60.43	75.03	N/A	68,056	49,350
3137	3	79.78	76.78	77.70	5.90	98.81	68.22	82.34	N/A	177,299	137,766
3139	2	84.52	84.52	86.99	6.97	97.16	78.63	90.41	N/A	106,175	92,358

**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:	106	<b>MEDIAN:</b>	<b>73</b>	COV:	17.62	95% Median C.I.:	69.53 to 74.55	(!: Derived)
(AgLand) TOTAL Sales Price:	10,366,461	WGT. MEAN:	70	STD:	12.68	95% Wgt. Mean C.I.:	68.16 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,277,094	MEAN:	72	AVG.ABS.DEV:	8.78	95% Mean C.I.:	69.54 to 74.37	
(AgLand) TOTAL Assessed Value:	7,244,375							
AVG. Adj. Sales Price:	96,953	COD:	11.99	MAX Sales Ratio:	127.40			
AVG. Assessed Value:	68,343	PRD:	102.08	MIN Sales Ratio:	44.13			

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<u>ALL</u>											
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343
<b>AREA (MARKET)</b>										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
1	11	72.50	69.08	69.84	9.52	98.92	52.79	82.26	52.84 to 76.44	114,828	80,192
2	31	72.71	70.53	71.07	13.11	99.24	45.76	105.81	64.90 to 75.37	123,429	87,722
3	33	73.69	71.41	67.99	13.12	105.03	44.13	112.89	66.60 to 74.92	87,372	59,400
4	30	73.27	74.99	72.99	10.77	102.74	60.24	127.40	66.97 to 76.05	75,439	55,060
5	1	74.78	74.78	74.78			74.78	74.78	N/A	41,200	30,809
<u>ALL</u>											
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343
<u>ALL</u>											
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

<b>SCHOOL DISTRICT *</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	21	70.89	67.18	68.58	10.75	97.96	45.76	82.26	61.40 to 74.55	93,456	64,095
17-0003	41	72.03	74.19	70.28	12.53	105.56	48.67	127.40	66.65 to 74.92	85,164	59,854
17-0009	19	72.50	68.25	68.04	11.63	100.30	44.13	88.97	60.13 to 75.42	93,522	63,635
25-0025	25	75.35	75.12	73.39	11.47	102.36	51.45	105.81	69.28 to 78.80	121,834	89,411
NonValid School											
<u>ALL</u>											
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

<b>ACRES IN SALE</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	127.40	127.40	127.40			127.40	127.40	N/A	8,000	10,192
30.01 TO 50.00	2	71.21	71.21	72.95	5.01	97.61	67.64	74.78	N/A	27,684	20,196
50.01 TO 100.00	9	73.69	75.24	71.74	15.09	104.87	52.84	97.73	60.43 to 91.64	28,487	20,436
100.01 TO 180.00	51	72.50	70.13	69.20	11.75	101.34	44.13	112.89	66.56 to 74.56	64,384	44,555
180.01 TO 330.00	24	73.45	73.57	72.07	10.60	102.09	59.37	105.81	66.60 to 77.78	117,976	85,021
330.01 TO 650.00	15	70.89	69.18	68.28	11.27	101.31	48.67	90.41	59.83 to 75.08	161,277	110,118
650.01 +	4	77.35	75.11	73.45	6.72	102.26	64.90	80.84	N/A	355,781	261,309
<u>ALL</u>											
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

**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:	106	<b>MEDIAN:</b>	<b>73</b>	COV:	17.62	95% Median C.I.:	69.53 to 74.55	(!: Derived)
(AgLand) TOTAL Sales Price:	10,366,461	WGT. MEAN:	70	STD:	12.68	95% Wgt. Mean C.I.:	68.16 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,277,094	MEAN:	72	AVG.ABS.DEV:	8.78	95% Mean C.I.:	69.54 to 74.37	
(AgLand) TOTAL Assessed Value:	7,244,375							
AVG. Adj. Sales Price:	96,953	COD:	11.99	MAX Sales Ratio:	127.40			
AVG. Assessed Value:	68,343	PRD:	102.08	MIN Sales Ratio:	44.13			

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**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	65	72.03	72.30	70.63	11.23	102.37	45.76	127.40	68.41 to 74.76	90,233	63,728
DRY-N/A	15	69.90	68.91	67.40	15.22	102.23	48.67	105.81	57.18 to 76.44	110,703	74,618
GRASS	14	71.35	70.92	70.01	15.08	101.30	44.13	97.73	59.83 to 79.94	91,677	64,184
GRASS-N/A	8	74.01	75.59	73.63	13.76	102.66	54.83	112.89	54.83 to 112.89	111,657	82,215
IRRGTD-N/A	4	74.46	74.21	74.22	1.37	99.99	72.50	75.42	N/A	143,657	106,616
ALL	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

**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	72	71.89	72.29	70.73	11.90	102.22	45.76	127.40	68.41 to 74.76	89,068	62,994
DRY-N/A	8	71.69	65.96	65.24	12.51	101.10	48.67	76.44	48.67 to 76.44	139,100	90,748
GRASS	15	73.31	71.10	70.11	13.73	101.42	44.13	97.73	60.24 to 79.78	87,965	61,673
GRASS-N/A	7	74.28	75.86	73.63	15.56	103.03	54.83	112.89	54.83 to 112.89	122,465	90,170
IRRGTD	2	73.77	73.77	74.09	1.71	99.56	72.50	75.03	N/A	128,765	95,405
IRRGTD-N/A	2	74.65	74.65	74.32	1.03	100.45	73.88	75.42	N/A	158,550	117,827
ALL	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

**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	80	71.89	71.66	69.92	11.95	102.50	45.76	127.40	68.41 to 74.75	94,071	65,770
GRASS	22	73.71	72.62	71.50	14.36	101.57	44.13	112.89	60.24 to 79.78	98,942	70,740
IRRGTD	4	74.46	74.21	74.22	1.37	99.99	72.50	75.42	N/A	143,657	106,616
ALL	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343

**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:	106	<b>MEDIAN:</b>	<b>73</b>	COV:	17.62	95% Median C.I.:	69.53 to 74.55	(!: Derived)
(AgLand) TOTAL Sales Price:	10,366,461	WGT. MEAN:	70	STD:	12.68	95% Wgt. Mean C.I.:	68.16 to 72.82	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,277,094	MEAN:	72	AVG.ABS.DEV:	8.78	95% Mean C.I.:	69.54 to 74.37	
(AgLand) TOTAL Assessed Value:	7,244,375							
AVG. Adj. Sales Price:	96,953	COD:	11.99	MAX Sales Ratio:	127.40			
AVG. Assessed Value:	68,343	PRD:	102.08	MIN Sales Ratio:	44.13			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	109.52	109.52	108.37	16.33	101.06	91.64	127.40	N/A	8,550	9,265	
Total \$ _____												
1 TO 9999	2	109.52	109.52	108.37	16.33	101.06	91.64	127.40	N/A	8,550	9,265	
10000 TO 29999	4	82.69	84.67	82.60	24.96	102.51	60.43	112.89	N/A	18,667	15,419	
30000 TO 59999	24	73.89	69.99	69.92	12.76	100.10	44.13	94.29	66.52 to 78.21	45,998	32,161	
60000 TO 99999	40	73.59	72.01	71.81	8.69	100.28	45.84	105.81	69.39 to 74.91	73,014	52,432	
100000 TO 149999	18	68.82	68.71	68.69	11.51	100.02	49.13	90.64	60.56 to 74.19	121,521	83,476	
150000 TO 249999	13	73.88	71.61	71.75	7.83	99.81	57.18	90.41	64.66 to 75.08	171,943	123,372	
250000 TO 499999	4	73.57	69.16	70.01	15.16	98.78	48.67	80.84	N/A	295,781	207,086	
500000 +	1	64.90	64.90	64.90			64.90	64.90	N/A	555,000	360,220	
ALL _____												
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	3	91.64	85.67	83.25	10.95	102.91	67.64	97.73	N/A	11,089	9,232	
Total \$ _____												
1 TO 9999	3	91.64	85.67	83.25	10.95	102.91	67.64	97.73	N/A	11,089	9,232	
10000 TO 29999	16	67.97	70.60	64.55	22.47	109.36	44.13	127.40	52.84 to 78.53	36,648	23,657	
30000 TO 59999	46	74.53	71.76	70.88	8.65	101.23	45.84	94.29	69.66 to 76.01	66,968	47,470	
60000 TO 99999	23	69.39	70.24	68.76	11.20	102.15	52.79	105.81	61.40 to 74.19	115,622	79,506	
100000 TO 149999	12	74.65	73.56	71.62	9.83	102.71	48.67	90.64	65.54 to 77.78	167,529	119,980	
150000 TO 249999	4	74.40	74.25	74.52	4.88	99.64	67.35	80.84	N/A	251,275	187,242	
250000 TO 499999	2	72.34	72.34	70.63	10.28	102.43	64.90	79.78	N/A	451,062	318,570	
ALL _____												
	106	73.20	71.96	70.49	11.99	102.08	44.13	127.40	69.53 to 74.55	96,953	68,343	



**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:	456	<b>MEDIAN:</b>	<b>96</b>	COV:	18.87	95% Median C.I.:	95.13 to 97.25	(! : Derived)
TOTAL Sales Price:	40,558,098	WGT. MEAN:	91	STD:	17.66	95% Wgt. Mean C.I.:	88.73 to 92.82	
TOTAL Adj.Sales Price:	40,542,098	MEAN:	94	AVG.ABS.DEV:	11.07	95% Mean C.I.:	91.96 to 95.20	
TOTAL Assessed Value:	36,802,081							
AVG. Adj. Sales Price:	88,908	COD:	11.51	MAX Sales Ratio:	187.27			
AVG. Assessed Value:	80,706	PRD:	103.09	MIN Sales Ratio:	7.13			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	52	99.06	98.41	97.24	6.37	101.20	64.97	146.67	97.16 to 99.91	82,105	79,838
10/01/04 TO 12/31/04	46	98.30	99.79	95.76	9.19	104.20	72.11	152.74	96.96 to 99.28	80,127	76,732
01/01/05 TO 03/31/05	62	98.02	93.66	92.58	7.89	101.16	10.17	115.47	95.09 to 99.19	88,074	81,541
04/01/05 TO 06/30/05	57	97.77	96.33	94.44	7.38	102.00	76.29	137.12	94.81 to 98.72	84,937	80,217
07/01/05 TO 09/30/05	62	95.38	94.56	93.05	12.06	101.62	34.56	177.24	91.65 to 98.44	97,209	90,458
10/01/05 TO 12/31/05	54	94.80	95.70	91.96	13.03	104.08	44.67	187.27	92.03 to 96.60	82,079	75,475
01/01/06 TO 03/31/06	55	94.61	91.71	89.95	11.50	101.95	54.68	148.29	87.89 to 98.72	78,886	70,962
04/01/06 TO 06/30/06	68	82.78	82.22	78.88	18.99	104.23	7.13	170.33	79.37 to 87.26	110,097	86,849
<u>Study Years</u>											
07/01/04 TO 06/30/05	217	98.19	96.80	94.81	7.70	102.10	10.17	152.74	97.35 to 98.67	84,135	79,766
07/01/05 TO 06/30/06	239	92.97	90.65	87.47	14.59	103.64	7.13	187.27	89.79 to 94.98	93,241	81,559
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	235	96.20	95.01	93.02	10.20	102.14	10.17	187.27	95.09 to 97.87	88,346	82,179
<u>ALL</u>											
	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	18	82.41	87.39	82.67	24.48	105.71	40.44	187.27	70.90 to 98.69	52,363	43,290
GURLEY	8	88.55	98.02	103.01	35.39	95.16	49.88	177.24	49.88 to 177.24	26,300	27,092
LODGEPOLE	20	97.91	92.15	88.78	11.51	103.79	49.54	112.50	84.41 to 100.94	41,357	36,719
LORENZO	1	92.54	92.54	92.54			92.54	92.54	N/A	62,000	57,377
POTTER	14	95.85	89.31	83.17	16.30	107.38	54.68	131.43	65.84 to 104.46	47,100	39,173
RURAL 450	6	96.72	98.27	96.36	6.60	101.98	89.50	109.80	89.50 to 109.80	82,629	79,624
RURAL 451	11	83.26	86.71	84.15	25.61	103.05	22.46	170.33	57.92 to 98.57	130,750	110,023
RURAL 452	2	84.50	84.50	77.36	9.92	109.22	76.12	92.88	N/A	80,750	62,471
RURAL 453	4	92.37	90.10	88.45	9.69	101.86	76.36	99.28	N/A	109,954	97,253
RURAL 454	12	95.83	88.98	95.72	11.59	92.96	43.44	103.92	80.67 to 100.69	54,041	51,729
SIDNEY	353	96.56	94.65	91.36	9.56	103.59	7.13	152.74	95.35 to 97.63	96,758	88,403
SUBURBAN	4	98.45	103.14	102.39	5.03	100.73	98.19	117.48	N/A	90,125	92,279
SUNOL	3	44.67	54.84	48.27	37.86	113.62	34.56	85.30	N/A	46,833	22,607
<u>ALL</u>											
	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**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:	456	<b>MEDIAN:</b>	<b>96</b>	COV:	18.87	95% Median C.I.:	95.13 to 97.25	(! : Derived)
TOTAL Sales Price:	40,558,098	WGT. MEAN:	91	STD:	17.66	95% Wgt. Mean C.I.:	88.73 to 92.82	
TOTAL Adj.Sales Price:	40,542,098	MEAN:	94	AVG.ABS.DEV:	11.07	95% Mean C.I.:	91.96 to 95.20	
TOTAL Assessed Value:	36,802,081							
AVG. Adj. Sales Price:	88,908	COD:	11.51	MAX Sales Ratio:	187.27			
AVG. Assessed Value:	80,706	PRD:	103.09	MIN Sales Ratio:	7.13			

