

## 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>188</b>	<b>COD</b>	<b>15.24</b>
Total Sales Price	\$	13328038	<b>PRD</b>	<b>104.78</b>
Total Adj. Sales Price	\$	13315338	COV	27.94
Total Assessed Value	\$	12621065	STD	27.75
Avg. Adj. Sales Price	\$	70826.27	Avg. Abs. Dev.	14.69
Avg. Assessed Value	\$	67133.32	Min	22.93
<b>Median</b>		<b>96.39</b>	Max	364.33
Wgt. Mean		94.79	95% Median C.I.	94.45 to 97.79
Mean		99.31	95% Wgt. Mean C.I.	92.80 to 96.78
			95% Mean C.I.	95.35 to 103.28
% of Value of the Class of all Real Property Value in the County				26.17
% of Records Sold in the Study Period				5.36
% of Value Sold in the Study Period				6.71
Average Assessed Value of the Base				53,615

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>188</b>	<b>96.39</b>	<b>15.24</b>	<b>104.78</b>
<b>2006</b>	201	96.60	14.07	103.14
<b>2005</b>	211	97.08	15.46	105.14
<b>2004</b>	279	94.06	18.29	104.28
<b>2003</b>	287	94	20.42	102.69
<b>2002</b>	272	95	23.66	108.24
<b>2001</b>	282	96	23.17	105.37

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>15</b>	<b>COD</b>	<b>9.86</b>
Total Sales Price	\$	492950	<b>PRD</b>	<b>100.20</b>
Total Adj. Sales Price	\$	492950	COV	14.25
Total Assessed Value	\$	491875	STD	14.25
Avg. Adj. Sales Price	\$	32863.33	Avg. Abs. Dev.	9.76
Avg. Assessed Value	\$	32791.67	Min	79.52
<b>Median</b>		<b>98.96</b>	Max	136.91
Wgt. Mean		99.78	95% Median C.I.	88.30 to 104.01
Mean		99.98	95% Wgt. Mean C.I.	91.85 to 107.71
			95% Mean C.I.	92.09 to 107.87
% of Value of the Class of all Real Property Value in the County				10.8
% of Records Sold in the Study Period				2.68
% of Value Sold in the Study Period				0.63
Average Assessed Value of the Base				138,839

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>15</b>	<b>98.96</b>	<b>9.86</b>	<b>100.20</b>
<b>2006</b>	30	95.58	24.25	101.85
<b>2005</b>	34	96.47	19.82	100.75
<b>2004</b>	48	97.32	15.42	103.97
<b>2003</b>	45	99	13.33	102.95
<b>2002</b>	55	98	34.11	105.45
<b>2001</b>	42	92	31.46	95.98

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>60</b>	<b>COD</b>	<b>16.36</b>
Total Sales Price	\$ 12133382	<b>PRD</b>	<b>100.08</b>
Total Adj. Sales Price	\$ 11822691	COV	22.26
Total Assessed Value	\$ 8323660	STD	15.68
Avg. Adj. Sales Price	\$ 197044.85	Avg. Abs. Dev.	11.43
Avg. Assessed Value	\$ 138727.67	Min	43.12
<b>Median</b>	<b>69.87</b>	Max	121.12
Wgt. Mean	70.40	95% Median C.I.	64.39 to 72.70
Mean	70.46	95% Wgt. Mean C.I.	62.80 to 78.01
		95% Mean C.I.	66.49 to 74.43
% of Value of the Class of all Real Property Value in the County			65.25
% of Records Sold in the Study Period			1.54
% of Value Sold in the Study Period			2.96
Average Assessed Value of the Base			120,241

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>60</b>	<b>69.87</b>	<b>16.36</b>	<b>100.08</b>
<b>2006</b>	57	74.91	21.35	100.10
<b>2005</b>	69	76.14	17.39	104.08
<b>2004</b>	68	77.87	16.63	103.38
<b>2003</b>	72	76	14.96	101.3
<b>2002</b>	62	75	16.59	99.5
<b>2001</b>	77	76	20.19	100.82



## **2007 Opinions of the Property Tax Administrator for Colfax 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 Colfax County is 96.39% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Colfax County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

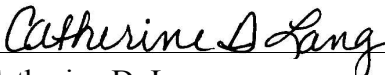
It is my opinion that the level of value of the class of commercial real property in Colfax County is 98.96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Colfax County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Colfax County is 69.87% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Colfax County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Colfax County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: Analysis of all six tables indicates that the county has achieved an accurate level of value for the 2007 assessment year. The trended preliminary ratio and the R&O median ratio if rounded would be the same number, supporting the assessment actions of the county. The measures of central tendency, the median, weighted mean and mean are all relatively close and supportive of the assessment practices of the county. The coefficient of dispersion and the price related differential are slightly above the acceptable levels and would no doubt be attributed to outliers.

Colfax County has updated the costing tables to be June 2005. When updating the table, depreciation analysis and market analysis was completed to achieve the acceptable level of value as well as quality statistics. Colfax County has shown assessment practices to be proactive and continued to follow a cyclical plan of assessment to achieve the expected level of value.

There is no information available that would suggest that the median is not the best indicator of the level of value for the residential class for the 2007 assessment year.

**2007 Correlation Section  
for Colfax 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>350</b>	<b>188</b>	<b>53.71</b>
<b>2006</b>	<b>328</b>	<b>201</b>	<b>61.28</b>
<b>2005</b>	<b>321</b>	<b>211</b>	<b>65.73</b>
<b>2004</b>	<b>376</b>	<b>279</b>	<b>74.2</b>
<b>2003</b>	<b>373</b>	<b>287</b>	<b>76.94</b>
<b>2002</b>	<b>348</b>	<b>272</b>	<b>78.16</b>
<b>2001</b>	<b>376</b>	<b>282</b>	<b>75</b>

RESIDENTIAL: The percentage of sales used has continued to decline as the table will represent. Review of the non qualified sales indicates that 18% of the non qualified transactions represent foreclosures, 31% represent private transactions. The private transactions found through the sales review process include situations like past renter purchases, neighboring parcels, neither of which are exposed to the open market. 10% of the no sales were considered substantially changed since the date of the sale.

**2007 Correlation Section  
for Colfax 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 Colfax 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>91.28</b>	<b>4.82</b>	<b>95.68</b>	<b>96.39</b>
<b>2006</b>	<b>93.92</b>	<b>2.07</b>	<b>95.86</b>	<b>96.60</b>
<b>2005</b>	<b>93.69</b>	<b>5.1</b>	<b>98.47</b>	<b>97.08</b>
<b>2004</b>	<b>89.39</b>	<b>5.14</b>	<b>93.99</b>	<b>94.06</b>
<b>2003</b>	<b>91</b>	<b>2.76</b>	<b>93.51</b>	<b>94</b>
<b>2002</b>	<b>95</b>	<b>0.71</b>	<b>95.67</b>	<b>95</b>
<b>2001</b>	<b>90</b>	<b>6.25</b>	<b>95.63</b>	<b>96</b>

RESIDENTIAL: The trended preliminary median ratio and the R&O median ratio are basically the same number when rounded. There is no information available to suggest that the median ratio is not the best representation of the level of value for the residential class.

**2007 Correlation Section  
for Colfax 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 Colfax 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>8.06</b>	<b>2007</b>	<b>4.82</b>
<b>2.52</b>	<b>2006</b>	<b>2.07</b>
<b>8.69</b>	<b>2005</b>	<b>5.1</b>
<b>6.64</b>	<b>2004</b>	<b>5.14</b>
<b>3</b>	<b>2003</b>	<b>3</b>
<b>0.29</b>	<b>2002</b>	<b>0.71</b>
<b>5.89</b>	<b>2001</b>	<b>6.25</b>

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is 3.24 percentage points and supports the assessment practices of the unsold and sold properties.

## 2007 Correlation Section for Colfax 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 Colfax 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>96.39</b>	<b>94.79</b>	<b>99.31</b>

RESIDENTIAL: When reviewing the three measures of central tendency they are similar and supportive of the assessment actions in Colfax County. All three measures are within the acceptable range and support the median as the level of value for the residential class.

**2007 Correlation Section  
for Colfax 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>15.24</b>	<b>104.78</b>
<b>Difference</b>	<b>0.24</b>	<b>1.78</b>

RESIDENTIAL: The coefficient of dispersion and the price related differential are slightly outside the acceptable parameters for the residential class. However, they represent that the assessment of the residential class is uniform and proportionate.

**2007 Correlation Section  
for Colfax 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>188</b>	<b>188</b>	<b>0</b>
<b>Median</b>	<b>91.28</b>	<b>96.39</b>	<b>5.11</b>
<b>Wgt. Mean</b>	<b>89.52</b>	<b>94.79</b>	<b>5.27</b>
<b>Mean</b>	<b>96.70</b>	<b>99.31</b>	<b>2.61</b>
<b>COD</b>	<b>19.32</b>	<b>15.24</b>	<b>-4.08</b>
<b>PRD</b>	<b>108.03</b>	<b>104.78</b>	<b>-3.25</b>
<b>Min Sales Ratio</b>	<b>22.93</b>	<b>22.93</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>360.22</b>	<b>364.33</b>	<b>4.11</b>

RESIDENTIAL: The number of qualified sales between the preliminary statistics and the final statistics remained the same. The remainder of the table is a reflection of the assessment actions taken by the county for the 2007 assessment year. It is evident that through the assessment actions of the county they have improved the quality statistics.

**2007 Correlation Section  
for Colfax County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: Analysis of all six tables indicates that the county has achieved an accurate level of value for the 2007 assessment year. The trended preliminary ratio and the R&O median ratio are several percentage points different. The measures of central tendency, the median, weighted mean and mean are all relatively close and supportive of the assessment practices of the county. The coefficient of dispersion and the price related differential are also within the acceptable level.

Colfax County has updated the costing tables to be June 2005. When updating the table, depreciation analysis and market analysis was completed to achieve the acceptable level of value as well as quality statistics. Colfax County has shown assessment practices to be proactive and continued to follow a cyclical plan of assessment to achieve the expected level of value.

There is no information available that would suggest that the median is not the best indicator of the level of value for the residential class for the 2007 assessment year.

**2007 Correlation Section  
for Colfax 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>82</b>	<b>15</b>	<b>18.29</b>
<b>2006</b>	<b>88</b>	<b>30</b>	<b>34.09</b>
<b>2005</b>	<b>89</b>	<b>34</b>	<b>38.2</b>
<b>2004</b>	<b>95</b>	<b>48</b>	<b>50.53</b>
<b>2003</b>	<b>89</b>	<b>45</b>	<b>50.56</b>
<b>2002</b>	<b>87</b>	<b>55</b>	<b>63.22</b>
<b>2001</b>	<b>76</b>	<b>42</b>	<b>55.26</b>

COMMERCIAL: The analysis of the sales grid indicates that a reasonable percentage of the available sales for the commercial class were considered when determining the valuation process for the 2007 assessment year. Approximately three percent of the available commercial parcels sold. Review of the non qualified sales indicated that there were parcels that had been resold within the study period, use changes and family transactions and several parcels had personal property included in the transaction to support removal of the sales from the qualified statistics

**2007 Correlation Section  
for Colfax 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 Colfax 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>86.72</b>	<b>3.85</b>	<b>90.05</b>	<b>98.96</b>
<b>2006</b>	<b>95.30</b>	<b>0.31</b>	<b>95.59</b>	<b>95.58</b>
<b>2005</b>	<b>96.47</b>	<b>0.56</b>	<b>97.01</b>	<b>96.47</b>
<b>2004</b>	<b>97.32</b>	<b>4.71</b>	<b>101.9</b>	<b>97.32</b>
<b>2003</b>	<b>99</b>	<b>5.58</b>	<b>104.52</b>	<b>99</b>
<b>2002</b>	<b>80</b>	<b>15.19</b>	<b>92.15</b>	<b>98</b>
<b>2001</b>	<b>92</b>	<b>0.24</b>	<b>92.22</b>	<b>92</b>

COMMERCIAL: The comparison between the trended level of value and the median level of value for the commercial class indicates that the rates are very different and not supportive of each other. The county has reported that they have implemented new costing tables and depreciation for the commercial class. The small sample size of qualified sales makes it rather difficult to rely on the trended preliminary ratio. The measures of central tendency, the median, weighted mean and mean are all relatively close in table five and support the assessment actions.