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	413	96.37	94.09	91.00	11.06	103.40	7.13	187.27	95.30 to 97.38	89,092	81,077
2	4	98.45	103.14	102.39	5.03	100.73	98.19	117.48	N/A	90,125	92,279
3	39	92.54	87.12	87.05	16.38	100.08	22.46	170.33	83.26 to 97.57	86,829	75,587
ALL	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**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	407	95.94	93.77	91.47	10.61	102.52	34.56	177.24	94.98 to 97.00	92,697	84,791
2	49	98.30	91.94	81.44	18.57	112.89	7.13	187.27	93.65 to 100.00	57,432	46,771
ALL	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	452	96.22	93.65	90.80	11.48	103.14	7.13	187.27	95.13 to 97.25	89,509	81,274
06											
07	4	86.11	85.01	78.70	15.66	108.01	69.12	98.69	N/A	21,000	16,527
ALL	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	375	96.56	94.50	91.23	10.00	103.58	7.13	170.33	95.35 to 97.63	96,754	88,271
17-0003	38	89.70	91.61	89.50	21.23	102.37	40.44	187.27	80.68 to 98.22	59,961	53,663
17-0009	17	86.68	85.66	82.35	20.38	104.01	43.44	131.43	65.84 to 103.92	50,288	41,413
25-0025	26	97.21	88.35	85.03	14.26	103.91	34.56	112.50	84.41 to 98.57	43,294	36,814
NonValid School											
ALL	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	456	<b>MEDIAN:</b>	<b>96</b>	COV:	18.87	95% Median C.I.:	95.13 to 97.25	(! : Derived)
TOTAL Sales Price:	40,558,098	WGT. MEAN:	91	STD:	17.66	95% Wgt. Mean C.I.:	88.73 to 92.82	
TOTAL Adj.Sales Price:	40,542,098	MEAN:	94	AVG.ABS.DEV:	11.07	95% Mean C.I.:	91.96 to 95.20	
TOTAL Assessed Value:	36,802,081							
AVG. Adj. Sales Price:	88,908	COD:	11.51	MAX Sales Ratio:	187.27			
AVG. Assessed Value:	80,706	PRD:	103.09	MIN Sales Ratio:	7.13			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	46	98.15	92.46	69.38	21.77	133.26	7.13	187.27	91.47 to 100.00	35,871	24,889
Prior TO 1860											
1860 TO 1899	3	98.32	82.55	89.00	17.04	92.76	49.54	99.80	N/A	46,116	41,043
1900 TO 1919	60	96.49	97.90	94.63	12.58	103.45	40.44	177.24	94.25 to 99.28	63,664	60,247
1920 TO 1939	54	97.13	90.30	88.55	12.87	101.98	34.56	134.69	91.44 to 98.57	73,026	64,662
1940 TO 1949	24	97.24	91.62	88.71	15.82	103.27	59.06	152.74	78.91 to 101.09	45,447	40,319
1950 TO 1959	144	96.99	95.61	93.43	8.67	102.33	64.97	146.67	95.09 to 98.62	80,357	75,076
1960 TO 1969	17	92.54	91.48	91.39	10.17	100.10	69.12	117.48	81.39 to 100.84	91,117	83,271
1970 TO 1979	26	93.53	90.83	90.61	9.34	100.24	73.93	105.54	85.30 to 99.50	105,482	95,577
1980 TO 1989	13	95.64	94.45	93.61	7.50	100.89	77.95	115.47	80.83 to 100.59	114,538	107,218
1990 TO 1994	9	98.19	96.30	96.04	4.77	100.28	87.06	105.12	89.49 to 103.34	158,155	151,887
1995 TO 1999	12	93.06	91.96	91.26	6.48	100.77	79.24	103.18	85.13 to 98.05	189,291	172,744
2000 TO Present	48	93.28	90.40	89.40	8.63	101.12	49.67	102.59	87.89 to 96.85	184,430	164,882
ALL	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**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	9	98.00	100.64	100.36	27.45	100.28	49.88	187.27	62.34 to 131.43	3,050	3,060
5000 TO 9999	8	99.03	97.45	99.56	17.63	97.89	43.44	137.36	43.44 to 137.36	6,250	6,222
Total \$											
1 TO 9999	17	98.28	99.14	99.84	22.91	99.30	43.44	187.27	77.17 to 118.73	4,555	4,548
10000 TO 29999	52	99.77	98.27	96.53	17.32	101.80	22.46	177.24	92.88 to 103.73	20,820	20,099
30000 TO 59999	93	98.15	94.44	93.35	13.53	101.17	34.56	148.29	95.33 to 99.79	43,393	40,506
60000 TO 99999	146	97.43	95.05	95.05	7.97	100.00	54.46	149.00	95.24 to 98.29	78,485	74,598
100000 TO 149999	67	94.75	91.49	91.33	7.19	100.18	68.45	103.34	90.28 to 96.63	121,551	111,007
150000 TO 249999	73	90.36	88.51	88.04	9.97	100.54	10.17	105.12	84.94 to 95.13	181,544	159,823
250000 TO 499999	8	94.32	78.06	76.94	20.49	101.46	7.13	100.96	7.13 to 100.96	311,366	239,555
ALL	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**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

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TOTAL Adj.Sales Price:	40,542,098	MEAN:	94	AVG.ABS.DEV:	11.07	95% Mean C.I.:	91.96 to 95.20	
TOTAL Assessed Value:	36,802,081							
AVG. Adj. Sales Price:	88,908	COD:	11.51	MAX Sales Ratio:	187.27			
AVG. Assessed Value:	80,706	PRD:	103.09	MIN Sales Ratio:	7.13			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	10	95.71	86.02	84.23	21.70	102.13	43.44	131.43	49.88 to 108.25	3,445	2,901
5000 TO 9999	9	98.30	96.56	74.99	28.08	128.77	22.46	187.27	65.03 to 118.73	9,166	6,873
Total \$ _____											
1 TO 9999	19	98.00	91.01	77.71	24.51	117.12	22.46	187.27	65.03 to 103.81	6,155	4,783
10000 TO 29999	63	96.70	90.04	64.58	23.27	139.42	7.13	177.24	84.41 to 99.79	32,585	21,044
30000 TO 59999	104	96.40	95.19	92.35	11.73	103.07	54.46	148.29	94.25 to 99.19	48,634	44,915
60000 TO 99999	139	98.03	96.14	94.98	7.40	101.22	68.45	149.00	96.22 to 98.62	84,245	80,013
100000 TO 149999	73	94.08	91.38	90.25	7.67	101.24	57.92	120.89	90.36 to 95.64	134,517	121,408
150000 TO 249999	53	94.50	91.75	90.53	7.77	101.35	49.67	105.12	89.49 to 97.63	192,979	174,706
250000 TO 499999	5	96.39	94.41	94.44	4.02	99.97	85.13	100.96	N/A	311,318	294,013
ALL _____											
	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	46	98.00	94.04	85.20	19.74	110.38	10.17	187.27	92.65 to 100.00	31,587	26,911
0	2	57.69	57.69	8.01	87.64	720.36	7.13	108.25	N/A	161,042	12,897
10	5	98.19	99.62	93.07	14.53	107.04	79.88	137.36	N/A	35,820	33,337
15	1	60.91	60.91	60.91			60.91	60.91	N/A	55,000	33,498
20	94	96.69	94.88	92.36	14.34	102.73	34.56	152.74	94.90 to 99.00	42,314	39,082
25	63	94.51	93.48	90.23	12.15	103.61	44.67	177.24	90.49 to 96.97	87,579	79,021
30	176	97.06	94.16	92.96	7.68	101.30	54.68	146.67	95.30 to 98.24	95,361	88,644
35	15	90.25	89.35	89.70	8.39	99.62	77.57	101.43	81.02 to 97.25	160,020	143,534
40	42	95.29	92.62	92.42	8.05	100.22	63.14	120.89	89.49 to 97.63	174,083	160,893
45	3	96.56	96.40	96.22	2.29	100.19	93.01	99.63	N/A	269,372	259,182
50	8	89.33	84.04	79.43	15.62	105.79	49.67	100.96	49.67 to 100.96	204,278	162,267
60	1	98.37	98.37	98.37			98.37	98.37	N/A	100,000	98,368
ALL _____											
	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25	88,908	80,706

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	456	<b>MEDIAN:</b>	<b>96</b>	COV:	18.87	95% Median C.I.:	95.13 to 97.25	(! : Derived)
TOTAL Sales Price:	40,558,098	WGT. MEAN:	91	STD:	17.66	95% Wgt. Mean C.I.:	88.73 to 92.82	
TOTAL Adj.Sales Price:	40,542,098	MEAN:	94	AVG.ABS.DEV:	11.07	95% Mean C.I.:	91.96 to 95.20	
TOTAL Assessed Value:	36,802,081							
AVG. Adj. Sales Price:	88,908	COD:	11.51	MAX Sales Ratio:	187.27			
AVG. Assessed Value:	80,706	PRD:	103.09	MIN Sales Ratio:	7.13			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	47	98.00	93.96	85.58	19.49	109.79	10.17	187.27	92.65 to 100.00		33,468	28,643
0	2	57.69	57.69	8.01	87.64	720.36	7.13	108.25	N/A		161,042	12,897
100	10	98.24	90.78	91.97	8.69	98.71	69.12	102.55	73.93 to 98.71		53,960	49,626
101	328	95.97	93.74	91.36	10.88	102.61	34.56	177.24	94.88 to 97.00		94,889	86,690
102	5	96.56	92.16	92.72	15.98	99.40	61.33	120.89	N/A		149,733	138,825
103	8	95.00	93.33	92.61	9.42	100.78	76.06	105.54	76.06 to 105.54		130,812	121,139
104	35	97.57	94.36	94.13	6.69	100.24	73.32	105.35	94.09 to 99.79		75,253	70,837
106	1	94.98	94.98	94.98			94.98	94.98	N/A		80,000	75,985
111	13	88.82	90.61	89.47	8.11	101.27	78.77	102.69	79.37 to 100.98		136,696	122,306
301	4	98.22	100.54	98.40	7.85	102.17	90.25	115.47	N/A		105,725	104,038
304	3	100.59	100.17	100.09	0.75	100.08	98.82	101.09	N/A		91,500	91,578
<u>ALL</u>												
	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25		88,908	80,706

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	46	98.00	94.04	85.20	19.74	110.38	10.17	187.27	92.65 to 100.00		31,587	26,911
0	2	57.69	57.69	8.01	87.64	720.36	7.13	108.25	N/A		161,042	12,897
10	6	95.80	106.11	98.58	21.56	107.64	79.96	177.24	79.96 to 177.24		21,300	20,996
15	2	98.43	98.43	98.14	4.41	100.29	94.09	102.77	N/A		37,500	36,803
20	40	99.76	97.71	94.59	13.70	103.30	40.44	141.97	95.33 to 102.24		41,768	39,509
25	15	98.76	95.80	95.09	9.56	100.74	74.89	113.65	89.52 to 105.05		49,084	46,676
30	152	96.54	93.23	92.25	11.06	101.07	34.56	152.74	94.75 to 98.15		72,740	67,100
35	16	95.47	99.05	94.97	9.87	104.30	74.69	148.29	90.25 to 102.69		85,072	80,794
40	106	94.85	91.62	90.68	9.21	101.03	63.14	122.32	90.28 to 96.63		116,805	105,919
45	7	95.61	95.87	95.25	2.60	100.66	92.49	100.81	92.49 to 100.81		118,810	113,162
50	35	93.30	90.92	89.72	8.02	101.33	57.92	105.12	87.89 to 96.85		151,395	135,837
55	1	94.50	94.50	94.50			94.50	94.50	N/A		173,000	163,477
60	28	98.28	94.15	91.58	6.95	102.81	49.67	114.58	95.40 to 99.63		180,517	165,316
<u>ALL</u>												
	456	96.22	93.58	90.77	11.51	103.09	7.13	187.27	95.13 to 97.25		88,908	80,706

**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:	64	<b>MEDIAN:</b>	<b>97</b>	COV:	21.98	95% Median C.I.:	94.77 to 99.92
TOTAL Sales Price:	17,287,507	WGT. MEAN:	94	STD:	20.89	95% Wgt. Mean C.I.:	90.59 to 98.33
TOTAL Adj.Sales Price:	17,287,507	MEAN:	95	AVG.ABS.DEV:	13.82	95% Mean C.I.:	89.90 to 100.14
TOTAL Assessed Value:	16,329,142						
AVG. Adj. Sales Price:	270,117	COD:	14.21	MAX Sales Ratio:	158.98		
AVG. Assessed Value:	255,142	PRD:	100.60	MIN Sales Ratio:	32.59		

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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	3	102.15	102.67	100.58	2.07	102.08	99.77	106.10	N/A	59,000	59,340
10/01/03 TO 12/31/03	6	96.17	93.53	91.31	5.84	102.43	76.86	101.54	76.86 to 101.54	106,640	97,372
01/01/04 TO 03/31/04	5	84.75	87.79	86.75	11.29	101.20	76.31	101.03	N/A	91,000	78,941
04/01/04 TO 06/30/04	11	97.29	103.85	100.27	15.29	103.57	72.27	158.98	87.86 to 145.37	365,545	366,547
07/01/04 TO 09/30/04	6	96.90	92.33	93.66	10.64	98.59	66.26	107.73	66.26 to 107.73	270,025	252,897
10/01/04 TO 12/31/04	2	99.54	99.54	99.42	0.30	100.12	99.24	99.84	N/A	142,500	141,672
01/01/05 TO 03/31/05	8	97.64	91.18	77.34	21.49	117.90	60.96	132.98	60.96 to 132.98	143,176	110,733
04/01/05 TO 06/30/05	7	95.25	92.79	96.85	13.51	95.81	66.99	116.81	66.99 to 116.81	566,128	548,303
07/01/05 TO 09/30/05	5	95.84	86.76	73.05	12.14	118.77	48.81	100.12	N/A	162,000	118,338
10/01/05 TO 12/31/05	5	97.16	91.57	99.57	24.46	91.96	32.59	125.01	N/A	609,740	607,121
01/01/06 TO 03/31/06	5	103.77	104.62	92.75	16.16	112.80	72.99	144.26	N/A	104,500	96,924
04/01/06 TO 06/30/06	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512
<u>Study Years</u>											
07/01/03 TO 06/30/04	25	97.29	98.02	98.04	11.33	99.98	72.27	158.98	90.97 to 99.99	211,713	207,559
07/01/04 TO 06/30/05	23	99.24	92.70	93.03	14.21	99.64	60.96	132.98	83.95 to 100.20	304,933	283,683
07/01/05 TO 06/30/06	16	96.50	93.67	92.66	18.27	101.09	32.59	144.26	83.92 to 107.33	311,325	288,464
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	24	97.89	97.27	97.59	12.36	99.67	66.26	158.98	87.86 to 100.00	265,881	259,477
01/01/05 TO 12/31/05	25	95.84	90.83	93.13	18.23	97.52	32.59	132.98	83.95 to 100.16	358,680	334,051
<u>ALL</u>	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	4	88.71	92.25	50.55	35.84	182.47	32.59	158.98	N/A	16,550	8,366
POTTER	1	144.26	144.26	144.26			144.26	144.26	N/A	35,000	50,492
RURAL	9	95.12	82.47	73.89	15.14	111.62	48.81	99.99	60.96 to 97.29	203,888	150,649
SIDNEY	50	99.36	96.52	96.99	11.02	99.51	63.59	145.37	95.25 to 100.16	307,026	297,786
<u>ALL</u>	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142

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	55	99.24	97.07	96.90	13.55	100.18	32.59	158.98	94.77 to 100.16	280,954	272,241
3	9	95.12	82.47	73.89	15.14	111.62	48.81	99.99	60.96 to 97.29	203,888	150,649
<u>ALL</u>	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	64	<b>MEDIAN:</b>	<b>97</b>	COV:	21.98	95% Median C.I.:	94.77 to 99.92
TOTAL Sales Price:	17,287,507	WGT. MEAN:	94	STD:	20.89	95% Wgt. Mean C.I.:	90.59 to 98.33
TOTAL Adj.Sales Price:	17,287,507	MEAN:	95	AVG.ABS.DEV:	13.82	95% Mean C.I.:	89.90 to 100.14
TOTAL Assessed Value:	16,329,142						
AVG. Adj. Sales Price:	270,117	COD:	14.21	MAX Sales Ratio:	158.98		
AVG. Assessed Value:	255,142	PRD:	100.60	MIN Sales Ratio:	32.59		

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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	45	97.29	96.54	95.34	16.25	101.26	32.59	158.98	93.79 to 101.03	319,955	305,044
2	19	95.93	91.41	90.05	9.41	101.51	60.96	106.10	81.18 to 99.85	152,079	136,953
<u>ALL</u>	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	57	97.16	94.22	94.49	12.47	99.72	48.81	145.37	94.77 to 99.92	298,268	281,828
17-0003	4	88.71	92.25	50.55	35.84	182.47	32.59	158.98	N/A	16,550	8,366
17-0009	2	120.78	120.78	106.18	19.45	113.75	97.29	144.26	N/A	92,500	98,214
25-0025	1	99.99	99.99	99.99			99.99	99.99	N/A	35,000	34,997
NonValid School											
<u>ALL</u>	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142

**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	20	96.94	91.47	89.74	9.42	101.93	60.96	106.10	83.95 to 99.84	137,725	123,595
Prior TO 1860											
1860 TO 1899	1	107.33	107.33	107.33			107.33	107.33	N/A	25,000	26,833
1900 TO 1919	7	89.10	99.02	85.79	22.81	115.41	66.26	158.98	66.26 to 158.98	38,802	33,290
1920 TO 1939	5	91.08	83.47	87.54	19.55	95.34	32.59	107.73	N/A	110,600	96,823
1940 TO 1949	4	78.13	75.89	67.71	26.77	112.08	48.81	98.49	N/A	260,625	176,465
1950 TO 1959	10	100.58	99.15	97.40	11.16	101.79	63.59	132.98	84.75 to 114.75	60,730	59,152
1960 TO 1969	2	91.90	91.90	90.80	27.11	101.21	66.99	116.81	N/A	66,950	60,793
1970 TO 1979	2	120.78	120.78	106.18	19.45	113.75	97.29	144.26	N/A	92,500	98,214
1980 TO 1989	2	83.76	83.76	84.32	13.71	99.33	72.27	95.24	N/A	162,000	136,603
1990 TO 1994	2	119.58	119.58	107.23	21.57	111.51	93.79	145.37	N/A	527,589	565,748
1995 TO 1999	5	100.20	99.88	96.96	3.22	103.01	95.25	105.51	N/A	1,133,900	1,099,409
2000 TO Present	4	99.38	101.92	98.50	11.45	103.47	83.92	125.01	N/A	1,166,500	1,149,024
<u>ALL</u>	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142

**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:	64	<b>MEDIAN:</b>	<b>97</b>	COV:	21.98	95% Median C.I.:	94.77 to 99.92
TOTAL Sales Price:	17,287,507	WGT. MEAN:	94	STD:	20.89	95% Wgt. Mean C.I.:	90.59 to 98.33
TOTAL Adj.Sales Price:	17,287,507	MEAN:	95	AVG.ABS.DEV:	13.82	95% Mean C.I.:	89.90 to 100.14
TOTAL Assessed Value:	16,329,142						
AVG. Adj. Sales Price:	270,117	COD:	14.21	MAX Sales Ratio:	158.98		
AVG. Assessed Value:	255,142	PRD:	100.60	MIN Sales Ratio:	32.59		

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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	3	106.10	116.34	119.76	23.57	97.15	83.95	158.98	N/A	3,000	3,592
5000 TO 9999	2	88.71	88.71	88.64	0.44	100.08	88.32	89.10	N/A	6,100	5,407
Total \$ _____											
1 TO 9999	5	89.10	105.29	101.85	20.83	103.38	83.95	158.98	N/A	4,240	4,318
10000 TO 29999	2	104.44	104.44	105.68	2.77	98.82	101.54	107.33	N/A	17,500	18,493
30000 TO 59999	13	100.12	100.13	98.64	14.49	101.51	32.59	144.26	94.77 to 113.99	42,147	41,575
60000 TO 99999	13	91.08	90.18	90.25	16.03	99.92	63.59	116.81	66.99 to 107.73	75,128	67,805
100000 TO 149999	7	95.84	91.61	91.03	8.35	100.63	76.86	101.03	76.86 to 101.03	123,862	112,756
150000 TO 249999	7	97.29	91.25	91.24	8.88	100.01	72.27	103.77	72.27 to 103.77	185,571	169,324
250000 TO 499999	10	95.53	91.84	90.77	22.44	101.18	48.81	145.37	60.96 to 125.01	316,950	287,691
500000 +	7	96.28	96.21	96.39	4.64	99.81	83.92	105.51	83.92 to 105.51	1,481,596	1,428,161
ALL	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	89.10	93.05	88.74	8.29	104.86	83.95	106.10	N/A	3,333	2,958
5000 TO 9999	2	123.65	123.65	113.55	28.57	108.89	88.32	158.98	N/A	5,600	6,359
Total \$ _____											
1 TO 9999	5	89.10	105.29	101.85	20.83	103.38	83.95	158.98	N/A	4,240	4,318
10000 TO 29999	4	91.36	80.66	67.51	26.02	119.48	32.59	107.33	N/A	28,750	19,408
30000 TO 59999	16	99.74	97.54	92.61	14.40	105.32	63.59	144.26	84.75 to 102.15	50,800	47,045
60000 TO 99999	9	96.40	96.86	95.92	8.46	100.98	76.31	116.81	87.86 to 107.73	83,257	79,859
100000 TO 149999	8	98.53	92.34	90.78	11.70	101.72	72.27	114.75	72.27 to 114.75	131,687	119,547
150000 TO 249999	9	86.01	80.68	75.93	19.68	106.26	48.81	103.77	60.96 to 99.24	249,444	189,396
250000 TO 499999	6	100.03	110.25	109.42	13.28	100.75	95.12	145.37	95.12 to 145.37	319,916	350,063
500000 +	7	96.28	96.21	96.39	4.64	99.81	83.92	105.51	83.92 to 105.51	1,481,596	1,428,161
ALL	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142



**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:	64	<b>MEDIAN:</b>	<b>97</b>	COV:	21.98	95% Median C.I.:	94.77 to 99.92
TOTAL Sales Price:	17,287,507	WGT. MEAN:	94	STD:	20.89	95% Wgt. Mean C.I.:	90.59 to 98.33
TOTAL Adj.Sales Price:	17,287,507	MEAN:	95	AVG.ABS.DEV:	13.82	95% Mean C.I.:	89.90 to 100.14
TOTAL Assessed Value:	16,329,142						
AVG. Adj. Sales Price:	270,117	COD:	14.21	MAX Sales Ratio:	158.98		
AVG. Assessed Value:	255,142	PRD:	100.60	MIN Sales Ratio:	32.59		

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	24	97.12	93.19	94.20	10.49	98.92	60.96	132.98	83.95 to 99.85	245,417	231,190	
10	12	100.87	104.91	97.17	14.26	107.97	84.75	158.98	88.32 to 107.33	74,016	71,921	
15	3	97.29	92.56	92.37	18.23	100.21	63.59	116.81	N/A	98,000	90,522	
20	23	96.40	91.27	94.04	16.49	97.06	32.59	145.37	91.08 to 100.16	403,925	379,833	
30	2	104.47	104.47	98.36	19.67	106.21	83.92	125.01	N/A	462,500	454,893	
<u>ALL</u>												
	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	20	96.94	91.47	89.74	9.42	101.93	60.96	106.10	83.95 to 99.84	137,725	123,595	
300	2	93.74	93.74	94.01	2.84	99.71	91.08	96.40	N/A	66,900	62,895	
319	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512	
326	2	97.58	97.58	97.22	2.40	100.37	95.24	99.92	N/A	147,500	143,405	
340	1	144.26	144.26	144.26			144.26	144.26	N/A	35,000	50,492	
341	1	72.27	72.27	72.27			72.27	72.27	N/A	154,000	111,297	
343	4	96.72	97.57	96.93	1.87	100.66	95.25	101.59	N/A	2,111,750	2,046,979	
344	2	90.51	90.51	92.85	26.79	97.48	66.26	114.75	N/A	83,000	77,061	
349	1	93.79	93.79	93.79			93.79	93.79	N/A	780,178	731,716	
350	6	98.75	106.05	99.48	15.71	106.60	86.01	158.98	86.01 to 158.98	219,533	218,396	
352	1	63.59	63.59	63.59			63.59	63.59	N/A	80,000	50,873	
353	4	104.44	105.76	106.03	4.70	99.74	100.16	113.99	N/A	32,603	34,570	
384	2	83.56	83.56	80.81	19.83	103.40	66.99	100.12	N/A	59,950	48,443	
386	1	102.15	102.15	102.15			102.15	102.15	N/A	57,500	58,738	
406	5	94.77	94.24	96.43	6.06	97.72	84.75	101.54	N/A	54,500	52,555	
419	1	145.37	145.37	145.37			145.37	145.37	N/A	275,000	399,781	
442	1	76.31	76.31	76.31			76.31	76.31	N/A	85,000	64,863	
444	1	98.49	98.49	98.49			98.49	98.49	N/A	42,500	41,858	
470	2	54.97	54.97	54.09	11.21	101.63	48.81	61.13	N/A	350,000	189,318	
472	1	95.12	95.12	95.12			95.12	95.12	N/A	300,000	285,366	
483	1	107.73	107.73	107.73			107.73	107.73	N/A	68,000	73,254	
528	2	124.90	124.90	122.53	6.47	101.93	116.81	132.98	N/A	49,500	60,651	
531	1	125.01	125.01	125.01			125.01	125.01	N/A	325,000	406,274	
700	1	32.59	32.59	32.59			32.59	32.59	N/A	50,000	16,294	
<u>ALL</u>												
	64	97.22	95.02	94.46	14.21	100.60	32.59	158.98	94.77 to 99.92	270,117	255,142	

**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:	64	<b>MEDIAN:</b>	<b>97</b>	COV:	21.98	95% Median C.I.:	94.77 to 99.92
TOTAL Sales Price:	17,287,507	WGT. MEAN:	94	STD:	20.89	95% Wgt. Mean C.I.:	90.59 to 98.33
TOTAL Adj.Sales Price:	17,287,507	MEAN:	95	AVG.ABS.DEV:	13.82	95% Mean C.I.:	89.90 to 100.14
TOTAL Assessed Value:	16,329,142						
AVG. Adj. Sales Price:	270,117	COD:	14.21	MAX Sales Ratio:	158.98		
AVG. Assessed Value:	255,142	PRD:	100.60	MIN Sales Ratio:	32.59		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	76.86	80.96	79.36	12.24	102.02	63.59	96.40	N/A	98,760	78,372
03	59	98.49	96.21	94.90	13.77	101.38	32.59	158.98	95.24 to 100.00	284,639	270,123
04											
<u>ALL</u>	<u>64</u>	<u>97.22</u>	<u>95.02</u>	<u>94.46</u>	<u>14.21</u>	<u>100.60</u>	<u>32.59</u>	<u>158.98</u>	<u>94.77 to 99.92</u>	<u>270,117</u>	<u>255,142</u>

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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

NUMBER of Sales:	106	<b>MEDIAN:</b>	<b>75</b>	COV:	18.38	95% Median C.I.:	72.74 to 77.63	(!: Derived)
(AgLand) TOTAL Sales Price:	10,355,868	WGT. MEAN:	73	STD:	13.72	95% Wgt. Mean C.I.:	70.24 to 75.67	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,266,501	MEAN:	75	AVG.ABS.DEV:	9.71	95% Mean C.I.:	72.03 to 77.25	
(AgLand) TOTAL Assessed Value:	7,489,881							
AVG. Adj. Sales Price:	96,853	COD:	12.90	MAX Sales Ratio:	117.46			
AVG. Assessed Value:	70,659	PRD:	102.31	MIN Sales Ratio:	46.11			

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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	3	78.98	79.22	79.23	0.50	100.00	78.75	79.94	N/A	73,833	58,495
10/01/03 TO 12/31/03	9	74.88	71.36	71.73	12.72	99.47	51.93	88.70	56.52 to 80.72	99,488	71,367
01/01/04 TO 03/31/04	8	75.21	71.31	74.22	8.45	96.08	48.74	82.27	48.74 to 82.27	102,781	76,286
04/01/04 TO 06/30/04	12	77.94	78.46	76.25	9.73	102.90	57.45	117.14	74.41 to 79.89	81,800	62,374
07/01/04 TO 09/30/04	9	75.42	71.23	70.70	11.64	100.75	46.11	87.19	53.77 to 80.41	82,402	58,256
10/01/04 TO 12/31/04	8	74.25	75.96	80.58	11.09	94.27	61.80	93.77	61.80 to 93.77	62,912	50,693
01/01/05 TO 03/31/05	17	76.39	78.11	75.06	15.09	104.07	52.14	117.46	68.13 to 88.28	100,259	75,250
04/01/05 TO 06/30/05	6	82.05	83.54	84.30	14.03	99.09	62.39	111.26	62.39 to 111.26	124,413	104,878
07/01/05 TO 09/30/05	8	73.60	76.59	63.00	20.00	121.58	47.46	111.93	47.46 to 111.93	88,760	55,916
10/01/05 TO 12/31/05	9	77.63	75.90	75.91	5.15	99.99	67.41	82.22	70.73 to 80.87	103,427	78,511
01/01/06 TO 03/31/06	8	65.35	67.65	65.66	14.64	103.02	48.45	98.81	48.45 to 98.81	147,797	97,048
04/01/06 TO 06/30/06	9	69.75	67.21	65.88	11.76	102.02	46.29	82.75	49.63 to 78.25	91,846	60,509
<u>Study Years</u>											
07/01/03 TO 06/30/04	32	76.99	74.75	74.52	9.94	100.30	48.74	117.14	74.41 to 79.25	91,273	68,018
07/01/04 TO 06/30/05	40	76.59	76.95	76.80	13.58	100.19	46.11	117.46	71.11 to 80.41	92,395	70,959
07/01/05 TO 06/30/06	34	71.37	71.82	67.81	13.88	105.92	46.29	111.93	67.41 to 77.31	107,350	72,791
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	37	76.48	74.62	75.07	10.46	99.40	46.11	117.14	73.63 to 77.73	82,399	61,855
01/01/05 TO 12/31/05	40	76.85	78.12	74.84	13.91	104.38	47.46	117.46	72.00 to 79.68	102,295	76,561
<u>ALL</u>											
	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659