**2007 Correlation Section  
for Colfax 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 Colfax 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>17.91</b>	<b>2007</b>	<b>3.85</b>
<b>-1.8</b>	<b>2006</b>	<b>0.31</b>
<b>0</b>	<b>2005</b>	<b>0.56</b>
<b>0</b>	<b>2004</b>	<b>4.71</b>
<b>0</b>	<b>2003</b>	<b>6</b>
<b>41.98</b>	<b>2002</b>	<b>15.19</b>
<b>0.4</b>	<b>2001</b>	<b>0.24</b>

COMMERCIAL: The comparison between the percentage change to the sales file and the change in assessed value is over 14 percentage points different. The small sample size would tend to give caution in relying solely on the large percentage comparison rather than what the county has accomplished in the commercial class by revaluing the entire class.

## 2007 Correlation Section for Colfax 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 Colfax 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>98.96</b>	<b>99.78</b>	<b>99.98</b>

COMMERCIAL: The three measures of central tendency, the median; weighted mean and mean are all well within the acceptable levels. The level of value is met with the median and the support of the other two statistics.

**2007 Correlation Section  
for Colfax 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>9.86</b>	<b>100.20</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

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

**2007 Correlation Section  
for Colfax 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>15</b>	<b>15</b>	<b>0</b>
<b>Median</b>	<b>86.72</b>	<b>98.96</b>	<b>12.24</b>
<b>Wgt. Mean</b>	<b>95.05</b>	<b>99.78</b>	<b>4.73</b>
<b>Mean</b>	<b>92.37</b>	<b>99.98</b>	<b>7.61</b>
<b>COD</b>	<b>24.91</b>	<b>9.86</b>	<b>-15.05</b>
<b>PRD</b>	<b>97.19</b>	<b>100.20</b>	<b>3.01</b>
<b>Min Sales Ratio</b>	<b>32.40</b>	<b>79.52</b>	<b>47.12</b>
<b>Max Sales Ratio</b>	<b>175.04</b>	<b>136.91</b>	<b>-38.13</b>

COMMERCIAL: The county has completed updating the commercial costing to June of 2005 so that all improvements are calculated using the same replacement cost year. A review of the table indicates that the county has improved the quality of assessment and achieved the level of value for 2007.

**2007 Correlation Section  
for Colfax County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The tables indicate that the county utilized a reasonable percentage of sales. The trended preliminary ratio is relatively close to the calculated overall median. The measures of central tendency, the median, weighted mean and mean are within the acceptable level of value. The coefficient of dispersion is acceptable and the price related differential is within the acceptable level. The percentage difference between the sales file and assessed value file is relatively close.

Based on the assessment practices of Colfax County it is believed that the median level of value is the most reliable indicator of the level of value for the agricultural class.

**2007 Correlation Section  
for Colfax 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>196</b>	<b>60</b>	<b>30.61</b>
<b>2006</b>	<b>194</b>	<b>57</b>	<b>29.38</b>
<b>2005</b>	<b>222</b>	<b>69</b>	<b>31.08</b>
<b>2004</b>	<b>216</b>	<b>68</b>	<b>31.48</b>
<b>2003</b>	<b>197</b>	<b>72</b>	<b>36.55</b>
<b>2002</b>	<b>203</b>	<b>78</b>	<b>38.42</b>
<b>2001</b>	<b>209</b>	<b>94</b>	<b>44.98</b>

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

**2007 Correlation Section  
for Colfax 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 Colfax 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>65.23</b>	<b>4.7</b>	<b>68.29</b>	<b>69.87</b>
<b>2006</b>	<b>61.86</b>	<b>22.79</b>	<b>75.96</b>	<b>74.91</b>
<b>2005</b>	<b>71.98</b>	<b>6.2</b>	<b>76.44</b>	<b>76.14</b>
<b>2004</b>	<b>71.80</b>	<b>7.43</b>	<b>77.14</b>	<b>77.87</b>
<b>2003</b>	<b>72</b>	<b>3.37</b>	<b>74.43</b>	<b>76</b>
<b>2002</b>	<b>73</b>	<b>1.19</b>	<b>73.87</b>	<b>75</b>
<b>2001</b>	<b>70</b>	<b>6.34</b>	<b>74.44</b>	<b>76</b>

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value for the agricultural class.

**2007 Correlation Section  
for Colfax 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 Colfax 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>7.45</b>	<b>2007</b>	<b>4.7</b>
<b>23.36</b>	<b>2006</b>	<b>22.79</b>
<b>9.51</b>	<b>2005</b>	<b>6.2</b>
<b>11.62</b>	<b>2004</b>	<b>7.43</b>
<b>3</b>	<b>2003</b>	<b>3</b>
<b>1.59</b>	<b>2002</b>	<b>1.19</b>
<b>8.47</b>	<b>2001</b>	<b>6.34</b>

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base 2.75 percentage points apart, but supports the assessment practices of the unsold and sold properties.

## 2007 Correlation Section for Colfax 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 Colfax County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>69.87</b>	<b>70.40</b>	<b>70.46</b>

AGRICULTURAL UNIMPROVED: All three measures of central tendency are well within the acceptable range. The median is supported by the trended preliminary ratio.

**2007 Correlation Section  
for Colfax 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>16.36</b>	<b>100.08</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are all well within the acceptable levels and achieve uniform and proportionate levels.

**2007 Correlation Section  
for Colfax 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>60</b>	<b>60</b>	<b>0</b>
<b>Median</b>	<b>65.23</b>	<b>69.87</b>	<b>4.64</b>
<b>Wgt. Mean</b>	<b>67.01</b>	<b>70.40</b>	<b>3.39</b>
<b>Mean</b>	<b>67.30</b>	<b>70.46</b>	<b>3.16</b>
<b>COD</b>	<b>16.83</b>	<b>16.36</b>	<b>-0.47</b>
<b>PRD</b>	<b>100.44</b>	<b>100.08</b>	<b>-0.36</b>
<b>Min Sales Ratio</b>	<b>39.57</b>	<b>43.12</b>	<b>3.55</b>
<b>Max Sales Ratio</b>	<b>118.46</b>	<b>121.12</b>	<b>2.66</b>

AGRICULTURAL UNIMPROVED: Review of Table 7 indicates that the county improved the quality of assessment. Through a review of the preliminary statistics the county found it necessary to adjust the market area boundary line between area 1 and 2 and extend the boundary line straight across the top of GEO codes 2353, 2355 and 2357. The county has improved the quality of statistics and the above table is reflective of the assessment actions for 2007.

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

19 Colfax

	<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	176,512,802	185,975,699	9,462,897	5.36	1,195,455	4.68
2. Recreational	1,735,990	2,052,470	316,480	18.23	0	18.23
3. Ag-Homesite Land, Ag-Res Dwellings	57,790,740	66,297,390	8,506,650	14.72	*-----	14.72
<b>4. Total Residential (sum lines 1-3)</b>	<b>236,039,532</b>	<b>254,325,559</b>	<b>18,286,027</b>	<b>7.75</b>	<b>1,195,455</b>	<b>7.24</b>
5. Commercial	41,299,631	47,295,266	5,995,635	14.52	3,294,413	6.54
6. Industrial	29,419,560	30,315,860	896,300	3.05	878,330	0.06
7. Ag-Farmsite Land, Outbuildings	29,697,238	32,679,507	2,982,269	10.04	1,665,331	4.43
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>100,416,429</b>	<b>110,290,633</b>	<b>9,874,204</b>	<b>9.83</b>	<b>5,087,514</b>	<b>4.77</b>
<b>10. Total Non-Agland Real Property</b>	<b>336,455,961</b>	<b>364,616,192</b>	<b>28,160,231</b>	<b>8.37</b>	<b>7,033,529</b>	<b>6.28</b>
11. Irrigated	131,696,490	142,337,545	10,641,055	8.08		
12. Dryland	223,448,250	229,877,080	6,428,830	2.88		
13. Grassland	25,753,575	26,578,900	825,325	3.2		
14. Wasteland	170,455	177,370	6,915	4.06		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>381,068,770</b>	<b>398,970,895</b>	<b>17,902,125</b>	<b>4.7</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>717,524,731</b>	<b>763,587,087</b>	<b>46,062,356</b>	<b>6.42</b>	<b>7,033,529</b>	<b>5.44</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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	188	<b>MEDIAN:</b>	<b>96</b>	COV:	27.94	95% Median C.I.:	94.45 to 97.79
TOTAL Sales Price:	13,328,038	WGT. MEAN:	95	STD:	27.75	95% Wgt. Mean C.I.:	92.80 to 96.78
TOTAL Adj.Sales Price:	13,315,338	MEAN:	99	AVG.ABS.DEV:	14.69	95% Mean C.I.:	95.35 to 103.28
TOTAL Assessed Value:	12,621,065						
AVG. Adj. Sales Price:	70,826	COD:	15.24	MAX Sales Ratio:	364.33		
AVG. Assessed Value:	67,133	PRD:	104.78	MIN Sales Ratio:	22.93		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	24	96.97	92.88	94.28	15.27	98.51	22.93	147.27	85.71 to 100.00	62,383	58,816
10/01/04 TO 12/31/04	21	100.56	99.54	97.40	10.71	102.19	75.30	130.59	91.35 to 104.97	62,887	61,254
01/01/05 TO 03/31/05	13	93.67	96.14	95.01	9.54	101.18	81.15	118.51	87.02 to 105.50	78,096	74,202
04/01/05 TO 06/30/05	35	97.77	95.94	95.21	10.69	100.77	53.77	140.00	94.43 to 102.58	68,460	65,180
07/01/05 TO 09/30/05	24	94.14	104.19	93.86	23.51	111.01	58.44	221.45	83.90 to 111.97	75,638	70,992
10/01/05 TO 12/31/05	25	96.44	100.04	95.78	12.42	104.45	71.92	137.46	91.24 to 105.99	73,320	70,229
01/01/06 TO 03/31/06	12	90.97	96.34	91.71	16.39	105.04	76.38	127.75	78.18 to 118.06	56,075	51,429
04/01/06 TO 06/30/06	34	95.64	105.48	94.05	20.35	112.15	68.43	364.33	89.42 to 102.52	81,320	76,485
____Study Years____											
07/01/04 TO 06/30/05	93	97.21	95.99	95.42	11.91	100.60	22.93	147.27	94.43 to 100.00	66,980	63,912
07/01/05 TO 06/30/06	95	95.35	102.57	94.23	18.48	108.85	58.44	364.33	91.24 to 97.99	74,590	70,286
____Calendar Yrs____											
01/01/05 TO 12/31/05	97	95.74	99.07	94.98	14.29	104.30	53.77	221.45	93.17 to 98.86	72,780	69,128
____ALL____											
	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLARKSON	15	95.65	98.33	94.45	14.33	104.11	76.38	143.26	85.18 to 108.43	46,606	44,019
HOWELLS	12	98.33	103.33	94.24	14.54	109.65	68.43	140.00	89.44 to 117.93	59,719	56,277
HOWELLS MH	1	364.33	364.33	364.33			364.33	364.33	N/A	4,500	16,395
LEIGH	12	95.72	109.07	98.43	21.14	110.81	81.15	221.45	90.88 to 121.93	45,762	45,044
ROGERS	4	79.60	89.23	80.77	23.43	110.48	62.98	134.74	N/A	63,225	51,063
RURAL	13	96.44	99.37	97.63	4.69	101.78	93.13	130.86	95.02 to 97.99	136,396	133,169
RURAL V	1	59.40	59.40	59.40			59.40	59.40	N/A	55,000	32,670
SCHUYLER	110	95.65	97.92	95.45	13.38	102.59	53.77	168.38	92.16 to 101.49	74,794	71,390
SCHUYLER SUB	4	88.63	89.72	84.44	12.38	106.26	77.73	103.90	N/A	158,750	134,041
SCHUYLER SUB V	12	95.54	88.34	93.25	12.08	94.74	22.93	105.88	85.71 to 100.00	30,870	28,786
SCHUYLER V	4	102.15	96.19	80.69	17.31	119.20	58.44	122.00	N/A	8,007	6,461
____ALL____											
	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	12,621,065						
AVG. Adj. Sales Price:	70,826	COD:	15.24	MAX Sales Ratio:	364.33		
AVG. Assessed Value:	67,133	PRD:	104.78	MIN Sales Ratio:	22.93		