**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:	106	<b>MEDIAN:</b>	<b>75</b>	COV:	18.38	95% Median C.I.:	72.74 to 77.63	(!: Derived)
(AgLand) TOTAL Sales Price:	10,355,868	WGT. MEAN:	73	STD:	13.72	95% Wgt. Mean C.I.:	70.24 to 75.67	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,266,501	MEAN:	75	AVG.ABS.DEV:	9.71	95% Mean C.I.:	72.03 to 77.25	
(AgLand) TOTAL Assessed Value:	7,489,881							
AVG. Adj. Sales Price:	96,853	COD:	12.90	MAX Sales Ratio:	117.46			
AVG. Assessed Value:	70,659	PRD:	102.31	MIN Sales Ratio:	46.11			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2499	1	77.73	77.73	77.72			77.73	77.73	N/A	72,000	55,962
2501	1	77.67	77.67	77.67			77.67	77.67	N/A	59,000	45,827
2503	2	95.46	95.46	82.33	17.26	115.94	78.98	111.93	N/A	39,305	32,359
2505	3	79.94	81.96	81.77	3.52	100.23	78.75	87.19	N/A	72,838	59,559
2507	5	72.00	73.13	71.97	8.96	101.62	62.39	88.28	N/A	101,691	73,182
2509	2	57.12	57.12	54.92	19.28	104.01	46.11	68.13	N/A	40,000	21,968
2537	4	66.85	65.37	67.67	16.32	96.61	49.63	78.16	N/A	127,652	86,381
2539	3	95.17	93.32	93.54	5.13	99.76	85.06	99.72	N/A	81,305	76,051
2541	8	77.39	75.91	76.82	6.01	98.81	68.52	82.22	68.52 to 82.22	73,977	56,832
2543	2	81.68	81.68	79.70	8.60	102.48	74.65	88.70	N/A	44,500	35,466
2545	2	71.30	71.30	71.35	3.27	99.93	68.97	73.63	N/A	76,500	54,580
2547	4	69.47	69.93	69.72	2.70	100.30	66.93	73.85	N/A	97,306	67,840
2791	2	80.20	80.20	80.10	0.65	100.13	79.68	80.72	N/A	75,375	60,373
2793	3	70.73	76.02	68.41	20.87	111.12	56.52	100.81	N/A	65,143	44,566
2795	6	70.46	73.70	70.83	12.13	104.05	57.45	98.81	57.45 to 98.81	110,808	78,488
2797	5	67.59	74.17	60.76	24.41	122.08	47.46	117.46	N/A	112,738	68,496
2799	2	71.97	71.97	71.96	6.27	100.01	67.45	76.48	N/A	64,000	46,054
2801	4	79.41	79.41	79.42	0.40	99.98	78.92	79.89	N/A	56,375	44,773
2805	2	60.19	60.19	58.28	23.09	103.27	46.29	74.09	N/A	110,754	64,549
2833	1	78.25	78.25	78.25			78.25	78.25	N/A	90,000	70,426
2835	1	53.77	53.77	53.77			53.77	53.77	N/A	121,600	65,380
2839	1	76.98	76.98	76.98			76.98	76.98	N/A	36,000	27,713
2841	1	67.75	67.75	67.75			67.75	67.75	N/A	555,000	376,025
2843	2	89.40	89.40	70.67	31.04	126.50	61.65	117.14	N/A	98,498	69,606
2845	3	80.29	79.96	80.78	2.06	98.99	77.31	82.27	N/A	152,000	122,780
3087	2	84.21	84.21	75.46	32.13	111.59	57.15	111.26	N/A	114,500	86,404
3089	4	71.34	69.39	71.65	14.27	96.85	52.14	82.75	N/A	79,456	56,927
3091	4	79.25	75.43	74.80	7.79	100.83	60.87	82.33	N/A	69,151	51,728
3093	3	63.18	62.90	60.83	14.80	103.41	48.74	76.79	N/A	86,816	52,808
3095	3	66.21	63.61	67.42	13.96	94.34	48.45	76.17	N/A	81,666	55,063
3097	3	74.88	75.45	75.23	2.66	100.28	72.74	78.72	N/A	162,491	122,250
3099	1	61.74	61.74	61.74			61.74	61.74	N/A	89,250	55,101
3127	1	73.21	73.21	73.21			73.21	73.21	N/A	170,000	124,456
3129	3	77.85	70.68	73.28	12.99	96.46	51.93	82.26	N/A	44,666	32,730
3131	4	71.66	71.98	71.38	4.49	100.83	67.41	77.17	N/A	127,250	90,835
3135	3	71.71	70.41	75.11	7.40	93.74	61.80	77.71	N/A	68,056	51,118
3137	3	85.63	83.22	85.52	5.30	97.31	75.21	88.82	N/A	177,299	151,634
3139	2	88.52	88.52	90.72	5.93	97.57	83.27	93.77	N/A	106,175	96,323

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Sales Price:	10,355,868	WGT. MEAN:	73	STD:	13.72	95% Wgt. Mean C.I.:	70.24 to 75.67	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,266,501	MEAN:	75	AVG.ABS.DEV:	9.71	95% Mean C.I.:	72.03 to 77.25	
(AgLand) TOTAL Assessed Value:	7,489,881							
AVG. Adj. Sales Price:	96,853	COD:	12.90	MAX Sales Ratio:	117.46			
AVG. Assessed Value:	70,659	PRD:	102.31	MIN Sales Ratio:	46.11			

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ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659
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**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	73.21	67.99	68.80	12.63	98.83	46.29	82.26	51.93 to 78.72	113,875	78,341
2	31	75.21	73.09	74.12	13.61	98.62	48.45	111.26	66.28 to 77.85	123,428	91,479
3	33	75.42	74.83	70.08	15.52	106.78	46.11	117.46	68.20 to 79.25	87,372	61,227
4	30	77.08	78.40	76.89	9.26	101.96	66.93	111.93	73.63 to 79.94	75,436	58,003
5	1	76.79	76.79	76.79			76.79	76.79	N/A	41,200	31,636

ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659
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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	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659

ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659
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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	21	72.74	69.28	70.65	10.56	98.06	48.45	82.26	63.18 to 76.98	92,956	65,677
17-0003	41	75.42	77.20	73.13	11.87	105.56	47.46	117.46	70.28 to 78.98	85,161	62,281
17-0009	19	73.21	68.60	68.12	13.76	100.71	46.11	88.28	59.29 to 78.92	93,522	63,704
25-0025	25	80.29	79.53	77.05	13.51	103.23	52.14	117.14	75.21 to 82.75	121,834	93,869

NonValid School

ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659
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**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	111.93	111.93	111.93			111.93	111.93	N/A	8,000	8,954
30.01 TO 50.00	2	74.25	74.25	75.49	3.42	98.36	71.71	76.79	N/A	27,684	20,898
50.01 TO 100.00	9	76.98	78.39	74.64	15.69	105.02	51.93	100.81	61.80 to 98.81	28,487	21,263
100.01 TO 180.00	51	74.65	73.78	72.46	12.91	101.83	46.11	117.46	69.75 to 78.25	64,382	46,650
180.01 TO 330.00	24	75.80	76.15	74.58	11.14	102.11	59.29	111.26	69.18 to 80.87	117,976	87,987
330.01 TO 650.00	15	73.21	69.30	68.75	13.46	100.80	46.29	93.77	57.15 to 78.16	160,578	110,398
650.01 +	4	79.54	78.91	77.36	8.34	102.01	67.75	88.82	N/A	355,781	275,226

ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659
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**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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**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	65	75.75	74.94	73.53	10.69	101.92	48.45	111.93	70.73 to 77.85	90,070	66,228
DRY-N/A	15	72.74	73.09	68.72	20.12	106.35	47.46	117.14	57.15 to 79.25	110,703	76,079
GRASS	14	73.93	72.18	71.91	17.34	100.38	46.11	100.81	53.77 to 88.82	91,677	65,922
GRASS-N/A	8	76.69	78.17	75.72	14.25	103.24	56.52	117.46	56.52 to 117.46	111,657	84,542
IRRGTD-N/A	4	77.94	77.05	77.37	1.48	99.59	74.09	78.25	N/A	143,657	111,147
ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659

**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	72	75.59	74.87	73.52	11.58	101.83	48.45	111.93	70.73 to 77.85	88,921	65,374
DRY-N/A	8	73.81	72.13	66.41	20.06	108.61	47.46	117.14	47.46 to 117.14	139,100	92,380
GRASS	15	74.65	72.50	72.04	16.24	100.64	46.11	100.81	61.74 to 79.94	87,965	63,374
GRASS-N/A	7	76.39	78.34	75.66	16.24	103.54	56.52	117.46	56.52 to 117.46	122,465	92,661
IRRGTD	2	75.90	75.90	76.37	2.38	99.39	74.09	77.71	N/A	128,765	98,336
IRRGTD-N/A	2	78.21	78.21	78.18	0.06	100.03	78.16	78.25	N/A	158,550	123,959
ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659

**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	80	75.15	74.59	72.47	12.47	102.93	47.46	117.14	70.73 to 77.73	93,939	68,075
GRASS	22	74.93	74.36	73.47	16.40	101.21	46.11	117.46	61.74 to 79.94	98,942	72,693
IRRGTD	4	77.94	77.05	77.37	1.48	99.59	74.09	78.25	N/A	143,657	111,147
ALL	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659

**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:	106	<b>MEDIAN:</b>	<b>75</b>	COV:	18.38	95% Median C.I.:	72.74 to 77.63	(! : Derived)
(AgLand) TOTAL Sales Price:	10,355,868	WGT. MEAN:	73	STD:	13.72	95% Wgt. Mean C.I.:	70.24 to 75.67	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	10,266,501	MEAN:	75	AVG.ABS.DEV:	9.71	95% Mean C.I.:	72.03 to 77.25	
(AgLand) TOTAL Assessed Value:	7,489,881							
AVG. Adj. Sales Price:	96,853	COD:	12.90	MAX Sales Ratio:	117.46			
AVG. Assessed Value:	70,659	PRD:	102.31	MIN Sales Ratio:	46.11			

Printed: 02/24/2007 16:56:40

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	105.37	105.37	104.95	6.23	100.40	98.81	111.93	N/A	8,550	8,973	
Total \$ _____												
1 TO 9999	2	105.37	105.37	104.95	6.23	100.40	98.81	111.93	N/A	8,550	8,973	
10000 TO 29999	4	86.26	87.94	85.68	24.57	102.65	61.80	117.46	N/A	18,667	15,993	
30000 TO 59999	24	76.89	74.37	73.88	14.43	100.65	46.11	117.14	68.13 to 80.29	45,998	33,985	
60000 TO 99999	40	76.83	74.80	74.55	9.37	100.34	48.74	111.26	70.28 to 78.98	73,012	54,427	
100000 TO 149999	19	71.11	70.32	70.41	13.21	99.88	46.29	95.17	62.39 to 77.31	122,623	86,337	
150000 TO 249999	12	74.04	73.33	73.53	8.49	99.73	57.15	93.77	68.32 to 77.71	173,524	127,587	
250000 TO 499999	4	76.19	72.16	73.34	17.56	98.40	47.46	88.82	N/A	295,781	216,931	
500000 +	1	67.75	67.75	67.75			67.75	67.75	N/A	555,000	376,025	
ALL _____												
	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	105.37	105.37	104.95	6.23	100.40	98.81	111.93	N/A	8,550	8,973	
Total \$ _____												
1 TO 9999	2	105.37	105.37	104.95	6.23	100.40	98.81	111.93	N/A	8,550	8,973	
10000 TO 29999	16	71.08	71.20	66.46	20.06	107.14	46.11	117.46	52.14 to 80.29	35,659	23,698	
30000 TO 59999	49	77.17	74.62	72.82	10.47	102.47	46.29	117.14	73.63 to 78.98	67,911	49,451	
60000 TO 99999	20	73.66	73.51	71.94	11.71	102.18	53.77	111.26	68.20 to 77.31	113,954	81,974	
100000 TO 149999	13	74.88	74.72	72.59	11.45	102.94	47.46	95.17	68.32 to 82.22	166,528	120,887	
150000 TO 249999	4	77.49	76.84	77.03	4.36	99.75	70.11	82.27	N/A	251,275	193,559	
250000 TO 499999	2	78.29	78.29	75.86	13.46	103.20	67.75	88.82	N/A	451,062	342,170	
ALL _____												
	106	75.32	74.64	72.95	12.90	102.31	46.11	117.46	72.74 to 77.63	96,853	70,659	

**2007 Assessment Survey for Cheyenne County**  
**March 19, 2007**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff:** One
- 2. Appraiser(s) on staff:** None
- 3. Other full-time employees:** Three  
*(Does not include anyone counted in 1 and 2 above)*
- 4. Other part-time employees:** None  
*(Does not include anyone counted in 1 through 3 above)*
- 5. Number of shared employees:** None  
*(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).*
- 6. Assessor's requested budget for current fiscal year:** \$168,700  
*(This would be the "total budget" for the assessor's office)*
- 7. Part of the budget that is dedicated to the computer system** *(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):* \$16,500—That is, \$14,000 for CAMA and \$2,500 for miscellaneous computer needs.
- 8. Adopted budget, or granted budget if different from above:** Same as above
- 9. Amount of total budget set aside for appraisal work:** None-
- 10. Amount of the total budget set aside for education/workshops:** \$4,400
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$45,000 from the inheritance fund.
- 12. Other miscellaneous funds:** The County has designated money for general computer repair/replacement out of the general fund to the amount of \$23,000—but this is for all of the County offices.  
*(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)*



**13. Total budget:** \$213,700 (\$168,700 assessor’s budget + \$45,000 from the “inheritance fund.”

**a. Was any of last year’s budget not used?** Yes, due to one staff member quitting, \$8,400 remained from last year’s budget.

**B. Residential Appraisal Information**

*(Includes Urban, Suburban and Rural Residential)*

- 1. Data collection done by:** Contracted appraiser
- 2. Valuation done by:** Contracted appraiser/assessor
- 3. Pickup work done by:** Contracted appraiser/assessor

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	121	279	0	400

- 4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** In 2006, this was implemented for assessment year 2007.
- 5. What was the last year the depreciation schedule for this property class was developed using market-derived information?** The last year the depreciation schedule was developed was 2006, which was implemented for assessment year 2007.
- 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 assessor has entered a large amount of sales data that can be used to establish a “ballpark” market value to confirm the value derived by the Cost Approach. She made refinements to this for 2007.
- 7. Number of market areas/neighborhoods for this property class:** There are twelve residential neighborhoods, consisting of combined subdivisions. Four of these are in Sidney.
- 8. How are these defined?** Mainly by location and similar property characteristics.
- 9. Is “Assessor Location” a usable valuation identity?** Yes, but for the rural and small town subclasses only—not for Sidney.
- 10. Does the assessor location “suburban” mean something other than rural residential?** *(that is, does the “suburban” location have its own market?)* Yes,

“suburban” means something other than rural residential—particularly within the two-mile radius around Sidney.

11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes, ag and rural residential improvements are both classified and valued in the same manner.

**C. Commercial/Industrial Appraisal Information**

1. **Data collection done by:** Contracted appraiser
2. **Valuation done by:** Contracted appraiser/assessor
3. **Pickup work done by whom:** Contracted appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	42	57	0	99

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** All commercial property within Cheyenne County is priced with an RCN dated 1999.
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** The last time the depreciation schedule was developed using market-derived information for the commercial property class was in 1999.
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?** The subclasses of motels/hotels and low-income housing were additionally valued using the Income Approach in 2006.
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?** This approach has not been used to estimate value for the commercial property class.
8. **Number of market areas/neighborhoods for this property class?** There are ten neighborhoods established for commercial property within the County.
9. **How are these defined?** Strictly by location: along the I-80 interstate highway; downtown Sidney; east Sidney; other Sidney; Sioux Meadows; Rural; Small Towns (these consist of four neighborhoods).

10. Is “Assessor Location” a usable valuation identity? Only for “Rural” and the small towns.
11. Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?) Not really—suburban commercial is classified as rural commercial in the County.

**D. Agricultural Appraisal Information**

1. **Data collection done by:** Mostly by the assessor and her staff, and sometimes by the contracted appraiser.
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** The contracted appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	20	226*	0	246

**\*Note:** This figure includes FSA map information.

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** Yes, the County has written standards to specifically define agricultural property, and has developed indicators that would determine whether or not land is primarily used as agricultural land.

**How is your agricultural land defined?** Agricultural land is defined statutorily by §77-1359 and §77-1363. Further, the Assessor has developed the following to determine whether or not land is primarily used as agricultural land:

Cheyenne County is zoned and all acreages and subdivisions [less than] 40 acres will be classified as rural residential, recreational or commercial, and will be valued at 92% to 100% of market value. Exceptions may include contiguous land to your commercial farming operation.

Rural land and acreages over 40 acres in Cheyenne County will be reviewed for agricultural commercial production. Commercial production shall mean agricultural or horticultural products produced for the primary purpose of obtaining a monetary profit. If no commercial production is evident, the land will be valued at 92% to 100% of market value. Indicators [that] land is not primarily used as agricultural land [are]:

- (1) Farm income is not generated
- (2) No participation in FSA programs

- (3) No farm insurance program
- (4) Majority of land use is for wildlife habitat
- (5) Little or no specialized agricultural equipment on personal property schedule
- (6) Surveyed and platted for rural residential resale

Documents to be provided for proof are:

- (1) 1040 F form
- (2) FSA compliance
- (3) Insurance policy
- (4) Personal Property Tax Schedule
- (5) Livestock inventory on land & duration of time on land
- (6) Lease agreement

Market areas have been established for the purpose of valuing rural residential acreages and farm ground.

- 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?** This approach has not been used for agricultural land.
- 6. What is the date of the soil survey currently used?** 1987; it was completely implemented in 1994
- 7. What date was the last countywide land use study completed?** In 1994. In 2005, the assessor reviewed land use in the agricultural market areas.
  - a. By what method? (Physical inspection, FSA maps, etc.)** Mainly by FSA maps and taxpayer information.
  - b. By whom?** By the assessor and her staff.
  - c. What proportion is complete / implemented at this time?** The assessor estimates that approximately 90% of the County is up-to-date at this time.
- 8. Number of market areas/neighborhoods for this property class:** There are five agricultural market areas in Cheyenne County.
- 9. How are these defined?** By location, topography and soil type.
- 10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No, the County is not, nor is it in the process of implementing special valuation for agricultural land.

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

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

**F. Zoning Information**

- 1. Does the county have zoning?** Yes
  - a. If so, is the zoning countywide?** Yes
  - b. What municipalities in the county are zoned?** Lodgepole, Potter and Sidney.
  - c. When was zoning implemented?** In 1980.

**G. Contracted Services**

- 1. Appraisal Services:** *(are these contracted, or conducted "in-house?")* These are contracted.
- 2. Other Services:** Pritchard and Abbott for oil and gas.

- H. Additional comments or further explanations on any item from A through G:**  
None.

## II. Assessment Actions

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

1. **Residential**—The assessor implemented the 2006 RCN pricing and developed and implemented a market-derived depreciation schedule for the residential property class. Residential land in Potter and Dalton was raised. Some land in Sidney subdivisions was revalued. Land within the two-mile radius of Sidney was also revalued.
2. **Commercial**—Pickup work for commercial property was completed, and the County is beginning work on a complete commercial reappraisal. Commercial land in Potter and Dalton was raised.
3. **Agricultural**—

**Market Area 1:** two irrigated subclasses were lowered (2A1 \$620 to \$585; 2A \$525 to \$510); irrigated land with one well and two pivots was raised; two grass subclasses were raised (2G1 \$155 to \$165; 4G \$75 to \$95).

**Market Area 2:** two irrigated subclasses were lowered (1A \$660 to \$645; 2A \$580 to \$545); irrigated land with one well and two pivots was raised; The various CRP subclasses were either raised or lowered to further match 75% of market.

**Market Area 3:** four irrigated subclasses were lowered (1A \$650 to \$645; 2A \$610 to \$600; 4A1 \$550 to \$460; 4A \$475 to \$450); irrigated land with one well and two pivots was raised; three dry subclasses were lowered (1D \$320 to \$315; 2D1 \$315 to \$305; 2D \$310 to \$280), and three dry subclasses were raised (3D \$215 to \$220; 4D1 remained at \$140; 4D remained at \$130). The various CRP subclasses were either raised or lowered to further match 75% of market.

**Market Area 4:** two irrigated subclasses were lowered (1A \$695 to \$690; 2A1 \$675 to \$670); irrigated land with one well and two pivots was raised; three dry subclasses were lowered (1D \$370 to \$350; 2D1 \$365 to \$345; 2D \$350 to \$330); while four dry subclasses were raised (3D1 \$270 to \$280; 3D \$230 to \$265; 4D1 \$140 to \$145; 4D \$130 to \$135)

**Market Area 5:** all of the irrigated subclasses were lowered with the exception of one subclass that was raised (2A1 \$2,250 to \$2,270); (1A \$2,500 to \$2,470; 2A \$2,250 to \$2,225; 3A1 \$1,000 to \$985; 3A \$700 to \$690; 4A1 \$600 to \$590). irrigated land with one well and two pivots was raised . All of the dry subclasses were lowered (1D \$1,000 to \$985; 2D1 \$900 to \$885; 2D \$850 to \$835; 3D1 \$500 to \$490; 3D \$400 to \$390; 4D1 \$300 to \$290; 4D \$200 to \$190). CRP was lowered (\$500 to \$495). And all of grass subclasses

were lowered (1G \$800 to \$780; 2G1 4795 to \$775; 2G \$790 to \$770; 3G1 \$785 to \$765; 3G \$775 to \$755; 4G1 \$770 to \$750; 4G \$750 to \$730).

County 17 - Cheyenne

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,119	<b>Value</b> 671,472,201	<b>Total Growth</b> 18,099,160 (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	556	4,363,723	27	182,495	116	1,179,836	699	5,726,054	
2. Res Improv Land	2,989	24,343,636	76	1,395,506	405	3,960,350	3,470	29,699,492	
3. Res Improvements	3,140	222,609,360	80	9,413,436	470	34,436,927	3,690	266,459,723	
4. Res Total	3,696	251,316,719	107	10,991,437	586	39,577,113	4,389	301,885,269	8,675,764
% of Total	84.21	83.24	2.43	3.64	13.35	13.10	48.13	44.95	47.93
5. Rec UnImp Land	0	0	0	0	1	95,000	1	95,000	
6. Rec Improv Land	0	0	0	0	1	63,883	1	63,883	
7. Rec Improvements	0	0	0	0	1	599,526	1	599,526	
8. Rec Total	0	0	0	0	2	758,409	2	758,409	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.02	0.11	0.00
Res+Rec Total	3,696	251,316,719	107	10,991,437	588	40,335,522	4,391	302,643,678	8,675,764
% of Total	84.17	83.04	2.43	3.63	13.39	13.32	48.15	45.07	47.93



**County 17 - Cheyenne**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,119	<b>Value</b> 671,472,201	<b>Total Growth</b> 18,099,160 (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	157	4,546,355	5	83,759	32	923,442	194	5,553,556	
10. Comm Improv Land	442	14,857,246	23	302,433	42	908,440	507	16,068,119	
11. Comm Improvements	473	72,249,166	24	1,511,728	48	4,284,378	545	78,045,272	
12. Comm Total	630	91,652,767	29	1,897,920	80	6,116,260	739	99,666,947	5,280,600
% of Total	85.25	91.95	3.92	1.90	10.82	6.13	8.10	14.84	29.17
13. Ind UnImp Land	2	47,186	0	0	31	452,253	33	499,439	
14. Ind Improv Land	3	50,381	0	0	40	1,664,641	43	1,715,022	
15. Ind Improvements	3	95,652	0	0	41	6,633,197	44	6,728,849	
16. Ind Total	5	193,219	0	0	72	8,750,091	77	8,943,310	0
% of Total	6.49	2.16	0.00	0.00	93.50	97.83	0.84	1.33	0.00
Comm+Ind Total	635	91,845,986	29	1,897,920	152	14,866,351	816	108,610,257	5,280,600
% of Total	77.81	84.56	3.55	1.74	18.62	13.68	8.94	16.17	29.17
17. Taxable Total	4,331	343,162,705	136	12,889,357	740	55,201,873	5,207	411,253,935	13,956,364
% of Total	83.17	83.44	2.61	2.67	14.21	9.80	57.10	61.24	77.11

**County 17 - Cheyenne**

**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	30	63,820	4,011,515	0	0	0
19. Commercial	17	3,998,267	24,796,264	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	30	63,820	4,011,515
19. Commercial	0	0	0	17	3,998,267	24,796,264
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>47</b>	<b>4,062,087</b>	<b>28,807,779</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	370	23,288,880
24. Mineral Interest-Non-Producing	0	0	0	0	206	136,141
	Total		Growth			
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	370	23,288,880		2,880,680		
24. Mineral Interest-Non-Producing	206	136,141		0		
<b>25. Mineral Interest Total</b>	<b>576</b>	<b>23,425,021</b>		<b>2,880,680</b>		

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	359	62	358	779

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	611,399	6	19,659	2,490	141,166,114	2,507	141,797,172
28. Ag-Improved Land	3	428,185	3	194,555	746	56,811,557	752	57,434,297
29. Ag-Improvements	3	20,512	3	184,531	823	37,356,733	829	37,561,776
<b>30. Ag-Total Taxable</b>							<b>3,336</b>	<b>236,793,245</b>

**County 17 - Cheyenne**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1	1.000	9,000	3	4.000	64,500	
33. HomeSite Improvements	0		0	3		142,917	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	1	36.080	196,143	0	0.000	0	
36. FarmSite Impr Land	3	43.250	10,203	2	4.010	3,008	
37. FarmSite Improv	3		20,512	2		41,614	
<b>38. FarmSite Total</b>							
39. Road & Ditches		5.460			6.780		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	24	25.000	164,000	24	25.000	164,000	
32. HomeSite Improv Land	442	476.000	3,103,710	446	481.000	3,177,210	
33. HomeSite Improvements	448		28,825,248	451		28,968,165	1,262,116
<b>34. HomeSite Total</b>				<b>475</b>	<b>506.000</b>	<b>32,309,375</b>	
35. FarmSite UnImp Land	169	352.010	159,127	170	388.090	355,270	
36. FarmSite Impr Land	736	3,147.760	1,355,173	741	3,195.020	1,368,384	
37. FarmSite Improv	783		8,531,485	788		8,593,611	0
<b>38. FarmSite Total</b>				<b>958</b>	<b>3,583.110</b>	<b>10,317,265</b>	
39. Road & Ditches		9,097.680			9,109.920		
40. Other-Non Ag Use		48.490	0		48.490	0	
<b>41. Total Section VI</b>				<b>1,433</b>	<b>13,247.520</b>	<b>42,626,640</b>	<b>1,262,116</b>

**Schedule VII: Agricultural Records:**

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

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	<b>0</b>	<b>0.000</b>	<b>0</b>
44. Recapture Val			0			<b>0</b>

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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	2.010	1,266	130.260	82,064	2,567.550	1,599,532	2,699.820	1,682,862
47. 2A1	0.000	0	0.000	0	4,481.730	2,580,314	4,481.730	2,580,314
48. 2A	0.000	0	59.700	30,447	2,555.260	1,270,647	2,614.960	1,301,094
49. 3A1	0.000	0	0.000	0	2.940	1,323	2.940	1,323
50. 3A	23.700	9,901	0.000	0	1,234.870	513,723	1,258.570	523,624
51. 4A1	0.000	0	0.000	0	684.110	202,701	684.110	202,701
52. 4A	3.370	758	0.310	70	230.940	50,893	234.620	51,721
53. Total	29.080	11,925	190.270	112,581	11,757.400	6,219,133	11,976.750	6,343,639
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	7,314.840	2,194,452	7,314.840	2,194,452
56. 2D1	0.000	0	0.000	0	7,927.610	1,664,810	7,927.610	1,664,810
57. 2D	0.000	0	34.230	6,846	6,786.110	1,357,222	6,820.340	1,364,068
58. 3D1	0.000	0	0.000	0	129.940	24,690	129.940	24,690
59. 3D	0.000	0	0.830	149	2,194.440	395,005	2,195.270	395,154
60. 4D1	0.000	0	0.000	0	4,010.600	521,385	4,010.600	521,385
61. 4D	0.000	0	5.570	557	1,799.540	179,954	1,805.110	180,511
62. Total	0.000	0	40.630	7,552	30,163.080	6,337,518	30,203.710	6,345,070
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	1.200	204	7,926.610	2,256,685	7,927.810	2,256,889
65. 2G1	0.000	0	0.000	0	7,883.240	1,914,777	7,883.240	1,914,777
66. 2G	0.000	0	11.170	1,564	16,808.370	3,243,415	16,819.540	3,244,979
67. 3G1	0.000	0	0.000	0	75.500	13,924	75.500	13,924
68. 3G	4.140	538	14.260	1,854	7,475.920	1,063,460	7,494.320	1,065,852
69. 4G1	0.000	0	0.000	0	19,213.080	2,799,105	19,213.080	2,799,105
70. 4G	1.590	151	39.220	3,120	50,199.310	4,847,061	50,240.120	4,850,332
71. Total	5.730	689	65.850	6,742	109,582.030	16,138,427	109,653.610	16,145,858
72. Waste	0.000	0	11.880	187	772.240	19,185	784.120	19,372
73. Other	0.000	0	0.000	0	15.110	76	15.110	76
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	34.810	12,614	308.630	127,062	152,289.860	28,714,339	152,633.300	28,854,015