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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	158	96.78	100.64	95.17	16.23	105.75	53.77	364.33	93.17 to 100.03	66,340	63,136
2	16	95.54	88.69	87.68	11.93	101.14	22.93	105.88	80.25 to 100.00	62,840	55,100
3	14	95.90	96.52	96.48	7.13	100.03	59.40	130.86	94.45 to 97.99	130,582	125,991
ALL	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**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	171	96.44	100.39	95.02	15.22	105.66	53.77	364.33	94.43 to 97.80	75,192	71,445
2	17	96.34	88.48	88.30	15.30	100.21	22.93	122.00	80.25 to 100.00	26,910	23,762
ALL	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	187	96.34	97.90	94.69	13.84	103.38	22.93	221.45	94.43 to 97.79	71,180	67,404
06											
07	1	364.33	364.33	364.33			364.33	364.33	N/A	4,500	16,395
ALL	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	229.78	229.78	101.62	58.56	226.12	95.23	364.33	N/A	94,750	96,282
19-0039	12	95.72	109.07	98.43	21.14	110.81	81.15	221.45	90.88 to 121.93	45,762	45,044
19-0058	20	96.72	98.33	96.60	11.42	101.79	76.38	143.26	87.02 to 106.42	69,917	67,542
19-0059	14	98.33	104.86	96.52	14.91	108.64	68.43	140.00	89.44 to 130.86	70,545	68,090
19-0123	139	95.55	96.21	94.04	13.65	102.31	22.93	168.38	92.27 to 97.77	72,559	68,235
27-0046	1	94.45	94.45	94.45			94.45	94.45	N/A	105,000	99,170
27-0595											
NonValid School	2	229.78	229.78	101.62	58.56	226.12	95.23	364.33	N/A	94,750	96,282
ALL	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	12,621,065						
AVG. Adj. Sales Price:	70,826	COD:	15.24	MAX Sales Ratio:	364.33		
AVG. Assessed Value:	67,133	PRD:	104.78	MIN Sales Ratio:	22.93		

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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	19	96.34	89.37	87.71	18.40	101.89	22.93	140.00	80.25 to 100.00	24,762	21,719
Prior TO 1860	1	87.02	87.02	87.02			87.02	87.02	N/A	58,000	50,470
1860 TO 1899	17	97.21	102.59	94.85	15.37	108.16	70.29	143.26	89.05 to 121.76	47,805	45,344
1900 TO 1919	43	95.74	103.27	95.74	18.58	107.86	62.98	221.45	89.44 to 105.13	66,988	64,135
1920 TO 1939	17	100.56	98.32	96.61	12.08	101.77	76.38	133.02	82.32 to 110.97	50,588	48,872
1940 TO 1949	11	92.16	93.89	91.82	10.19	102.25	73.43	118.51	83.36 to 104.68	71,845	65,971
1950 TO 1959	14	94.40	96.29	94.51	10.89	101.88	75.30	121.41	79.77 to 108.43	74,892	70,783
1960 TO 1969	19	102.17	116.84	103.53	20.85	112.86	88.91	364.33	94.96 to 111.97	75,942	78,620
1970 TO 1979	30	91.38	93.59	92.24	11.78	101.47	68.43	122.20	85.18 to 99.21	86,997	80,245
1980 TO 1989	7	97.80	98.59	96.38	8.67	102.29	81.16	117.93	81.16 to 117.93	115,678	111,495
1990 TO 1994	2	98.27	98.27	98.32	0.28	99.95	97.99	98.55	N/A	58,750	57,765
1995 TO 1999	4	87.66	86.90	86.96	11.14	99.93	74.50	97.79	N/A	162,500	141,317
2000 TO Present	4	100.43	96.89	94.06	10.31	103.00	77.73	108.98	N/A	191,187	179,838
ALL	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**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	6	105.81	149.13	158.52	51.30	94.08	80.25	364.33	80.25 to 364.33	3,630	5,754
5000 TO 9999	3	122.00	122.13	123.43	54.24	98.95	22.93	221.45	N/A	6,416	7,920
Total \$											
1 TO 9999	9	105.88	140.13	142.05	56.70	98.64	22.93	364.33	80.25 to 221.45	4,558	6,476
10000 TO 29999	24	105.88	107.25	107.32	20.22	99.93	53.77	168.38	91.35 to 121.76	21,028	22,568
30000 TO 59999	47	100.00	101.92	100.66	12.91	101.26	59.40	147.27	96.34 to 106.42	46,710	47,017
60000 TO 99999	75	92.34	93.07	93.06	10.13	100.01	62.98	129.03	89.82 to 96.44	78,440	72,998
100000 TO 149999	22	94.44	93.12	92.89	9.62	100.25	68.43	114.43	83.63 to 102.17	114,320	106,194
150000 TO 249999	10	95.29	93.89	93.96	4.60	99.92	79.77	105.50	87.85 to 97.80	190,115	178,640
250000 TO 499999	1	77.73	77.73	77.73			77.73	77.73	N/A	275,000	213,760
ALL	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

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

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	67,133	PRD:	104.78	MIN Sales Ratio:	22.93		

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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	6	102.15	92.23	81.28	24.45	113.47	22.93	140.00	22.93 to 140.00	4,046	3,289
5000 TO 9999	2	87.89	87.89	75.09	38.82	117.03	53.77	122.00	N/A	8,000	6,007
Total \$ _____											
1 TO 9999	8	102.15	91.14	78.82	26.69	115.63	22.93	140.00	22.93 to 140.00	5,035	3,968
10000 TO 29999	20	100.72	121.53	104.40	35.16	116.41	58.44	364.33	89.42 to 117.25	19,071	19,910
30000 TO 59999	62	97.23	99.42	95.48	15.55	104.13	59.40	147.27	90.66 to 104.57	48,379	46,192
60000 TO 99999	72	94.31	94.74	93.60	9.57	101.21	68.43	133.02	90.71 to 96.82	83,324	77,995
100000 TO 149999	15	101.90	99.25	97.71	8.38	101.57	74.50	117.12	92.27 to 105.62	115,110	112,474
150000 TO 249999	11	95.35	94.34	93.37	6.44	101.04	77.73	108.98	79.77 to 105.50	197,104	184,036
ALL _____											
	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	95.79	89.66	89.83	17.64	99.81	22.93	140.00	85.71 to 100.00	32,774	29,442
20	57	97.99	108.65	97.40	21.35	111.55	68.43	364.33	95.65 to 108.69	60,133	58,568
30	106	94.69	96.27	94.22	11.48	102.18	62.98	147.27	91.53 to 97.77	79,363	74,775
35	1	105.50	105.50	105.50			105.50	105.50	N/A	181,750	191,750
40	4	91.29	93.68	90.26	12.39	103.79	77.73	114.43	N/A	159,500	143,965
ALL _____											
	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	95.79	88.86	90.29	14.60	98.41	22.93	122.00	85.71 to 100.00	35,693	32,229
100	2	221.25	221.25	119.05	64.67	185.85	78.17	364.33	N/A	15,750	18,750
101	104	97.37	99.23	94.96	12.72	104.50	68.43	221.45	94.96 to 101.82	80,528	76,467
102	5	96.05	93.33	94.33	4.13	98.94	87.02	97.80	N/A	89,460	84,385
103	1	84.17	84.17	84.17			84.17	84.17	N/A	132,000	111,105
104	56	94.74	99.37	95.51	15.17	104.04	62.98	143.26	90.95 to 100.56	65,608	62,662
106	2	96.89	96.89	67.04	44.50	144.52	53.77	140.00	N/A	6,500	4,357
ALL _____											
	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

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

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	188	<b>MEDIAN:</b>	<b>96</b>	COV:	27.94	95% Median C.I.:	94.45 to 97.79
TOTAL Sales Price:	13,328,038	WGT. MEAN:	95	STD:	27.75	95% Wgt. Mean C.I.:	92.80 to 96.78
TOTAL Adj.Sales Price:	13,315,338	MEAN:	99	AVG.ABS.DEV:	14.69	95% Mean C.I.:	95.35 to 103.28
TOTAL Assessed Value:	12,621,065						
AVG. Adj. Sales Price:	70,826	COD:	15.24	MAX Sales Ratio:	364.33		
AVG. Assessed Value:	67,133	PRD:	104.78	MIN Sales Ratio:	22.93		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	95.79	89.66	89.83	17.64	99.81	22.93	140.00	85.71 to 100.00	32,774	29,442
20	18	101.19	101.55	97.66	15.55	103.98	70.29	147.27	83.36 to 112.11	44,627	43,584
30	119	95.74	100.80	94.85	15.43	106.27	62.98	364.33	94.18 to 97.80	81,243	77,059
40	31	96.05	98.55	94.93	12.34	103.82	76.38	137.46	88.35 to 102.58	70,600	67,020
ALL	188	96.39	99.31	94.79	15.24	104.78	22.93	364.33	94.45 to 97.79	70,826	67,133

**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:	15	<b>MEDIAN:</b>	<b>99</b>	COV:	14.25	95% Median C.I.:	88.30 to 104.01
TOTAL Sales Price:	492,950	WGT. MEAN:	100	STD:	14.25	95% Wgt. Mean C.I.:	91.85 to 107.71
TOTAL Adj.Sales Price:	492,950	MEAN:	100	AVG.ABS.DEV:	9.76	95% Mean C.I.:	92.09 to 107.87
TOTAL Assessed Value:	491,875						
AVG. Adj. Sales Price:	32,863	COD:	9.86	MAX Sales Ratio:	136.91		
AVG. Assessed Value:	32,791	PRD:	100.20	MIN Sales Ratio:	79.52		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	101.50	97.22	102.82	5.86	94.56	86.16	104.01	N/A	34,750	35,728
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	96.29	108.23	108.19	15.73	100.04	91.48	136.91	N/A	28,500	30,833
07/01/04 TO 09/30/04	2	114.74	114.74	113.66	1.58	100.95	112.92	116.55	N/A	24,750	28,130
10/01/04 TO 12/31/04	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	99.13	99.13	99.13			99.13	99.13	N/A	32,000	31,720
07/01/05 TO 09/30/05	2	98.85	98.85	98.80	0.11	100.05	98.75	98.96	N/A	24,250	23,960
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	95.41	95.41	99.96	7.46	95.45	88.30	102.53	N/A	36,600	36,585
04/01/06 TO 06/30/06	1	79.52	79.52	79.52			79.52	79.52	N/A	50,000	39,760
<u>Study Years</u>											
07/01/03 TO 06/30/04	6	98.90	102.73	105.24	11.54	97.61	86.16	136.91	86.16 to 136.91	31,625	33,280
07/01/04 TO 06/30/05	4	106.03	103.83	99.88	10.29	103.96	86.72	116.55	N/A	32,875	32,835
07/01/05 TO 06/30/06	5	98.75	93.61	93.68	6.82	99.93	79.52	102.53	N/A	34,340	32,170
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	6	104.61	106.81	103.85	14.64	102.85	86.72	136.91	86.72 to 136.91	30,833	32,020
01/01/05 TO 12/31/05	3	98.96	98.95	98.93	0.13	100.02	98.75	99.13	N/A	26,833	26,546
<u>ALL</u>											
	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLARKSON	4	97.52	104.53	107.61	13.64	97.14	86.16	136.91	N/A	25,687	27,641
LEIGH	2	96.49	96.49	93.15	5.19	103.59	91.48	101.50	N/A	15,000	13,972
RURAL V	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
SCHUYLER	6	100.83	99.51	99.89	6.92	99.62	79.52	112.92	79.52 to 112.92	47,833	47,782
SCHUYLER V	2	102.43	102.43	100.47	13.79	101.94	88.30	116.55	N/A	11,600	11,655
<u>ALL</u>											
	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**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	14	99.04	100.93	101.26	9.67	99.68	79.52	136.91	88.30 to 112.92	31,639	32,036
3	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
<u>ALL</u>											
	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**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:	15	<b>MEDIAN:</b>	<b>99</b>	COV:	14.25	95% Median C.I.:	88.30 to 104.01
TOTAL Sales Price:	492,950	WGT. MEAN:	100	STD:	14.25	95% Wgt. Mean C.I.:	91.85 to 107.71
TOTAL Adj.Sales Price:	492,950	MEAN:	100	AVG.ABS.DEV:	9.76	95% Mean C.I.:	92.09 to 107.87
TOTAL Assessed Value:	491,875						
AVG. Adj. Sales Price:	32,863	COD:	9.86	MAX Sales Ratio:	136.91		
AVG. Assessed Value:	32,791	PRD:	100.20	MIN Sales Ratio:	79.52		

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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	12	99.04	100.68	101.30	8.91	99.39	79.52	136.91	91.48 to 104.01	34,979	35,433
2	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
ALL	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039	2	96.49	96.49	93.15	5.19	103.59	91.48	101.50	N/A	15,000	13,972
19-0058	4	97.52	104.53	107.61	13.64	97.14	86.16	136.91	N/A	25,687	27,641
19-0059											
19-0123	9	99.13	98.74	98.10	9.25	100.65	79.52	116.55	86.72 to 112.92	40,022	39,262
27-0046											
27-0595											
NonValid School											
ALL	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**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	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	99.13	95.94	100.38	5.50	95.58	86.16	102.53	N/A	32,750	32,873
1920 TO 1939	3	101.50	101.97	104.39	7.04	97.68	91.48	112.92	N/A	23,166	24,183
1940 TO 1949	3	96.29	91.59	87.82	6.73	104.30	79.52	98.96	N/A	31,666	27,808
1950 TO 1959	1	98.75	98.75	98.75			98.75	98.75	N/A	36,000	35,550
1960 TO 1969											
1970 TO 1979	1	104.01	104.01	104.01			104.01	104.01	N/A	93,000	96,725
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	136.91	136.91	136.91			136.91	136.91	N/A	28,000	38,335
2000 TO Present											
ALL	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**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:	15	<b>MEDIAN:</b>	<b>99</b>	COV:	14.25	95% Median C.I.:	88.30 to 104.01
TOTAL Sales Price:	492,950	WGT. MEAN:	100	STD:	14.25	95% Wgt. Mean C.I.:	91.85 to 107.71
TOTAL Adj.Sales Price:	492,950	MEAN:	100	AVG.ABS.DEV:	9.76	95% Mean C.I.:	92.09 to 107.87
TOTAL Assessed Value:	491,875						
AVG. Adj. Sales Price:	32,863	COD:	9.86	MAX Sales Ratio:	136.91		
AVG. Assessed Value:	32,791	PRD:	100.20	MIN Sales Ratio:	79.52		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	93.83	93.83	92.98	8.17	100.92	86.16	101.50	N/A	5,625	5,230
Total \$ _____											
1 TO 9999	2	93.83	93.83	92.98	8.17	100.92	86.16	101.50	N/A	5,625	5,230
10000 TO 29999	5	98.96	106.44	109.23	14.89	97.45	88.30	136.91	N/A	17,740	19,377
30000 TO 59999	6	97.52	95.56	94.29	8.25	101.34	79.52	112.92	79.52 to 112.92	40,000	37,715
60000 TO 99999	2	103.27	103.27	103.42	0.72	99.85	102.53	104.01	N/A	76,500	79,120
ALL _____											
	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	93.83	93.83	92.98	8.17	100.92	86.16	101.50	N/A	5,625	5,230
Total \$ _____											
1 TO 9999	2	93.83	93.83	92.98	8.17	100.92	86.16	101.50	N/A	5,625	5,230
10000 TO 29999	4	95.22	98.82	96.46	9.38	102.45	88.30	116.55	N/A	15,175	14,637
30000 TO 59999	7	98.75	101.46	98.74	12.50	102.76	79.52	136.91	79.52 to 136.91	38,285	37,803
60000 TO 99999	2	103.27	103.27	103.42	0.72	99.85	102.53	104.01	N/A	76,500	79,120
ALL _____											
	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
10	1	91.48	91.48	91.48			91.48	91.48	N/A	25,000	22,870
20	11	99.13	101.52	101.92	9.00	99.60	79.52	136.91	86.16 to 112.92	35,886	36,575
ALL _____											
	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791



**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:	15	<b>MEDIAN:</b>	<b>99</b>	COV:	14.25	95% Median C.I.:	88.30 to 104.01
TOTAL Sales Price:	492,950	WGT. MEAN:	100	STD:	14.25	95% Wgt. Mean C.I.:	91.85 to 107.71
TOTAL Adj.Sales Price:	492,950	MEAN:	100	AVG.ABS.DEV:	9.76	95% Mean C.I.:	92.09 to 107.87
TOTAL Assessed Value:	491,875						
AVG. Adj. Sales Price:	32,863	COD:	9.86	MAX Sales Ratio:	136.91		
AVG. Assessed Value:	32,791	PRD:	100.20	MIN Sales Ratio:	79.52		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
326	1	98.96	98.96	98.96			98.96	98.96	N/A	12,500	12,370
349	1	104.01	104.01	104.01			104.01	104.01	N/A	93,000	96,725
352	1	91.48	91.48	91.48			91.48	91.48	N/A	25,000	22,870
353	2	100.83	100.83	101.34	1.69	99.49	99.13	102.53	N/A	46,000	46,617
384	1	101.50	101.50	101.50			101.50	101.50	N/A	5,000	5,075
406	1	112.92	112.92	112.92			112.92	112.92	N/A	39,500	44,605
471	2	82.84	82.84	80.26	4.01	103.22	79.52	86.16	N/A	28,125	22,572
528	2	117.83	117.83	115.45	16.19	102.07	98.75	136.91	N/A	32,000	36,942
555	1	96.29	96.29	96.29			96.29	96.29	N/A	32,500	31,295
ALL	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	14	99.04	100.93	101.26	9.67	99.68	79.52	136.91	88.30 to 112.92	31,639	32,036
04	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
ALL	15	98.96	99.98	99.78	9.86	100.20	79.52	136.91	88.30 to 104.01	32,863	32,791

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	22.26	95% Median C.I.:	64.39 to 72.70	(! : Derived)
(AgLand) TOTAL Sales Price:	12,133,382	WGT. MEAN:	70	STD:	15.68	95% Wgt. Mean C.I.:	62.80 to 78.01	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	70	AVG.ABS.DEV:	11.43	95% Mean C.I.:	66.49 to 74.43	
(AgLand) TOTAL Assessed Value:	8,323,660							
AVG. Adj. Sales Price:	197,044	COD:	16.36	MAX Sales Ratio:	121.12			
AVG. Assessed Value:	138,727	PRD:	100.08	MIN Sales Ratio:	43.12			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	76.66	84.56	78.88	17.22	107.20	65.82	110.38	65.82 to 110.38	195,216	153,995
01/01/04 TO 03/31/04	3	76.26	76.84	77.15	3.14	99.59	73.53	80.72	N/A	251,600	194,113
04/01/04 TO 06/30/04	5	70.08	71.02	68.81	20.06	103.21	49.69	92.64	N/A	148,232	102,005
07/01/04 TO 09/30/04	2	83.90	83.90	83.79	0.46	100.13	83.51	84.28	N/A	224,400	188,017
10/01/04 TO 12/31/04	4	72.31	80.19	82.01	23.13	97.77	55.00	121.12	N/A	77,961	63,938
01/01/05 TO 03/31/05	9	68.25	69.25	84.65	12.80	81.81	55.93	100.71	56.48 to 76.73	257,405	217,892
04/01/05 TO 06/30/05	8	64.69	65.45	65.20	11.39	100.39	50.45	86.58	50.45 to 86.58	191,224	124,671
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	10	58.91	61.87	56.54	16.72	109.43	43.84	89.77	52.08 to 71.67	200,232	113,205
01/01/06 TO 03/31/06	9	70.28	67.10	60.89	11.37	110.20	43.12	84.72	48.87 to 74.20	212,755	129,545
04/01/06 TO 06/30/06	3	60.71	64.06	60.82	13.62	105.33	53.33	78.14	N/A	145,333	88,390
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	76.56	78.51	75.82	15.39	103.54	49.69	110.38	69.07 to 87.94	190,831	144,689
07/01/04 TO 06/30/05	23	68.94	71.10	77.93	15.65	91.24	50.45	121.12	61.93 to 72.70	200,308	156,095
07/01/05 TO 06/30/06	22	66.80	64.31	58.88	15.62	109.22	43.12	89.77	53.33 to 71.67	197,869	116,505
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	74.90	76.73	76.40	16.49	100.42	49.69	121.12	57.69 to 85.02	161,186	123,153
01/01/05 TO 12/31/05	27	64.18	65.39	69.94	14.10	93.50	43.84	100.71	55.97 to 70.28	216,621	151,498
<u>ALL</u>											
	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	22.26	95% Median C.I.:	64.39 to 72.70	(!: Derived)
(AgLand) TOTAL Sales Price:	12,133,382	WGT. MEAN:	70	STD:	15.68	95% Wgt. Mean C.I.:	62.80 to 78.01	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	70	AVG.ABS.DEV:	11.43	95% Mean C.I.:	66.49 to 74.43	
(AgLand) TOTAL Assessed Value:	8,323,660							
AVG. Adj. Sales Price:	197,044	COD:	16.36	MAX Sales Ratio:	121.12			
AVG. Assessed Value:	138,727	PRD:	100.08	MIN Sales Ratio:	43.12			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2069	5	73.53	82.07	78.51	16.27	104.55	65.82	110.38	N/A	149,656	117,489	
2071	7	68.94	67.70	68.40	10.19	98.97	52.98	80.72	52.98 to 80.72	184,321	126,078	
2073	6	56.21	57.69	56.58	10.57	101.96	48.87	76.73	48.87 to 76.73	201,783	114,175	
2111	7	76.66	78.27	74.90	20.14	104.50	55.50	121.12	55.50 to 121.12	140,237	105,041	
2113	3	65.39	68.37	76.65	15.15	89.20	55.00	84.72	N/A	81,966	62,825	
2115	3	86.58	84.47	86.42	7.10	97.75	74.20	92.64	N/A	141,333	122,140	
2353	10	69.97	68.55	66.29	5.21	103.41	55.97	78.14	61.58 to 71.92	162,110	107,464	
2355	4	64.60	64.15	59.47	22.83	107.87	43.12	84.28	N/A	194,575	115,716	
2357	7	69.07	65.92	59.76	14.84	110.31	43.84	89.77	43.84 to 89.77	292,261	174,660	
2399	1	53.33	53.33	53.33			53.33	53.33	N/A	192,000	102,390	
2401	6	73.44	78.67	89.09	21.23	88.30	49.69	105.52	49.69 to 105.52	368,804	328,569	
2403	1	61.93	61.93	61.93			61.93	61.93	N/A	71,839	44,490	
ALL	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	29	69.66	68.65	70.48	14.19	97.41	43.12	105.52	61.93 to 71.67	238,685	168,221	
2	31	70.08	72.16	70.30	18.35	102.64	48.87	121.12	62.12 to 76.73	158,090	111,136	
ALL	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727	
ALL	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
19-0039	3	74.20	78.56	78.42	6.47	100.18	73.53	87.94	N/A	179,346	140,636	
19-0058	9	72.70	79.56	78.91	16.09	100.82	64.18	110.38	65.82 to 92.64	130,410	102,907	
19-0059	13	57.69	63.18	62.24	16.43	101.50	48.87	85.02	52.98 to 76.73	195,781	121,860	
19-0123	33	69.66	70.26	71.51	16.45	98.25	43.12	121.12	62.12 to 71.92	215,955	154,434	
27-0046												
27-0595	2	68.03	68.03	67.17	5.35	101.28	64.39	71.67	N/A	219,634	147,535	
NonValid School												
ALL	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727	