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	7,473.230	4,747,881	7,473.230	4,747,881
47. 2A1	0.000	0	0.000	0	481.130	288,678	481.130	288,678
48. 2A	0.000	0	0.000	0	3,209.440	1,742,905	3,209.440	1,742,905
49. 3A1	0.000	0	0.000	0	20.490	8,902	20.490	8,902
50. 3A	0.000	0	0.000	0	980.160	422,952	980.160	422,952
51. 4A1	0.000	0	0.000	0	1,138.370	294,297	1,138.370	294,297
52. 4A	0.000	0	0.000	0	162.160	37,256	162.160	37,256
53. Total	0.000	0	0.000	0	13,464.980	7,542,871	13,464.980	7,542,871
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	75,823.880	22,747,164	75,823.880	22,747,164
56. 2D1	0.000	0	0.000	0	547.880	158,889	547.880	158,889
57. 2D	0.000	0	0.000	0	14,699.340	3,968,863	14,699.340	3,968,863
58. 3D1	0.000	0	0.000	0	345.800	89,909	345.800	89,909
59. 3D	0.000	0	0.000	0	5,893.670	1,296,608	5,893.670	1,296,608
60. 4D1	0.000	0	0.000	0	12,316.940	1,539,717	12,316.940	1,539,717
61. 4D	0.000	0	0.000	0	635.560	76,264	635.560	76,264
62. Total	0.000	0	0.000	0	110,263.070	29,877,414	110,263.070	29,877,414
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.280	46	9,561.500	1,890,430	9,561.780	1,890,476
65. 2G1	0.000	0	0.000	0	337.410	68,419	337.410	68,419
66. 2G	0.000	0	32.490	5,036	9,096.350	1,580,614	9,128.840	1,585,650
67. 3G1	0.000	0	0.000	0	26.650	4,595	26.650	4,595
68. 3G	0.000	0	9.310	1,644	7,052.420	1,087,371	7,061.730	1,089,015
69. 4G1	0.000	0	58.420	7,888	12,427.650	1,690,998	12,486.070	1,698,886
70. 4G	0.000	0	47.910	5,030	21,385.970	2,246,755	21,433.880	2,251,785
71. Total	0.000	0	148.410	19,644	59,887.950	8,569,182	60,036.360	8,588,826
72. Waste	5.000	125	0.000	0	804.770	19,770	809.770	19,895
73. Other	0.000	0	0.000	0	82.950	642	82.950	642
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	5.000	125	148.410	19,644	184,503.720	46,009,879	184,657.130	46,029,648

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	14,464.020	9,082,410	14,464.020	9,082,410
47. 2A1	0.000	0	0.000	0	32.170	19,784	32.170	19,784
48. 2A	0.000	0	0.000	0	2,641.870	1,546,478	2,641.870	1,546,478
49. 3A1	0.000	0	0.000	0	7.450	4,470	7.450	4,470
50. 3A	0.000	0	0.000	0	1,562.120	879,199	1,562.120	879,199
51. 4A1	0.000	0	0.000	0	1,680.390	759,285	1,680.390	759,285
52. 4A	0.000	0	0.000	0	150.130	63,336	150.130	63,336
53. Total	0.000	0	0.000	0	20,538.150	12,354,962	20,538.150	12,354,962
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	106,264.920	33,473,537	106,264.920	33,473,537
56. 2D1	0.000	0	0.000	0	791.310	241,352	791.310	241,352
57. 2D	0.000	0	0.000	0	17,274.330	4,836,826	17,274.330	4,836,826
58. 3D1	0.000	0	0.000	0	472.270	127,516	472.270	127,516
59. 3D	0.000	0	0.000	0	7,022.250	1,544,879	7,022.250	1,544,879
60. 4D1	0.000	0	0.000	0	16,893.240	2,365,063	16,893.240	2,365,063
61. 4D	0.000	0	0.000	0	880.020	114,409	880.020	114,409
62. Total	0.000	0	0.000	0	149,598.340	42,703,582	149,598.340	42,703,582
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	14,369.780	3,557,039	14,369.780	3,557,039
65. 2G1	0.000	0	0.000	0	959.220	180,746	959.220	180,746
66. 2G	0.000	0	0.000	0	5,195.960	1,028,888	5,195.960	1,028,888
67. 3G1	0.000	0	0.000	0	44.450	7,938	44.450	7,938
68. 3G	0.000	0	0.000	0	3,468.410	503,939	3,468.410	503,939
69. 4G1	0.000	0	0.000	0	11,844.160	1,584,799	11,844.160	1,584,799
70. 4G	0.000	0	0.000	0	16,109.200	1,841,144	16,109.200	1,841,144
71. Total	0.000	0	0.000	0	51,991.180	8,704,493	51,991.180	8,704,493
72. Waste	0.000	0	0.000	0	1,203.890	30,139	1,203.890	30,139
73. Other	0.000	0	0.000	0	12.190	111	12.190	111
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	223,343.750	63,793,287	223,343.750	63,793,287

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	11,400.970	7,713,946	11,400.970	7,713,946
47. 2A1	0.000	0	0.000	0	59.100	39,597	59.100	39,597
48. 2A	0.000	0	0.000	0	1,410.040	903,529	1,410.040	903,529
49. 3A1	0.000	0	0.000	0	21.170	8,273	21.170	8,273
50. 3A	0.000	0	0.000	0	863.880	320,598	863.880	320,598
51. 4A1	0.000	0	0.000	0	955.860	278,414	955.860	278,414
52. 4A	0.000	0	0.000	0	67.980	15,085	67.980	15,085
53. Total	0.000	0	0.000	0	14,779.000	9,279,442	14,779.000	9,279,442
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	97,843.050	34,245,798	97,843.050	34,245,798
56. 2D1	0.000	0	0.000	0	935.850	322,869	935.850	322,869
57. 2D	0.000	0	0.000	0	13,795.410	4,552,535	13,795.410	4,552,535
58. 3D1	0.000	0	0.000	0	497.440	128,649	497.440	128,649
59. 3D	0.000	0	0.000	0	5,000.180	1,325,049	5,000.180	1,325,049
60. 4D1	0.000	0	0.000	0	7,832.230	1,135,694	7,832.230	1,135,694
61. 4D	0.000	0	0.000	0	403.300	54,446	403.300	54,446
62. Total	0.000	0	0.000	0	126,307.460	41,765,040	126,307.460	41,765,040
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,077.830	673,077	3,077.830	673,077
65. 2G1	0.000	0	0.000	0	117.950	30,152	117.950	30,152
66. 2G	0.000	0	0.000	0	1,515.110	263,258	1,515.110	263,258
67. 3G1	0.000	0	0.000	0	34.090	4,553	34.090	4,553
68. 3G	0.000	0	0.000	0	1,148.200	154,100	1,148.200	154,100
69. 4G1	0.000	0	0.000	0	5,191.860	607,791	5,191.860	607,791
70. 4G	0.000	0	0.000	0	14,160.410	1,256,464	14,160.410	1,256,464
71. Total	0.000	0	0.000	0	25,245.450	2,989,395	25,245.450	2,989,395
72. Waste	0.000	0	0.000	0	403.300	9,897	403.300	9,897
73. Other	0.000	0	0.000	0	1.960	10	1.960	10
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	166,737.170	54,043,784	166,737.170	54,043,784

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	84.640	209,061	0.000	0	0.000	0	84.640	209,061
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	134.370	298,974	0.000	0	0.000	0	134.370	298,974
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	25.690	17,726	0.000	0	0.000	0	25.690	17,726
51. 4A1	23.970	14,142	0.000	0	0.000	0	23.970	14,142
52. 4A	27.750	13,598	0.000	0	0.000	0	27.750	13,598
53. Total	296.420	553,501	0.000	0	0.000	0	296.420	553,501
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	24.280	23,915	0.000	0	100.140	98,638	124.420	122,553
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	44.620	37,257	0.000	0	61.370	51,244	105.990	88,501
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	16.880	6,583	0.000	0	1.790	698	18.670	7,281
60. 4D1	0.000	0	0.000	0	64.030	18,569	64.030	18,569
61. 4D	16.180	3,074	0.000	0	0.000	0	16.180	3,074
62. Total	101.960	70,829	0.000	0	227.330	169,149	329.290	239,978
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	5.720	4,461	0.000	0	32.900	25,663	38.620	30,124
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	20.700	15,940	0.000	0	68.780	48,056	89.480	63,996
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	18.000	13,590	0.000	0	69.630	37,140	87.630	50,730
69. 4G1	21.640	16,231	0.000	0	206.840	137,286	228.480	153,517
70. 4G	187.490	136,870	0.000	0	317.750	216,790	505.240	353,660
71. Total	253.550	187,092	0.000	0	695.900	464,935	949.450	652,027
72. Waste	0.000	0	0.000	0	8.030	202	8.030	202
73. Other	15.300	77	0.000	0	17.040	86	32.340	163
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	667.230	811,499	0.000	0	948.300	634,372	1,615.530	1,445,871



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Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	325.500	565,426	190.270	112,581	60,539.530	35,396,408	61,055.300	36,074,415
<b>77.Dry Land</b>	101.960	70,829	40.630	7,552	416,559.280	120,852,703	416,701.870	120,931,084
<b>78.Grass</b>	259.280	187,781	214.260	26,386	247,402.510	36,866,432	247,876.050	37,080,599
<b>79.Waste</b>	5.000	125	11.880	187	3,192.230	79,193	3,209.110	79,505
<b>80.Other</b>	15.300	77	0.000	0	129.250	925	144.550	1,002
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	707.040	824,238	457.040	146,706	727,822.800	193,195,661	<b>728,986.880</b>	<b>194,166,605</b>

## 2007 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,699.820	22.54%	1,682,862	26.53%	623.323
2A1	4,481.730	37.42%	2,580,314	40.68%	575.740
2A	2,614.960	21.83%	1,301,094	20.51%	497.557
3A1	2.940	0.02%	1,323	0.02%	450.000
3A	1,258.570	10.51%	523,624	8.25%	416.046
4A1	684.110	5.71%	202,701	3.20%	296.298
4A	234.620	1.96%	51,721	0.82%	220.445
<b>Irrigated Total</b>	<b>11,976.750</b>	<b>100.00%</b>	<b>6,343,639</b>	<b>100.00%</b>	<b>529.662</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	7,314.840	24.22%	2,194,452	34.59%	300.000
2D1	7,927.610	26.25%	1,664,810	26.24%	210.001
2D	6,820.340	22.58%	1,364,068	21.50%	200.000
3D1	129.940	0.43%	24,690	0.39%	190.010
3D	2,195.270	7.27%	395,154	6.23%	180.002
4D1	4,010.600	13.28%	521,385	8.22%	130.001
4D	1,805.110	5.98%	180,511	2.84%	100.000
<b>Dry Total</b>	<b>30,203.710</b>	<b>100.00%</b>	<b>6,345,070</b>	<b>100.00%</b>	<b>210.075</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	7,927.810	7.23%	2,256,889	13.98%	284.680
2G1	7,883.240	7.19%	1,914,777	11.86%	242.892
2G	16,819.540	15.34%	3,244,979	20.10%	192.929
3G1	75.500	0.07%	13,924	0.09%	184.423
3G	7,494.320	6.83%	1,065,852	6.60%	142.221
4G1	19,213.080	17.52%	2,799,105	17.34%	145.687
4G	50,240.120	45.82%	4,850,332	30.04%	96.543
<b>Grass Total</b>	<b>109,653.610</b>	<b>100.00%</b>	<b>16,145,858</b>	<b>100.00%</b>	<b>147.244</b>

<b>Irrigated Total</b>	<b>11,976.750</b>	<b>7.85%</b>	<b>6,343,639</b>	<b>21.99%</b>	<b>529.662</b>
<b>Dry Total</b>	<b>30,203.710</b>	<b>19.79%</b>	<b>6,345,070</b>	<b>21.99%</b>	<b>210.075</b>
<b>Grass Total</b>	<b>109,653.610</b>	<b>71.84%</b>	<b>16,145,858</b>	<b>55.96%</b>	<b>147.244</b>
Waste	784.120	0.51%	19,372	0.07%	24.705
Other	15.110	0.01%	76	0.00%	5.029
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>152,633.300</b>	<b>100.00%</b>	<b>28,854,015</b>	<b>100.00%</b>	<b>189.041</b>

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

<b>Irrigated Total</b>	<b>11,976.750</b>	<b>19.62%</b>	<b>6,343,639</b>	<b>17.58%</b>	
<b>Dry Total</b>	<b>30,203.710</b>	<b>7.25%</b>	<b>6,345,070</b>	<b>5.25%</b>	
<b>Grass Total</b>	<b>109,653.610</b>	<b>44.24%</b>	<b>16,145,858</b>	<b>43.54%</b>	
Waste	784.120	24.43%	19,372	24.37%	
Other	15.110	10.45%	76	7.58%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>152,633.300</b>	<b>20.94%</b>	<b>28,854,015</b>	<b>14.86%</b>	