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	22.26	95% Median C.I.:	64.39 to 72.70	(!: Derived)
(AgLand) TOTAL Sales Price:	12,133,382	WGT. MEAN:	70	STD:	15.68	95% Wgt. Mean C.I.:	62.80 to 78.01	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	70	AVG.ABS.DEV:	11.43	95% Mean C.I.:	66.49 to 74.43	
(AgLand) TOTAL Assessed Value:	8,323,660							
AVG. Adj. Sales Price:	197,044	COD:	16.36	MAX Sales Ratio:	121.12			
AVG. Assessed Value:	138,727	PRD:	100.08	MIN Sales Ratio:	43.12			

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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
0.01 TO 10.00	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825
10.01 TO 30.00	4	63.17	66.71	67.33	17.60	99.08	55.50	85.02	N/A	38,105	25,656
30.01 TO 50.00	21	65.82	69.08	64.96	16.96	106.34	43.84	121.12	61.58 to 71.92	108,781	70,666
50.01 TO 100.00	20	71.00	71.76	68.38	15.53	104.93	43.12	105.52	64.39 to 76.73	175,975	120,337
100.01 TO 180.00	10	71.94	71.74	68.74	13.74	104.36	48.87	87.94	55.97 to 86.58	300,316	206,447
180.01 TO 330.00	3	69.07	67.29	62.94	13.82	106.92	52.08	80.72	N/A	544,477	342,673
650.01 +	1	100.71	100.71	100.71			100.71	100.71	N/A	1,228,250	1,236,975
<u>ALL</u>											
	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727

**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	22	73.52	75.06	70.49	15.93	106.48	48.87	121.12	65.39 to 84.28	174,484	122,993
DRY-N/A	16	69.87	73.18	72.66	14.05	100.72	55.93	110.38	63.98 to 83.51	170,649	123,992
GRASS	4	55.25	62.49	60.52	18.36	103.26	49.69	89.77	N/A	47,750	28,896
GRASS-N/A	2	58.81	58.81	59.21	5.31	99.32	55.69	61.93	N/A	63,669	37,700
IRRGTD	12	66.32	62.07	58.58	13.59	105.95	43.12	76.56	52.08 to 70.64	250,004	146,465
IRRGTD-N/A	4	69.75	73.30	87.09	17.49	84.16	52.98	100.71	N/A	483,812	421,341
<u>ALL</u>											
	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727

**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	31	72.70	74.10	71.19	15.26	104.09	48.87	121.12	65.82 to 78.14	175,051	124,619
DRY-N/A	7	70.35	75.01	72.35	16.25	103.68	57.69	110.38	57.69 to 110.38	163,207	118,076
GRASS	4	55.25	62.49	60.52	18.36	103.26	49.69	89.77	N/A	47,750	28,896
GRASS-N/A	2	58.81	58.81	59.21	5.31	99.32	55.69	61.93	N/A	63,669	37,700
IRRGTD	14	68.67	65.34	70.73	14.73	92.38	43.12	100.71	52.08 to 71.67	319,736	226,156
IRRGTD-N/A	2	61.63	61.63	60.30	14.04	102.21	52.98	70.28	N/A	229,500	138,380
<u>ALL</u>											
	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727

**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	38	72.31	74.27	71.39	15.51	104.03	48.87	121.12	68.94 to 76.73	172,869	123,413
GRASS	5	55.50	62.38	60.90	16.94	102.42	49.69	89.77	N/A	52,567	32,015
GRASS-N/A	1	55.69	55.69	55.69			55.69	55.69	N/A	55,500	30,910
IRRGTD	16	68.67	64.88	69.76	14.46	93.00	43.12	100.71	52.98 to 70.64	308,456	215,184
<u>ALL</u>											
	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	22.26	95% Median C.I.:	64.39 to 72.70	(!: Derived)
(AgLand) TOTAL Sales Price:	12,133,382	WGT. MEAN:	70	STD:	15.68	95% Wgt. Mean C.I.:	62.80 to 78.01	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	70	AVG.ABS.DEV:	11.43	95% Mean C.I.:	66.49 to 74.43	
(AgLand) TOTAL Assessed Value:	8,323,660							
AVG. Adj. Sales Price:	197,044	COD:	16.36	MAX Sales Ratio:	121.12			
AVG. Assessed Value:	138,727	PRD:	100.08	MIN Sales Ratio:	43.12			

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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 \$ _____												
1 TO 4999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
Total \$ _____												
1 TO 9999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
10000 TO 29999	1	55.50	55.50	55.50			55.50	55.50	N/A	20,000	11,100	
30000 TO 59999	5	85.02	82.30	82.47	17.37	99.79	55.69	110.38	N/A	46,324	38,206	
60000 TO 99999	10	70.79	75.26	74.50	12.93	101.01	61.93	121.12	64.18 to 78.14	76,899	57,291	
100000 TO 149999	15	68.25	69.25	70.21	16.33	98.63	49.69	105.52	56.48 to 76.26	129,930	91,222	
150000 TO 249999	14	71.01	69.92	69.64	12.88	100.40	43.84	87.94	57.69 to 84.28	189,956	132,286	
250000 TO 499999	12	66.73	65.23	64.25	15.51	101.53	43.12	83.51	52.98 to 76.56	345,962	222,280	
500000 +	2	76.40	76.40	81.35	31.83	93.91	52.08	100.71	N/A	1,020,341	830,037	
ALL _____												
	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727	

<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 \$ _____												
1 TO 4999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
Total \$ _____												
1 TO 9999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
10000 TO 29999	2	63.07	63.07	64.95	12.00	97.10	55.50	70.64	N/A	26,631	17,297	
30000 TO 59999	11	68.94	72.37	69.56	17.27	104.04	50.45	110.38	55.69 to 89.77	68,804	47,860	
60000 TO 99999	15	65.39	67.42	63.88	16.84	105.53	43.84	121.12	56.48 to 71.92	121,744	77,772	
100000 TO 149999	14	72.19	74.02	72.02	14.16	102.77	52.98	105.52	57.69 to 84.72	172,259	124,063	
150000 TO 249999	12	69.65	68.66	65.30	15.89	105.14	43.12	87.94	55.97 to 83.51	297,072	193,987	
250000 TO 499999	4	72.82	69.61	65.32	12.40	106.56	52.08	80.72	N/A	495,039	323,367	
500000 +	1	100.71	100.71	100.71			100.71	100.71	N/A	1,228,250	1,236,975	
ALL _____												
	60	69.87	70.46	70.40	16.36	100.08	43.12	121.12	64.39 to 72.70	197,044	138,727	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	188	<b>MEDIAN:</b>	<b>91</b>	COV:	33.72	95% Median C.I.:	88.64 to 94.37
TOTAL Sales Price:	13,328,038	WGT. MEAN:	90	STD:	32.61	95% Wgt. Mean C.I.:	86.69 to 92.35
TOTAL Adj.Sales Price:	13,315,338	MEAN:	97	AVG.ABS.DEV:	17.64	95% Mean C.I.:	92.04 to 101.36
TOTAL Assessed Value:	11,919,525						
AVG. Adj. Sales Price:	70,826	COD:	19.32	MAX Sales Ratio:	360.22		
AVG. Assessed Value:	63,401	PRD:	108.03	MIN Sales Ratio:	22.93		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	24	94.41	90.86	91.95	15.31	98.81	22.93	140.56	83.61 to 100.00	62,383	57,364
10/01/04 TO 12/31/04	21	99.61	96.19	94.87	10.77	101.39	73.01	124.40	86.47 to 103.96	62,887	59,658
01/01/05 TO 03/31/05	13	93.02	94.24	93.18	9.58	101.14	78.43	114.94	85.96 to 105.28	78,096	72,771
04/01/05 TO 06/30/05	35	92.60	92.14	90.34	12.74	101.98	53.73	140.00	85.72 to 100.00	68,460	61,849
07/01/05 TO 09/30/05	24	88.01	104.44	86.53	33.85	120.70	55.52	293.08	77.32 to 109.23	75,638	65,450
10/01/05 TO 12/31/05	25	92.61	96.96	92.22	14.66	105.15	67.84	128.94	87.63 to 107.11	73,320	67,612
01/01/06 TO 03/31/06	12	85.47	99.20	86.23	27.23	115.05	62.21	183.50	75.73 to 122.00	56,075	48,352
04/01/06 TO 06/30/06	34	87.81	100.25	84.55	27.58	118.57	51.79	360.22	81.44 to 100.46	81,320	68,759
____Study Years____											
07/01/04 TO 06/30/05	93	93.48	93.02	92.15	12.80	100.94	22.93	140.56	89.58 to 98.56	66,980	61,724
07/01/05 TO 06/30/06	95	89.33	100.31	87.20	25.66	115.04	51.79	360.22	86.60 to 94.12	74,590	65,044
____Calendar Yrs____											
01/01/05 TO 12/31/05	97	91.34	96.71	90.26	17.95	107.15	53.73	293.08	88.23 to 96.14	72,780	65,689
____ALL____											
	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLARKSON	15	97.27	101.02	94.68	18.20	106.70	75.73	151.86	84.33 to 109.19	46,606	44,126
HOWELLS	12	91.88	97.05	87.93	16.13	110.37	62.91	140.00	85.72 to 114.37	59,719	52,513
HOWELLS MH	1	360.22	360.22	360.22			360.22	360.22	N/A	4,500	16,210
LEIGH	12	95.26	108.67	98.32	21.06	110.53	81.21	217.86	89.58 to 122.26	45,762	44,993
ROGERS	4	78.84	88.98	80.19	24.32	110.95	62.17	136.06	N/A	63,225	50,701
RURAL	13	83.35	84.86	77.82	22.71	109.04	51.79	146.53	59.12 to 105.28	136,396	106,146
RURAL V	1	59.40	59.40	59.40			59.40	59.40	N/A	55,000	32,670
SCHUYLER	110	90.96	95.95	92.01	16.35	104.28	53.73	293.08	87.63 to 96.42	74,794	68,822
SCHUYLER SUB	4	89.09	90.01	83.71	15.15	107.53	76.00	105.88	N/A	158,750	132,888
SCHUYLER SUB V	12	92.08	84.81	88.57	16.07	95.77	22.93	105.88	80.25 to 100.00	30,870	27,340
SCHUYLER V	4	102.15	96.19	80.69	17.31	119.20	58.44	122.00	N/A	8,007	6,461
____ALL____											
	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Assessed Value:	11,919,525						
AVG. Adj. Sales Price:	70,826	COD:	19.32	MAX Sales Ratio:	360.22		
AVG. Assessed Value:	63,401	PRD:	108.03	MIN Sales Ratio:	22.93		

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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	158	92.57	98.99	92.04	19.04	107.55	53.73	360.22	89.21 to 96.42	66,340	61,058
2	16	92.08	86.11	85.50	15.72	100.72	22.93	105.88	77.04 to 100.00	62,840	53,727
3	14	82.12	83.04	77.27	23.49	107.47	51.79	146.53	59.12 to 105.28	130,582	100,898
ALL	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**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	171	91.22	97.77	89.70	19.37	109.00	51.79	360.22	88.23 to 94.18	75,192	67,443
2	17	94.74	86.00	84.51	18.09	101.76	22.93	122.00	59.40 to 100.00	26,910	22,741
ALL	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	187	91.22	95.29	89.43	17.86	106.56	22.93	293.08	88.23 to 94.37	71,180	63,654
06											
07	1	360.22	360.22	360.22			360.22	360.22	N/A	4,500	16,210
ALL	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	206.01	206.01	59.11	74.86	348.51	51.79	360.22	N/A	94,750	56,007
19-0039	12	95.26	108.67	98.32	21.06	110.53	81.21	217.86	89.58 to 122.26	45,762	44,993
19-0058	20	95.45	98.79	92.89	17.39	106.35	62.21	151.86	84.70 to 107.49	69,917	64,948
19-0059	14	91.88	97.88	83.88	20.62	116.69	59.12	146.53	81.10 to 128.94	70,545	59,172
19-0123	139	89.87	93.74	89.71	17.20	104.50	22.93	293.08	87.27 to 94.45	72,559	65,090
27-0046	1	88.23	88.23	88.23			88.23	88.23	N/A	105,000	92,645
27-0595											
NonValid School	2	206.01	206.01	59.11	74.86	348.51	51.79	360.22	N/A	94,750	56,007
ALL	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	188	<b>MEDIAN:</b>	<b>91</b>	COV:	33.72	95% Median C.I.:	88.64 to 94.37
TOTAL Sales Price:	13,328,038	WGT. MEAN:	90	STD:	32.61	95% Wgt. Mean C.I.:	86.69 to 92.35
TOTAL Adj.Sales Price:	13,315,338	MEAN:	97	AVG.ABS.DEV:	17.64	95% Mean C.I.:	92.04 to 101.36
TOTAL Assessed Value:	11,919,525						
AVG. Adj. Sales Price:	70,826	COD:	19.32	MAX Sales Ratio:	360.22		
AVG. Assessed Value:	63,401	PRD:	108.03	MIN Sales Ratio:	22.93		

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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	19	94.74	87.14	84.02	20.97	103.71	22.93	140.00	59.40 to 100.00	24,762	20,806
Prior TO 1860	1	86.75	86.75	86.75			86.75	86.75	N/A	58,000	50,315
1860 TO 1899	17	94.18	101.20	90.93	19.51	111.29	67.56	151.86	78.57 to 123.66	47,805	43,469
1900 TO 1919	43	87.27	100.22	84.20	26.95	119.03	51.79	293.08	82.12 to 101.33	66,988	56,403
1920 TO 1939	17	91.22	98.23	90.74	22.20	108.25	62.21	183.50	78.23 to 108.21	50,588	45,905
1940 TO 1949	11	83.19	85.63	83.48	11.19	102.57	69.45	114.86	70.19 to 99.53	71,845	59,979
1950 TO 1959	14	92.53	94.11	92.14	11.37	102.14	73.01	120.71	77.45 to 104.73	74,892	69,004
1960 TO 1969	19	99.41	113.66	100.29	21.93	113.33	86.58	360.22	91.03 to 109.23	75,942	76,164
1970 TO 1979	30	87.74	90.83	89.34	12.02	101.67	62.91	115.47	83.61 to 96.42	86,997	77,720
1980 TO 1989	7	98.80	96.56	93.62	10.15	103.15	78.43	114.37	78.43 to 114.37	115,678	108,295
1990 TO 1994	2	103.95	103.95	102.89	5.31	101.03	98.43	109.47	N/A	58,750	60,450
1995 TO 1999	4	81.38	82.05	82.61	8.90	99.32	72.58	92.87	N/A	162,500	134,243
2000 TO Present	4	99.46	95.51	92.67	10.75	103.06	76.00	107.11	N/A	191,187	177,171
ALL	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**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	6	105.81	148.44	157.67	50.65	94.15	80.25	360.22	80.25 to 360.22	3,630	5,723
5000 TO 9999	3	122.00	120.93	122.08	53.26	99.06	22.93	217.86	N/A	6,416	7,833
Total \$											
1 TO 9999	9	105.88	139.27	140.97	55.89	98.79	22.93	360.22	80.25 to 217.86	4,558	6,426
10000 TO 29999	24	109.72	115.58	112.33	28.55	102.89	53.73	293.08	89.42 to 124.29	21,028	23,621
30000 TO 59999	47	99.61	99.18	98.08	14.31	101.12	54.02	146.53	90.89 to 105.63	46,710	45,816
60000 TO 99999	75	87.63	89.21	89.15	11.45	100.07	62.17	124.40	85.72 to 92.60	78,440	69,930
100000 TO 149999	22	87.53	87.56	87.24	11.52	100.37	62.21	110.87	79.16 to 98.80	114,320	99,729
150000 TO 249999	10	86.55	79.81	78.56	16.26	101.59	51.79	105.28	55.52 to 93.63	190,115	149,359
250000 TO 499999	1	76.00	76.00	76.00			76.00	76.00	N/A	275,000	208,990
ALL	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401



**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	188	<b>MEDIAN:</b>	<b>91</b>	COV:	33.72	95% Median C.I.:	88.64 to 94.37
TOTAL Sales Price:	13,328,038	WGT. MEAN:	90	STD:	32.61	95% Wgt. Mean C.I.:	86.69 to 92.35
TOTAL Adj.Sales Price:	13,315,338	MEAN:	97	AVG.ABS.DEV:	17.64	95% Mean C.I.:	92.04 to 101.36
TOTAL Assessed Value:	11,919,525						
AVG. Adj. Sales Price:	70,826	COD:	19.32	MAX Sales Ratio:	360.22		
AVG. Assessed Value:	63,401	PRD:	108.03	MIN Sales Ratio:	22.93		

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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	6	102.15	92.23	81.28	24.45	113.47	22.93	140.00	22.93 to 140.00	4,046	3,289
5000 TO 9999	2	87.86	87.86	75.06	38.85	117.06	53.73	122.00	N/A	8,000	6,005
Total \$ _____											
1 TO 9999	8	102.15	91.14	78.81	26.69	115.64	22.93	140.00	22.93 to 140.00	5,035	3,968
10000 TO 29999	19	91.22	117.08	98.09	42.10	119.35	54.02	360.22	82.12 to 123.66	20,534	20,142
30000 TO 59999	65	94.12	99.59	92.29	20.38	107.91	59.40	293.08	87.18 to 100.00	48,835	45,069
60000 TO 99999	77	89.64	91.67	89.28	12.77	102.67	51.79	146.53	86.67 to 94.18	86,314	77,065
100000 TO 149999	13	89.21	87.34	82.99	13.74	105.24	55.52	110.87	77.04 to 100.06	145,288	120,578
150000 TO 249999	6	91.34	93.15	91.35	9.42	101.97	76.00	107.11	76.00 to 107.11	195,941	178,989
ALL _____											
	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	92.08	85.37	74.93	22.83	113.94	22.93	140.00	59.40 to 100.00	32,774	24,556
20	57	98.43	109.66	93.04	27.65	117.87	59.12	360.22	87.18 to 107.11	60,133	55,948
30	106	89.66	91.98	88.99	13.05	103.36	55.52	140.56	86.82 to 93.02	79,363	70,624
35	1	105.28	105.28	105.28			105.28	105.28	N/A	181,750	191,355
40	4	89.81	91.62	88.06	11.41	104.05	76.00	110.87	N/A	159,500	140,453
ALL _____											
	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	18	92.08	84.10	75.09	20.17	112.00	22.93	122.00	59.40 to 100.00	35,693	26,800
100	2	218.60	218.60	117.44	64.78	186.13	76.98	360.22	N/A	15,750	18,497
101	104	93.77	98.50	92.24	16.48	106.79	62.91	293.08	90.89 to 98.80	80,528	74,277
102	5	89.80	88.29	88.29	4.06	100.00	79.94	94.18	N/A	89,460	78,982
103	1	80.82	80.82	80.82			80.82	80.82	N/A	132,000	106,680
104	56	87.75	94.09	86.14	18.89	109.23	55.52	146.53	84.33 to 97.27	65,608	56,518
106	2	96.86	96.86	67.00	44.53	144.57	53.73	140.00	N/A	6,500	4,355
ALL _____											
	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	13,328,038	WGT. MEAN:	90	STD:	32.61	95% Wgt. Mean C.I.:	86.69 to 92.35
TOTAL Adj.Sales Price:	13,315,338	MEAN:	97	AVG.ABS.DEV:	17.64	95% Mean C.I.:	92.04 to 101.36
TOTAL Assessed Value:	11,919,525						
AVG. Adj. Sales Price:	70,826	COD:	19.32	MAX Sales Ratio:	360.22		
AVG. Assessed Value:	63,401	PRD:	108.03	MIN Sales Ratio:	22.93		

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	92.08	85.37	74.93	22.83	113.94	22.93	140.00	59.40 to 100.00	32,774	24,556
20	18	90.40	95.08	90.00	18.85	105.65	67.56	140.56	77.00 to 108.21	44,627	40,163
30	119	92.54	99.04	89.97	19.97	110.09	55.52	360.22	88.23 to 94.45	81,243	73,092
40	31	90.76	95.97	91.73	13.73	104.62	75.73	133.53	85.72 to 101.01	70,600	64,757
ALL	188	91.28	96.70	89.52	19.32	108.03	22.93	360.22	88.64 to 94.37	70,826	63,401

**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:	15	<b>MEDIAN:</b>	<b>87</b>	COV:	35.79	95% Median C.I.:	73.67 to 107.60
TOTAL Sales Price:	492,950	WGT. MEAN:	95	STD:	33.06	95% Wgt. Mean C.I.:	78.63 to 111.47
TOTAL Adj.Sales Price:	492,950	MEAN:	92	AVG.ABS.DEV:	21.60	95% Mean C.I.:	74.07 to 110.68
TOTAL Assessed Value:	468,545						
AVG. Adj. Sales Price:	32,863	COD:	24.91	MAX Sales Ratio:	175.04		
AVG. Assessed Value:	31,236	PRD:	97.19	MIN Sales Ratio:	32.40		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	94.50	78.17	102.46	26.53	76.29	32.40	107.60	N/A	34,750	35,605
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	3	84.03	107.95	108.20	43.74	99.76	64.78	175.04	N/A	28,500	30,838
07/01/04 TO 09/30/04	2	126.90	126.90	133.07	8.16	95.36	116.55	137.25	N/A	24,750	32,935
10/01/04 TO 12/31/04	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	73.67	73.67	73.67			73.67	73.67	N/A	32,000	23,575
07/01/05 TO 09/30/05	2	86.80	86.80	84.19	6.22	103.11	81.40	92.20	N/A	24,250	20,415
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	85.84	85.84	84.26	2.87	101.87	83.38	88.30	N/A	36,600	30,840
04/01/06 TO 06/30/06	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
<u>Study Years</u>											
07/01/03 TO 06/30/04	6	89.27	93.06	105.05	36.58	88.59	32.40	175.04	32.40 to 175.04	31,625	33,221
07/01/04 TO 06/30/05	4	101.64	103.55	100.99	22.98	102.53	73.67	137.25	N/A	32,875	33,201
07/01/05 TO 06/30/06	5	83.38	82.62	79.45	7.51	103.99	67.80	92.20	N/A	34,340	27,282
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	6	101.64	110.73	109.05	31.70	101.54	64.78	175.04	64.78 to 175.04	30,833	33,624
01/01/05 TO 12/31/05	3	81.40	82.42	80.01	7.59	103.02	73.67	92.20	N/A	26,833	21,468
<u>ALL</u>	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CLARKSON	4	82.72	93.22	104.77	43.91	88.97	32.40	175.04	N/A	25,687	26,912
LEIGH	2	79.64	79.64	69.73	18.66	114.21	64.78	94.50	N/A	15,000	10,460
RURAL V	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
SCHUYLER	6	87.79	93.65	95.23	21.30	98.34	67.80	137.25	67.80 to 137.25	47,833	45,550
SCHUYLER V	2	102.43	102.43	100.47	13.79	101.94	88.30	116.55	N/A	11,600	11,655
<u>ALL</u>	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