## 2007 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	7,473.230	55.50%	4,747,881	62.95%	635.318
2A1	481.130	3.57%	288,678	3.83%	600.000
2A	3,209.440	23.84%	1,742,905	23.11%	543.055
3A1	20.490	0.15%	8,902	0.12%	434.455
3A	980.160	7.28%	422,952	5.61%	431.513
4A1	1,138.370	8.45%	294,297	3.90%	258.524
4A	162.160	1.20%	37,256	0.49%	229.748
<b>Irrigated Total</b>	<b>13,464.980</b>	<b>100.00%</b>	<b>7,542,871</b>	<b>100.00%</b>	<b>560.184</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	75,823.880	68.77%	22,747,164	76.13%	300.000
2D1	547.880	0.50%	158,889	0.53%	290.006
2D	14,699.340	13.33%	3,968,863	13.28%	270.002
3D1	345.800	0.31%	89,909	0.30%	260.002
3D	5,893.670	5.35%	1,296,608	4.34%	220.000
4D1	12,316.940	11.17%	1,539,717	5.15%	125.008
4D	635.560	0.58%	76,264	0.26%	119.994
<b>Dry Total</b>	<b>110,263.070</b>	<b>100.00%</b>	<b>29,877,414</b>	<b>100.00%</b>	<b>270.964</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	9,561.780	15.93%	1,890,476	22.01%	197.711
2G1	337.410	0.56%	68,419	0.80%	202.777
2G	9,128.840	15.21%	1,585,650	18.46%	173.696
3G1	26.650	0.04%	4,595	0.05%	172.420
3G	7,061.730	11.76%	1,089,015	12.68%	154.213
4G1	12,486.070	20.80%	1,698,886	19.78%	136.062
4G	21,433.880	35.70%	2,251,785	26.22%	105.057
<b>Grass Total</b>	<b>60,036.360</b>	<b>100.00%</b>	<b>8,588,826</b>	<b>100.00%</b>	<b>143.060</b>
<b>Irrigated Total</b>	<b>13,464.980</b>	<b>7.29%</b>	<b>7,542,871</b>	<b>16.39%</b>	<b>560.184</b>
<b>Dry Total</b>	<b>110,263.070</b>	<b>59.71%</b>	<b>29,877,414</b>	<b>64.91%</b>	<b>270.964</b>
<b>Grass Total</b>	<b>60,036.360</b>	<b>32.51%</b>	<b>8,588,826</b>	<b>18.66%</b>	<b>143.060</b>
Waste	809.770	0.44%	19,895	0.04%	24.568
Other	82.950	0.04%	642	0.00%	7.739
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>184,657.130</b>	<b>100.00%</b>	<b>46,029,648</b>	<b>100.00%</b>	<b>249.270</b>

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

<b>Irrigated Total</b>	<b>13,464.980</b>	<b>22.05%</b>	<b>7,542,871</b>	<b>20.91%</b>	
<b>Dry Total</b>	<b>110,263.070</b>	<b>26.46%</b>	<b>29,877,414</b>	<b>24.71%</b>	
<b>Grass Total</b>	<b>60,036.360</b>	<b>24.22%</b>	<b>8,588,826</b>	<b>23.16%</b>	
Waste	809.770	25.23%	19,895	25.02%	
Other	82.950	57.38%	642	64.07%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>184,657.130</b>	<b>25.33%</b>	<b>46,029,648</b>	<b>23.71%</b>	

## 2007 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	14,464.020	70.43%	9,082,410	73.51%	627.931
2A1	32.170	0.16%	19,784	0.16%	614.982
2A	2,641.870	12.86%	1,546,478	12.52%	585.372
3A1	7.450	0.04%	4,470	0.04%	600.000
3A	1,562.120	7.61%	879,199	7.12%	562.824
4A1	1,680.390	8.18%	759,285	6.15%	451.850
4A	150.130	0.73%	63,336	0.51%	421.874
<b>Irrigated Total</b>	<b>20,538.150</b>	<b>100.00%</b>	<b>12,354,962</b>	<b>100.00%</b>	<b>601.561</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	106,264.920	71.03%	33,473,537	78.39%	315.000
2D1	791.310	0.53%	241,352	0.57%	305.003
2D	17,274.330	11.55%	4,836,826	11.33%	280.000
3D1	472.270	0.32%	127,516	0.30%	270.006
3D	7,022.250	4.69%	1,544,879	3.62%	219.997
4D1	16,893.240	11.29%	2,365,063	5.54%	140.000
4D	880.020	0.59%	114,409	0.27%	130.007
<b>Dry Total</b>	<b>149,598.340</b>	<b>100.00%</b>	<b>42,703,582</b>	<b>100.00%</b>	<b>285.454</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	14,369.780	27.64%	3,557,039	40.86%	247.536
2G1	959.220	1.84%	180,746	2.08%	188.430
2G	5,195.960	9.99%	1,028,888	11.82%	198.016
3G1	44.450	0.09%	7,938	0.09%	178.582
3G	3,468.410	6.67%	503,939	5.79%	145.293
4G1	11,844.160	22.78%	1,584,799	18.21%	133.804
4G	16,109.200	30.98%	1,841,144	21.15%	114.291
<b>Grass Total</b>	<b>51,991.180</b>	<b>100.00%</b>	<b>8,704,493</b>	<b>100.00%</b>	<b>167.422</b>
<b>Irrigated Total</b>	<b>20,538.150</b>	<b>9.20%</b>	<b>12,354,962</b>	<b>19.37%</b>	<b>601.561</b>
<b>Dry Total</b>	<b>149,598.340</b>	<b>66.98%</b>	<b>42,703,582</b>	<b>66.94%</b>	<b>285.454</b>
<b>Grass Total</b>	<b>51,991.180</b>	<b>23.28%</b>	<b>8,704,493</b>	<b>13.64%</b>	<b>167.422</b>
Waste	1,203.890	0.54%	30,139	0.05%	25.034
Other	12.190	0.01%	111	0.00%	9.105
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>223,343.750</b>	<b>100.00%</b>	<b>63,793,287</b>	<b>100.00%</b>	<b>285.628</b>

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

<b>Irrigated Total</b>	<b>20,538.150</b>	<b>33.64%</b>	<b>12,354,962</b>	<b>34.25%</b>	
<b>Dry Total</b>	<b>149,598.340</b>	<b>35.90%</b>	<b>42,703,582</b>	<b>35.31%</b>	
<b>Grass Total</b>	<b>51,991.180</b>	<b>20.97%</b>	<b>8,704,493</b>	<b>23.47%</b>	
Waste	1,203.890	37.51%	30,139	37.91%	
Other	12.190	8.43%	111	11.08%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>223,343.750</b>	<b>30.64%</b>	<b>63,793,287</b>	<b>32.85%</b>	

## 2007 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	11,400.970	77.14%	7,713,946	83.13%	676.604
2A1	59.100	0.40%	39,597	0.43%	670.000
2A	1,410.040	9.54%	903,529	9.74%	640.782
3A1	21.170	0.14%	8,273	0.09%	390.788
3A	863.880	5.85%	320,598	3.45%	371.114
4A1	955.860	6.47%	278,414	3.00%	291.270
4A	67.980	0.46%	15,085	0.16%	221.903
<b>Irrigated Total</b>	<b>14,779.000</b>	<b>100.00%</b>	<b>9,279,442</b>	<b>100.00%</b>	<b>627.880</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	97,843.050	77.46%	34,245,798	82.00%	350.007
2D1	935.850	0.74%	322,869	0.77%	345.000
2D	13,795.410	10.92%	4,552,535	10.90%	330.003
3D1	497.440	0.39%	128,649	0.31%	258.622
3D	5,000.180	3.96%	1,325,049	3.17%	265.000
4D1	7,832.230	6.20%	1,135,694	2.72%	145.002
4D	403.300	0.32%	54,446	0.13%	135.001
<b>Dry Total</b>	<b>126,307.460</b>	<b>100.00%</b>	<b>41,765,040</b>	<b>100.00%</b>	<b>330.661</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	3,077.830	12.19%	673,077	22.52%	218.685
2G1	117.950	0.47%	30,152	1.01%	255.633
2G	1,515.110	6.00%	263,258	8.81%	173.755
3G1	34.090	0.14%	4,553	0.15%	133.558
3G	1,148.200	4.55%	154,100	5.15%	134.210
4G1	5,191.860	20.57%	607,791	20.33%	117.066
4G	14,160.410	56.09%	1,256,464	42.03%	88.730
<b>Grass Total</b>	<b>25,245.450</b>	<b>100.00%</b>	<b>2,989,395</b>	<b>100.00%</b>	<b>118.413</b>

<b>Irrigated Total</b>	<b>14,779.000</b>	<b>8.86%</b>	<b>9,279,442</b>	<b>17.17%</b>	<b>627.880</b>
<b>Dry Total</b>	<b>126,307.460</b>	<b>75.75%</b>	<b>41,765,040</b>	<b>77.28%</b>	<b>330.661</b>
<b>Grass Total</b>	<b>25,245.450</b>	<b>15.14%</b>	<b>2,989,395</b>	<b>5.53%</b>	<b>118.413</b>
Waste	403.300	0.24%	9,897	0.02%	24.540
Other	1.960	0.00%	10	0.00%	5.102
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>166,737.170</b>	<b>100.00%</b>	<b>54,043,784</b>	<b>100.00%</b>	<b>324.125</b>

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

<b>Irrigated Total</b>	<b>14,779.000</b>	<b>24.21%</b>	<b>9,279,442</b>	<b>25.72%</b>	
<b>Dry Total</b>	<b>126,307.460</b>	<b>30.31%</b>	<b>41,765,040</b>	<b>34.54%</b>	
<b>Grass Total</b>	<b>25,245.450</b>	<b>10.18%</b>	<b>2,989,395</b>	<b>8.06%</b>	
Waste	403.300	12.57%	9,897	12.45%	
Other	1.960	1.36%	10	1.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>166,737.170</b>	<b>22.87%</b>	<b>54,043,784</b>	<b>27.83%</b>	

## 2007 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	84.640	28.55%	209,061	37.77%	2,470.002
2A1	0.000	0.00%	0	0.00%	0.000
2A	134.370	45.33%	298,974	54.02%	2,225.005
3A1	0.000	0.00%	0	0.00%	0.000
3A	25.690	8.67%	17,726	3.20%	689.996
4A1	23.970	8.09%	14,142	2.56%	589.987
4A	27.750	9.36%	13,598	2.46%	490.018
<b>Irrigated Total</b>	<b>296.420</b>	<b>100.00%</b>	<b>553,501</b>	<b>100.00%</b>	<b>1,867.286</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	124.420	37.78%	122,553	51.07%	984.994
2D1	0.000	0.00%	0	0.00%	0.000
2D	105.990	32.19%	88,501	36.88%	834.993
3D1	0.000	0.00%	0	0.00%	0.000
3D	18.670	5.67%	7,281	3.03%	389.983
4D1	64.030	19.44%	18,569	7.74%	290.004
4D	16.180	4.91%	3,074	1.28%	189.987
<b>Dry Total</b>	<b>329.290</b>	<b>100.00%</b>	<b>239,978</b>	<b>100.00%</b>	<b>728.774</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	38.620	4.07%	30,124	4.62%	780.010
2G1	0.000	0.00%	0	0.00%	0.000
2G	89.480	9.42%	63,996	9.81%	715.198
3G1	0.000	0.00%	0	0.00%	0.000
3G	87.630	9.23%	50,730	7.78%	578.911
4G1	228.480	24.06%	153,517	23.54%	671.905
4G	505.240	53.21%	353,660	54.24%	699.984
<b>Grass Total</b>	<b>949.450</b>	<b>100.00%</b>	<b>652,027</b>	<b>100.00%</b>	<b>686.741</b>

<b>Irrigated Total</b>	<b>296.420</b>	<b>18.35%</b>	<b>553,501</b>	<b>38.28%</b>	<b>1,867.286</b>
<b>Dry Total</b>	<b>329.290</b>	<b>20.38%</b>	<b>239,978</b>	<b>16.60%</b>	<b>728.774</b>
<b>Grass Total</b>	<b>949.450</b>	<b>58.77%</b>	<b>652,027</b>	<b>45.10%</b>	<b>686.741</b>
Waste	8.030	0.50%	202	0.01%	25.155
Other	32.340	2.00%	163	0.01%	5.040
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>1,615.530</b>	<b>100.00%</b>	<b>1,445,871</b>	<b>100.00%</b>	<b>894.982</b>

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

<b>Irrigated Total</b>	<b>296.420</b>	<b>0.49%</b>	<b>553,501</b>	<b>1.53%</b>	
<b>Dry Total</b>	<b>329.290</b>	<b>0.08%</b>	<b>239,978</b>	<b>0.20%</b>	
<b>Grass Total</b>	<b>949.450</b>	<b>0.38%</b>	<b>652,027</b>	<b>1.76%</b>	
Waste	8.030	0.25%	202	0.25%	
Other	32.340	22.37%	163	16.27%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>1,615.530</b>	<b>0.22%</b>	<b>1,445,871</b>	<b>0.74%</b>	

## 2007 Agricultural Land Detail

### County 17 - Cheyenne

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	325.500	565,426	190.270	112,581	60,539.530	35,396,408
Dry	101.960	70,829	40.630	7,552	416,559.280	120,852,703
Grass	259.280	187,781	214.260	26,386	247,402.510	36,866,432
Waste	5.000	125	11.880	187	3,192.230	79,193
Other	15.300	77	0.000	0	129.250	925
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>707.040</b>	<b>824,238</b>	<b>457.040</b>	<b>146,706</b>	<b>727,822.800</b>	<b>193,195,661</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	61,055.300	36,074,415	61,055.300	8.38%	36,074,415	18.58%	590.848
Dry	416,701.870	120,931,084	416,701.870	57.16%	120,931,084	62.28%	290.210
Grass	247,876.050	37,080,599	247,876.050	34.00%	37,080,599	19.10%	149.593
Waste	3,209.110	79,505	3,209.110	0.44%	79,505	0.04%	24.774
Other	144.550	1,002	144.550	0.02%	1,002	0.00%	6.931
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>728,986.880</b>	<b>194,166,605</b>	<b>728,986.880</b>	<b>100.00%</b>	<b>194,166,605</b>	<b>100.00%</b>	<b>266.351</b>

\* Department of Property Assessment & Taxation Calculates

**2006 Plan of Assessment for Cheyenne County, Nebraska**  
**Assessment Years 2007, 2008, and 2009**  
**Date: June 15, 2006**

Plan of Assessment Requirements

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land, which meets the qualifications for special valuation under 77-1344, and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

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



General Description of Real Property in Cheyenne County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base	
Residential	4286	47.49	42.07%	
Commercial	711	07.88	14.82%	
Industrial	80	00.89	1.47%	
Agricultural	3,376	37.40	37.73%	
Mineral	571	06.32	03.80%	
Recreational	2	00.02	00.11%	

Agricultural land-taxable acres 729,951.12

Irrigation	Dry land	Grassland	Waste	Other
8.40%	57.97%	33.17%	.44%	.02%

Other pertinent facts-35, 546.88 acres or 4.64% of Cheyenne County is residential, commercial and or industrial.