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	14	86.16	92.78	95.99	26.86	96.66	32.40	175.04	67.80 to 116.55	31,639	30,370
3	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
<u>ALL</u>	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**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:	15	<b>MEDIAN:</b>	<b>87</b>	COV:	35.79	95% Median C.I.:	73.67 to 107.60
TOTAL Sales Price:	492,950	WGT. MEAN:	95	STD:	33.06	95% Wgt. Mean C.I.:	78.63 to 111.47
TOTAL Adj.Sales Price:	492,950	MEAN:	92	AVG.ABS.DEV:	21.60	95% Mean C.I.:	74.07 to 110.68
TOTAL Assessed Value:	468,545						
AVG. Adj. Sales Price:	32,863	COD:	24.91	MAX Sales Ratio:	175.04		
AVG. Assessed Value:	31,236	PRD:	97.19	MIN Sales Ratio:	32.40		

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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	12	83.71	91.17	95.74	28.59	95.23	32.40	175.04	67.80 to 107.60	34,979	33,489
2	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
ALL	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
19-0039	2	79.64	79.64	69.73	18.66	114.21	64.78	94.50	N/A	15,000	10,460
19-0058	4	82.72	93.22	104.77	43.91	88.97	32.40	175.04	N/A	25,687	26,912
19-0059											
19-0123	9	88.30	94.83	94.39	17.87	100.47	67.80	137.25	73.67 to 116.55	40,022	37,775
27-0046											
27-0595											
NonValid School											
ALL	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**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	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	73.67	63.15	76.97	23.07	82.04	32.40	83.38	N/A	32,750	25,208
1920 TO 1939	3	94.50	98.84	108.11	25.56	91.43	64.78	137.25	N/A	23,166	25,045
1940 TO 1949	3	84.03	81.34	76.56	9.68	106.24	67.80	92.20	N/A	31,666	24,245
1950 TO 1959	1	81.40	81.40	81.40			81.40	81.40	N/A	36,000	29,305
1960 TO 1969											
1970 TO 1979	1	107.60	107.60	107.60			107.60	107.60	N/A	93,000	100,065
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	175.04	175.04	175.04			175.04	175.04	N/A	28,000	49,010
2000 TO Present											
ALL	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**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:	15	<b>MEDIAN:</b>	<b>87</b>	COV:	35.79	95% Median C.I.:	73.67 to 107.60
TOTAL Sales Price:	492,950	WGT. MEAN:	95	STD:	33.06	95% Wgt. Mean C.I.:	78.63 to 111.47
TOTAL Adj.Sales Price:	492,950	MEAN:	92	AVG.ABS.DEV:	21.60	95% Mean C.I.:	74.07 to 110.68
TOTAL Assessed Value:	468,545						
AVG. Adj. Sales Price:	32,863	COD:	24.91	MAX Sales Ratio:	175.04		
AVG. Assessed Value:	31,236	PRD:	97.19	MIN Sales Ratio:	32.40		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	63.45	63.45	60.00	48.94	105.75	32.40	94.50	N/A	5,625	3,375
Total \$ _____											
1 TO 9999	2	63.45	63.45	60.00	48.94	105.75	32.40	94.50	N/A	5,625	3,375
10000 TO 29999	5	92.20	107.37	112.78	30.05	95.20	64.78	175.04	N/A	17,740	20,008
30000 TO 59999	6	82.72	88.48	88.19	17.15	100.32	67.80	137.25	67.80 to 137.25	40,000	35,277
60000 TO 99999	2	95.49	95.49	98.10	12.68	97.34	83.38	107.60	N/A	76,500	75,045
ALL _____											
	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	63.45	63.45	60.00	48.94	105.75	32.40	94.50	N/A	5,625	3,375
Total \$ _____											
1 TO 9999	2	63.45	63.45	60.00	48.94	105.75	32.40	94.50	N/A	5,625	3,375
10000 TO 29999	7	84.03	85.85	81.40	13.12	105.46	64.78	116.55	64.78 to 116.55	23,028	18,745
30000 TO 59999	5	86.72	110.04	101.32	37.16	108.60	67.80	175.04	N/A	45,500	46,102
100000 TO 149999	1	107.60	107.60	107.60			107.60	107.60	N/A	93,000	100,065
ALL _____											
	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
10	1	64.78	64.78	64.78			64.78	64.78	N/A	25,000	16,195
20	11	84.03	93.57	97.70	28.99	95.77	32.40	175.04	67.80 to 137.25	35,886	35,061
ALL _____											
	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**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:	15	<b>MEDIAN:</b>	<b>87</b>	COV:	35.79	95% Median C.I.:	73.67 to 107.60
TOTAL Sales Price:	492,950	WGT. MEAN:	95	STD:	33.06	95% Wgt. Mean C.I.:	78.63 to 111.47
TOTAL Adj.Sales Price:	492,950	MEAN:	92	AVG.ABS.DEV:	21.60	95% Mean C.I.:	74.07 to 110.68
TOTAL Assessed Value:	468,545						
AVG. Adj. Sales Price:	32,863	COD:	24.91	MAX Sales Ratio:	175.04		
AVG. Assessed Value:	31,236	PRD:	97.19	MIN Sales Ratio:	32.40		

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

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	88.30	97.19	91.08	11.26	106.71	86.72	116.55	N/A	24,400	22,223
326	1	92.20	92.20	92.20			92.20	92.20	N/A	12,500	11,525
349	1	107.60	107.60	107.60			107.60	107.60	N/A	93,000	100,065
352	1	64.78	64.78	64.78			64.78	64.78	N/A	25,000	16,195
353	2	78.53	78.53	80.00	6.18	98.16	73.67	83.38	N/A	46,000	36,800
384	1	94.50	94.50	94.50			94.50	94.50	N/A	5,000	4,725
406	1	137.25	137.25	137.25			137.25	137.25	N/A	39,500	54,215
471	2	50.10	50.10	63.87	35.33	78.44	32.40	67.80	N/A	28,125	17,962
528	2	128.22	128.22	122.37	36.52	104.78	81.40	175.04	N/A	32,000	39,157
555	1	84.03	84.03	84.03			84.03	84.03	N/A	32,500	27,310
ALL	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	14	86.16	92.78	95.99	26.86	96.66	32.40	175.04	67.80 to 116.55	31,639	30,370
04	1	86.72	86.72	86.72			86.72	86.72	N/A	50,000	43,360
ALL	15	86.72	92.37	95.05	24.91	97.19	32.40	175.04	73.67 to 107.60	32,863	31,236

**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:	60	<b>MEDIAN:</b>	<b>65</b>	COV:	22.56	95% Median C.I.:	62.75 to 69.97	(!: Derived)
(AgLand) TOTAL Sales Price:	12,133,382	WGT. MEAN:	67	STD:	15.18	95% Wgt. Mean C.I.:	59.79 to 74.23	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	67	AVG.ABS.DEV:	10.98	95% Mean C.I.:	63.46 to 71.14	
(AgLand) TOTAL Assessed Value:	7,921,955							
AVG. Adj. Sales Price:	197,044	COD:	16.83	MAX Sales Ratio:	118.46			
AVG. Assessed Value:	132,032	PRD:	100.44	MIN Sales Ratio:	39.57			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	7	74.39	81.84	76.85	16.51	106.49	64.03	107.35	64.03 to 107.35	195,216	150,030
01/01/04 TO 03/31/04	3	74.91	75.06	75.30	3.50	99.68	71.20	79.07	N/A	251,600	189,456
04/01/04 TO 06/30/04	5	68.13	69.57	67.35	19.73	103.29	49.69	90.52	N/A	148,232	99,836
07/01/04 TO 09/30/04	2	79.94	79.94	80.32	1.66	99.53	78.61	81.27	N/A	224,400	180,227
10/01/04 TO 12/31/04	4	68.94	77.84	79.15	24.53	98.34	55.00	118.46	N/A	77,961	61,707
01/01/05 TO 03/31/05	9	63.57	65.85	79.89	12.16	82.43	54.68	94.53	54.88 to 75.13	257,405	205,634
04/01/05 TO 06/30/05	8	62.91	63.45	62.79	11.98	101.06	49.16	84.23	49.16 to 84.23	191,224	120,065
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	10	56.54	56.84	51.58	13.14	110.20	39.57	73.87	46.38 to 64.91	200,232	103,271
01/01/06 TO 03/31/06	9	65.31	63.56	57.66	12.23	110.24	40.04	82.80	47.54 to 72.36	212,755	122,675
04/01/06 TO 06/30/06	3	59.36	60.09	57.08	13.44	105.26	48.48	72.42	N/A	145,333	82,963
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	74.39	76.39	73.98	15.04	103.26	49.69	107.35	68.13 to 85.94	190,831	141,184
07/01/04 TO 06/30/05	23	64.29	68.33	74.20	15.98	92.08	49.16	118.46	59.70 to 71.04	200,308	148,631
07/01/05 TO 06/30/06	22	62.48	60.03	54.80	14.49	109.54	39.57	82.80	52.57 to 65.70	197,869	108,440
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	14	73.06	74.59	74.22	16.36	100.50	49.69	118.46	56.56 to 82.95	161,186	119,631
01/01/05 TO 12/31/05	27	62.38	61.80	65.72	13.00	94.03	39.57	94.53	54.88 to 64.91	216,621	142,368
<u>ALL</u>											
	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

**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:	60	<b>MEDIAN:</b>	<b>65</b>	COV:	22.56	95% Median C.I.:	62.75 to 69.97	(! : Derived)
(AgLand) TOTAL Sales Price:	12,133,382	WGT. MEAN:	67	STD:	15.18	95% Wgt. Mean C.I.:	59.79 to 74.23	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	67	AVG.ABS.DEV:	10.98	95% Mean C.I.:	63.46 to 71.14	
(AgLand) TOTAL Assessed Value:	7,921,955							
AVG. Adj. Sales Price:	197,044	COD:	16.83	MAX Sales Ratio:	118.46			
AVG. Assessed Value:	132,032	PRD:	100.44	MIN Sales Ratio:	39.57			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2069	5	71.20	79.91	76.40	16.35	104.59	64.03	107.35	N/A	149,656	114,340
2071	7	68.13	66.66	67.18	10.31	99.24	52.57	79.07	52.57 to 79.07	184,321	123,820
2073	6	54.78	56.33	55.22	10.71	102.00	47.54	75.13	47.54 to 75.13	201,783	111,426
2111	7	74.39	76.53	73.03	19.98	104.79	55.50	118.46	55.50 to 118.46	140,237	102,417
2113	3	63.44	67.08	74.72	14.61	89.77	55.00	82.80	N/A	81,966	61,246
2115	3	84.23	82.37	84.24	7.19	97.78	72.36	90.52	N/A	141,333	119,055
2353	10	65.34	63.98	61.95	5.16	103.28	52.44	72.42	57.44 to 66.85	162,110	100,422
2355	4	60.76	60.04	55.44	22.23	108.30	40.04	78.61	N/A	194,575	107,872
2357	7	64.22	59.50	55.33	14.51	107.54	39.57	73.87	39.57 to 73.87	292,261	161,697
2399	1	48.48	48.48	48.48			48.48	48.48	N/A	192,000	93,080
2401	6	68.71	74.21	83.76	20.91	88.59	49.69	98.93	49.69 to 98.93	368,804	308,926
2403	1	59.70	59.70	59.70			59.70	59.70	N/A	71,839	42,890
ALL	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	29	64.91	63.79	65.84	13.96	96.89	39.57	98.93	57.58 to 66.85	238,685	157,142
2	31	69.86	70.59	68.66	17.77	102.81	47.54	118.46	60.74 to 75.13	158,090	108,542
ALL	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032
ALL	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

SCHOOL DISTRICT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
19-0039	3	72.36	76.50	76.26	6.79	100.31	71.20	85.94	N/A	179,346	136,776
19-0058	9	71.04	77.86	77.09	15.66	101.00	62.75	107.35	64.03 to 90.52	130,410	100,528
19-0059	13	56.56	61.90	60.91	16.25	101.63	47.54	82.95	52.57 to 75.13	195,781	119,245
19-0123	33	65.15	66.08	67.23	16.28	98.29	39.57	118.46	60.74 to 68.48	215,955	145,195
27-0046											
27-0595	2	61.25	61.25	60.38	5.98	101.44	57.58	64.91	N/A	219,634	132,610
NonValid School											
ALL	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032



**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:	60	<b>MEDIAN:</b>	<b>65</b>	COV:	22.56	95% Median C.I.:	62.75 to 69.97	(!: Derived)
(AgLand) TOTAL Sales Price:	12,133,382	WGT. MEAN:	67	STD:	15.18	95% Wgt. Mean C.I.:	59.79 to 74.23	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	67	AVG.ABS.DEV:	10.98	95% Mean C.I.:	63.46 to 71.14	
(AgLand) TOTAL Assessed Value:	7,921,955							
AVG. Adj. Sales Price:	197,044	COD:	16.83	MAX Sales Ratio:	118.46			
AVG. Assessed Value:	132,032	PRD:	100.44	MIN Sales Ratio:	39.57			

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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
0.01 TO 10.00	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825
10.01 TO 30.00	4	59.86	63.93	64.36	16.14	99.32	53.03	82.95	N/A	38,105	24,526
30.01 TO 50.00	21	63.57	65.96	61.59	16.48	107.10	39.57	118.46	57.44 to 66.85	108,781	67,000
50.01 TO 100.00	20	67.09	68.02	64.93	15.49	104.77	40.04	98.93	59.36 to 74.91	175,975	114,253
100.01 TO 180.00	10	69.66	69.18	66.23	14.07	104.45	47.54	85.94	52.44 to 84.23	300,316	198,907
180.01 TO 330.00	3	69.97	65.14	60.05	15.57	108.48	46.38	79.07	N/A	544,477	326,945
650.01 +	1	94.53	94.53	94.53			94.53	94.53	N/A	1,228,250	1,161,045
<u>ALL</u>											
	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

**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	22	71.12	72.22	68.10	15.95	106.06	47.54	118.46	63.44 to 78.61	174,484	118,816
DRY-N/A	16	67.28	71.30	70.77	14.66	100.76	54.68	107.35	62.38 to 81.27	170,649	120,760
GRASS	4	55.25	58.52	56.48	11.17	103.61	49.69	73.87	N/A	47,750	26,967
GRASS-N/A	2	56.37	56.37	56.79	5.92	99.25	53.03	59.70	N/A	63,669	36,160
IRRGTD	12	60.58	57.01	53.58	14.46	106.40	39.57	72.26	46.38 to 64.91	250,004	133,945
IRRGTD-N/A	4	65.20	69.38	82.07	16.47	84.53	52.57	94.53	N/A	483,812	397,071
<u>ALL</u>											
	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

**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	31	69.97	71.49	68.92	15.41	103.73	47.54	118.46	64.03 to 75.13	175,051	120,646
DRY-N/A	7	69.86	73.36	70.56	16.15	103.97	56.56	107.35	56.56 to 107.35	163,207	115,156
GRASS	4	55.25	58.52	56.48	11.17	103.61	49.69	73.87	N/A	47,750	26,967
GRASS-N/A	2	56.37	56.37	56.79	5.92	99.25	53.03	59.70	N/A	63,669	36,160
IRRGTD	14	63.90	60.24	65.43	15.34	92.06	39.57	94.53	46.38 to 65.36	319,736	209,203
IRRGTD-N/A	2	59.14	59.14	58.12	11.10	101.74	52.57	65.70	N/A	229,500	133,387
<u>ALL</u>											
	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

**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	38	69.91	71.83	69.21	15.56	103.80	47.54	118.46	65.15 to 74.91	172,869	119,635
GRASS	5	55.50	58.75	57.36	10.41	102.43	49.69	73.87	N/A	52,567	30,152
GRASS-N/A	1	53.03	53.03	53.03			53.03	53.03	N/A	55,500	29,430
IRRGTD	16	63.90	60.10	64.75	14.71	92.82	39.57	94.53	48.48 to 65.36	308,456	199,726
<u>ALL</u>											
	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	11,822,691	MEAN:	67	AVG.ABS.DEV:	10.98	95% Mean C.I.:	63.46 to 71.14	
(AgLand) TOTAL Assessed Value:	7,921,955							
AVG. Adj. Sales Price:	197,044	COD:	16.83	MAX Sales Ratio:	118.46			
AVG. Assessed Value:	132,032	PRD:	100.44	MIN Sales Ratio:	39.57			

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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 \$ _____												
1 TO 4999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
Total \$ _____												
1 TO 9999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
10000 TO 29999	1	55.50	55.50	55.50			55.50	55.50	N/A	20,000	11,100	
30000 TO 59999	5	73.87	76.28	76.53	19.78	99.68	53.03	107.35	N/A	46,324	35,451	
60000 TO 99999	10	68.35	72.61	71.73	13.00	101.23	59.70	118.46	62.75 to 74.39	76,899	55,162	
100000 TO 149999	15	63.57	66.37	67.21	15.93	98.75	49.16	98.93	54.88 to 74.91	129,930	87,323	
150000 TO 249999	14	66.06	66.37	66.08	14.12	100.44	39.57	85.94	56.56 to 78.61	189,956	125,518	
250000 TO 499999	12	65.26	62.87	62.05	16.52	101.32	40.04	81.27	52.44 to 72.26	345,962	214,682	
500000 +	2	70.46	70.46	75.36	34.17	93.49	46.38	94.53	N/A	1,020,341	768,930	
ALL _____												
	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032	

<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 \$ _____												
1 TO 4999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
Total \$ _____												
1 TO 9999	1	55.00	55.00	55.00			55.00	55.00	N/A	1,500	825	
10000 TO 29999	3	55.50	57.58	56.90	6.72	101.19	53.03	64.22	N/A	36,254	20,630	
30000 TO 59999	11	69.86	71.07	68.49	14.31	103.76	49.16	107.35	59.70 to 82.95	71,032	48,650	
60000 TO 99999	16	62.09	62.77	59.39	15.57	105.69	39.57	118.46	54.68 to 65.36	130,135	77,290	
100000 TO 149999	12	69.76	72.62	70.56	14.59	102.93	52.57	98.93	64.91 to 82.80	172,969	122,039	
150000 TO 249999	12	66.41	65.88	62.57	17.72	105.29	40.04	85.94	52.44 to 81.27	297,072	185,879	
250000 TO 499999	4	71.12	66.92	62.19	12.30	107.61	46.38	79.07	N/A	495,039	307,843	
500000 +	1	94.53	94.53	94.53			94.53	94.53	N/A	1,228,250	1,161,045	
ALL _____												
	60	65.23	67.30	67.01	16.83	100.44	39.57	118.46	62.75 to 69.97	197,044	132,032	

**2007 Assessment Survey for Colfax County**  
**02/06/2007**

**I. General Information**

**A. Staffing and Funding Information**

- 1. Deputy(ies) on staff: 1**
- 2. Appraiser(s) on staff: 0**
- 3. Other full-time employees: 1**
- 4. Other part-time employees: 0**
  
- 5. Number of shared employees: 0**
- 6. Assessor's requested budget for current fiscal year: \$112,413.60**
- 7. Part of the budget that is dedicated to the computer system \$9,680.00**
- 8. Adopted budget, or granted budget if different from above:**
- 9. Amount of total budget set aside for appraisal work: Have separate budget**
- 10. Amount of the total budget set aside for education/workshops: \$1,500.00**
- 11. Appraisal/Reappraisal budget, if not part of the total budget: \$95,000**  
**Bill Kaiser - \$21,450 (mileage and appraisal)**
- 12. Other miscellaneous funds: 0**
- 13. Total budget: \$112,413.60**

**a. Was any of last year's budget not used? No**

**B. Residential Appraisal Information**

- 1. Data collection done by: Contractor**
- 2. Valuation done by: Assessor**
- 3. Pickup work done by: Contractor – Bill Kaiser**

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	69	0	30	99

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2005
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2005
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?** 2005
7. **Number of market areas/neighborhoods for this property class:** 6
8. **How are these defined?** Town/village boundaries
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** Yes
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

**C. Commercial/Industrial Appraisal Information**

1. **Data collection done by:** Contractor
2. **Valuation done by:** Contractor
3. **Pickup work done by whom:** Contractor – Bill Kaiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	23	0	0	23

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2005
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2007

6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** 2007
7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2007
8. **Number of market areas/neighborhoods for this property class?** 6
9. **How are these defined?** Town/village boundaries
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** Yes

**D. Agricultural Appraisal Information**

1. **Data collection done by:** Contractor
2. **Valuation done by:** Assessor
3. **Pickup work done by whom:** Contractor

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	15	0	3	18

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

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

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** NA
6. **What is the date of the soil survey currently used?** 1982, Conversion 8/23/95
7. **What date was the last countywide land use study completed?** 1983
  - a. **By what method? (Physical inspection, FSA maps, etc.)** FSA doesn't give any information, taxpayer notification, and irrigation reports
  - b. **By whom?** Staff

**c. What proportion is complete / implemented at this time? 85%**

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

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

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

**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? Clarkson, Howells, Richland and Schuyler**
- c. When was zoning implemented? 1999**

**G. Contracted Services**

- 1. Appraisal Services: Kaiser Appraisal Services, contract 1/1/07 – 12/31/07**
- 2. Other Services: Rural Reappraisal (Standard Appraisal)**

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

**II. Assessment Actions**

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

- 1. Residential**—Implemented June 2005 pricing and calculated depreciation to adjust to market in all residential.
  
- 2. Commercial**—Implemented June 2005 pricing and calculated depreciation to adjust to market.
  
- 3. Agricultural**— Completed a Rural Reappraisal on all houses and outbuildings. Also revalued feedlots and changed the value of the home and farm site. We held preliminary hearings on the reappraisal prior to March 19th. The appraisal was contracted and done by Standard Appraisal Services. Changed market area boundary lines.





**County 19 - Colfax**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 7,992	<b>Value</b> 763,587,087	<b>Total Growth</b> 7,033,529 (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	
<b>1. Res UnImp Land</b>	320	1,448,980	86	1,247,610	2	12,160	408	2,708,750	
<b>2. Res Improv Land</b>	2,465	12,617,355	54	1,214,005	214	3,631,060	2,733	17,462,420	
<b>3. Res Improvements</b>	2,623	138,102,765	91	7,022,015	282	20,679,749	2,996	165,804,529	
<b>4. Res Total</b>	2,943	152,169,100	177	9,483,630	284	24,322,969	3,404	185,975,699	1,195,455
<b>% of Total</b>	86.45	81.82	5.19	5.09	8.34	13.07	42.59	24.35	16.99
<b>5. Rec UnImp Land</b>	2	5,455	3	8,175	21	149,800	26	163,430	
<b>6. Rec Improv Land</b>	