New Property: For assessment year 2006 an estimated 692 building and/or information statements were filed for new property construction/additions in the county.

For more information see 2006 Reports & Opinions, Abstract and Assessor Survey

Current Resources

- A. **Staff**-1 Deputy Assessor and 3 Clerks
- B. **Budget**-\$163,119
- C. **Training**-Workshops and required continuing education for certification for assessor & deputy and our appraiser has been doing some training of our staff in listing and measuring.
- D. **Cadastral Maps accuracy/condition, other land use maps, aerial photos**-Our cadastral map is continually updated per Neb statutes. It is dated 1968 and is worn out. Our aerial maps are updated on a continual basis and they are dated about 1989-1991.
- E. **Property Record cards**-On file in the assessor's office are property record cards for each parcel of real property including improvements on leased land and exempt properties. These are updated every time a valuation year has been done and before the valuation notices are sent out June 1. We have both a hard copy and electronic version of the property. Each card or electronic copy contains a worksheet of the property, picture, sketch of the improvement, school district codes, four or more years of valuation history including the nature of the change and an indication of assessment body or official ordering the change. The cost approach is most generally used in valuing the residential and commercial properties. We have also used the income and cost approach for some of our low-income housing. Sales comparisons are used for our agricultural land.
- F. **Software for CAMA, Assessment Administration, GIS**-The Cheyenne County Assessor's office has a contract with Terra Scan through the Department of Property Assessment & Taxation for

support. The data used for cost calculations is supplied by Marshall & Swift. We do not have GIS.

G. **Web-based**-No real property is currently on the Internet.

#### Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property**-After all Real Estate transfers are transferred to the new owner, all corresponding changes are made to the record card, computer, and cadastral map. The transfer is reviewed by the assessor and deputy to ascertain if it is a good sale. If the property is a commercial or agricultural parcel, we try to contact the buyer or seller, either by letter or telephone to verify the sale. If the sale is over or under 50% of the assessed value, we do a drive by or visit the property to confirm our information. Cheyenne County is zoned as well as Sidney, Potter and Lodgepole. All building permits are handled through the City of Sidney and are received in the assessor's office at month's end. We also go out physically and review areas of the country as well as the towns to pick up additional building projects that owners failed to apply for permits.
- B. **Data Collection**-For 2006, an appraisal update included the Callahan, Clarkson, Miles, Wolf, Fairview S/D, Livoni, Loch and Valley View Additions in Sidney. Land value changes occurred in the Parkland Addition as well as in Lodgepole. Mobile homes also were revalued with a new depreciation schedule. Our appraiser, Jerry Knoche, physically measured and reviewed all new residential, commercial and agricultural improvements.
- C. **Review assessment sales ratio studies before assessment actions**-Ratio studies were done on all classes of property. The assessor's office tried to contact either the buyer or seller by phone, in person or by a letter to qualify the agricultural and commercial sales. Agricultural sales were studied by processing all agricultural lands with improvements and without improvements. Each market area was defined and ratio studies were done. Each individual class of land was defined and ratio studies were done for them. The ideal was for each land class to come in between 74-80% of value so that all land classes were equalized. Ratio studies on all residential parcels were done to double check the median. Sidney and the rural residential as well as Potter, Dalton, Lodgepole, and Gurley were analyzed for being in compliance. Subdivisions were individually studied to check their ratios. All subdivisions that were below market value, we did a drive by to check for new additions, new siding, new windows, etc. Commercial parcels were analyzed and ratios were run and we found that the I-80 corridor had to be revalued as well as the Sioux Meadows S/D in the country as they made up almost 28% of the commercial sales in Cheyenne County and they were below market value. Motels and hotels in Sidney also were reviewed and revalued. Low-income housing was reviewed and an income approach to value was developed.
- D. **Approaches to value**
- 1.) Market Value- For 2006, we did a duplicate sales study on all residential sales, and we worked multiple regression studies on the

areas we revalued. We analyzed our agricultural sales and either moved up or moved down some values on the three classes of land (irrigation, dry land and grassland) so that we were within the 74-80% of market value. Commercial properties, the I-80 corridor and Sioux Meadows in particular, were below market value according to the sales and ratio studies. Accordingly, we moved the values to more closely match the sales.

- 2.) Cost Approach-The cost manual used for 2006 for residential and rural properties was 2001. Depreciation studies were done with the duplicate sales and a new depreciation was used for 2005. Matched pair studies were also used to track the depreciation. The commercial properties are in the 1999 cost index. We are still within the sales ratio, but we need to update the cost index.
  - 3.) Income Approach-The income approach was used for several low income housing parcels. Information provided by realtors and managers of apartments about rents and sales were used to value these properties. The income approach also was used for the hotel and motel sales that we had in the 2006 tax year.
  - 4.) Land Valuation-Studies were done in each market area as a whole as well as each individual market. Contacts were made to the buyers and sellers of the land as well as visiting the sale parcels. Each land class was tested so that every class (irrigation, grass, and dry land) came in within the 74-80% of value.
- E. **Reconciliation of final value and documentation**-Each parcel shows how we arrived at the value using the Marshall and Swift costs for the index we used for 2006. New agricultural values are shown on the agricultural record as well as the soil type with the final value.
- F. **Review assessment sales ratio studies after assessment actions**-Ratios were run for each residential and commercial city and town as well as all rural residential and commercial parcels to check to see if we were within market value. Ratios were run in each agricultural area as well as for each land class to check our new values.
- G. **Notices and public relations**-Valuation notices were sent out May 31, 2006. Along with the notice was a letter explaining why valuations changed along with the agricultural sales of land.

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

Property Class	Median	COD	PRD
Residential	98.54	6.54	101.69
Commercial	99.78	11.42	102.11
Agricultural	77.08	12.42	101.17

(COD means coefficient of dispersion and PRD means price related differential.)

For more information regarding statistical measures see 2006 Reports and Opinions.

**Assessment actions planned for Assessment Year 2007**

**Residential**-We will be doing an appraisal update in subdivisions in Sidney that have not been either physically inspected or inspected with a drive by. These include the

subdivisions of: Haskell's Addition, Alta Vista Addition, Bayliff & Bonkiewicz Addition, Canady Addition, Chidester Addition, Foxhill S/D, Graves S/D, Indian Hills Addition, Lands Inside Sidney, Leo Osborn's Addition, Osborn's Addition, Paine's Addition, all of Wellner's Additions, Simmerman's S/D, Story S/D & Zierleins Addition. Dalton, Potter, Lodgepole, Brownson, Lorenzo and Sunol will be physically inspected. When all residential homes have been looked at, a new cost index and depreciation will be used to value them. Sioux Meadows will again be looked at to see if any new improvements have been done. All new residential homes, additions, etc will be physically measured and inspected and put on the tax rolls. All sales 50% above or 50% below the sale price will be physically inspected or looked at with a drive by to check our current record card to make sure all information is correct. All permits will be inspected. Land values in the towns and rural residential will need to be looked at again to make sure they are keeping up with sales. Duplicate sales and matched pairs and multiple regression and model building will be utilized to monitor the market as well as running statistics for all residential property and subclasses. Review residential sale rosters for any changes or corrections.

**Commercial**-We are going to try to review at least one-half of our commercial properties in 2007 so that we can put them in a new cost index in 2009. Sioux Meadows subdivision will need to be physically inspected again as they are improving the area more each year. The area of I-80 will have to be looked at as it is still growing. New construction and vacant land sales are occurring. We will review low-income housing and do an income and cost approach. All permits and pickup work will be assessed. All sales 50% above and 50% below the sales price will be physically checked to verify our records. Commercial sale rosters will be reviewed for any changes or corrections.

**Agricultural**-All five market areas will be looked at for changes in value for dry land, irrigation and grass as well as any use changes. Also any market areas that show an indication of a difference in value within an area will be checked to see if we need to develop another market area. We will try to contact either the buyer or seller to determine whether the sale is an arms length sale or not and if there are any adjustments to the sale price because of personal property or any other indication pertinent to the sale. Check agricultural owners for expiring or new CRP contracts. Physically inspect different areas of agricultural land for any land change uses. Agricultural sale rosters will be reviewed for any changes or corrections.

**Special Value-Ag-land**—As of this moment there is no special value in Cheyenne County for Ag-land

### **Assessment Actions Planned For Assessment Year 2008**

**Residential**-Statistics will be run on each class and subclass of residential properties to check to see if we are in compliance. If the statistics show that we are overvalued or under valued, we will take steps to rectify the valuations. Review mobile homes and rural residential properties. Review vacant land sales in the country and in the urban areas. Review all sales 50% above and 50% below sales price to verify property record

card. All permits and pickup work to be reviewed and put on the assessment rolls. Again, use duplicate sales, multiple regression and matched pair studies to monitor the market and refine depreciation schedules. Residential sale rosters will be reviewed and corrected.

**Commercial-2<sup>nd</sup>** half of commercial properties will be physically reviewed. When all properties are reviewed, a new cost index and depreciation will be used to value them. Land will need to be reviewed. All permits and pickup work will be assessed and put on the tax rolls. Commercial sale rosters will be reviewed and corrected.

**Agricultural Land-** Letters will be sent out to all agricultural owners about their expired CRP contracts. Statistics will be run for all market areas and as a whole. All land classes will be looked at statistically to see if they are in at market value and adjusted accordingly. Buyers or sellers will be contacted to verify sales. Land classes will need to be double checked for any use changes. Commercial sale rosters will be reviewed and corrected.

**Special Value-Ag land-**As Sidney grows, it may be necessary to look at Special Valuation, especially on the eastern edge of the City.

#### **Assessment Actions Planned for Assessment Year 2009**

**Residential-**Statistics will be run to determine the median, COD and PRD. Move up or down a class, subclass, subdivision or town. Mobile homes and rural residential will be checked for any significant changes. Matched pair studies, duplicate sales and multiple regression and market models will be utilized. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected.

**Commercial-**All commercial properties will be put on with a new cost index. All land values will be reviewed so they all coincide with the new values. New depreciation schedules will be used. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected.

**Agriculture-**Double-check all market areas. Run statistics on all markets areas and subclasses. Contact buyers or sellers to verify sales. Check dry land, irrigation and grass for any change of use. Check on expiring or new CRP contracts. Agricultural sale rosters will be reviewed and corrected.

**Special Value-Ag land-**If conditions exist to look at special value; it will be implemented.

#### **Other functions performed by the assessor's office, but not limited to:**

1. The assessor's office maintains over 9,000 real property parcels. Each card is continually updated with new values and data sheets as well as an explanation what we did that valuation year with that parcel. We continually update our cadastral and aerial maps with split outs and new ownership changes.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. **Abstracts (Real & Personal)**-This is a summary of all the agricultural residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The personal property abstract is a summary of all commercial and agricultural personal property and their value. The real estate abstract is due on or before March 19 of each year and the personal property abstract is due on or before June 15 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
  - b. **Assessor's survey**-Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Property Assessment and Taxation receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor's office.
  - c. **Sales information to PA&T rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either a good sale or not. For commercial and agricultural sales, we try to verify prices and personal property. Rosters of all sales from the Department of Property Assessment and Taxation are checked in July, September, and November and the final rosters come in January and are used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
  - d. **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
  - e. **School District Taxable Report**-The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
  - f. **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-File on or before November 30 of each year with the County Treasurer, the total tax revenue that will be lost to the

taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35.

- g. **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
  - h. **Report of current values for properties owned by Board of Educational Lands & Funds**-Section 72-258.03 requires the Property Tax Administrator to determine "adjusted values" for each of these parcels. So that she or he may determine these values, the assessor sends the assessed value and school district information to PAT on or before December 1 of that year.
  - i. **Report of exempt property and taxable government owned property**-Not later than December 1, 2004, and every fourth December 1 thereafter, the county assessor or each county has to file with the Property Tax Administrator and the county board a report specifying the following information for the then current year: The legal description and owner of all property owned by the state or a governmental subdivision of the state and the legal description and owner of all property subject to taxation pursuant to sections 77-202.11 and 77202.12.
  - j. **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments and are within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
3. **Personal Property**-Approximately 1900 personal property schedules are processed each year. We mail all of out of state schedules during the first week of January. Subsequently we send out the rest of the schedules during the middle of March if the people haven't filed yet. After May 1 we go through all of the schedules that aren't in and send out a failure to file notice and penalties applied as required. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. After July 31, a penalty of 25% is attached to each schedule not filed and a notice of failure to file is again sent out.
4. **Permissive exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.

5. **Taxable government owned property**-Each year before March 1 the county assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
6. **Homestead exemptions**-Approximately 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients before February 1 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.
7. **Centrally assessed**-All valuations certified by PA&T for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PA&T is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PA&T.
8. **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney has five (5) Tax Increment Financing projects. We also fill out reports sent to us from the City of Sidney for new valuations on TIF projects.
9. **Tax districts and tax rates**-The assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district changes requires us to make sure all real and personal property is classified in such. For taxing purposes, we are responsible for making sure all tax rates are correct when we do the billing for taxes at the end of November. Also our grand values in each taxing entity are used to figure tax rates on.



10. **Tax lists**-On or before November 22 of each year, the county assessor prepares and certifies the tax list to the county treasurer for real property, personal property and centrally assessed properties.
11. **Tax list corrections**-The county assessor prepares tax list correction documents for county board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
12. **County Board of Equalization**-The county assessor attends all county board equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.
13. **TERC appeals**-The assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
14. **TERC statewide equalization**-The assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass, an abstract has to be re-certified by June 5 of that year.
15. **Education**-The assessor and his/her deputy beginning January 1, 2003 through December 31,2006 must have 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and assessor meetings.

**Conclusion**

The 2005-2006 budget requested for the assessor's office was \$165,000. The adopted budget was \$163,119. For the 2006-2007 year, the assessor and deputy assessor will each need to have 20 more hours of continuing education towards our 60 hours that is required by the State of Nebraska Department of Property Assessment & Taxation for recertification. The budget request for 2006-2007 will be \$168,614. The accepted budget was \$168,700. The budget request for the appraisal budget out of the General Fund was \$45,000. The accepted appraisal budget was \$45,000 and out of the Inheritance Fund. Jerry Knoche has been approved by the commissioner's as Cheyenne County's appraiser for 2006-2007. Listing mileage in the assessor's office is being taken out of the assessor's budget even though there is no provision for any appraisal funds in that budget.

Respectfully submitted

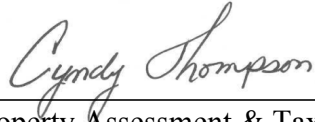
Assessor signature \_\_\_\_\_ Date: June 15, 2006

## 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 Cheyenne County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8150.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation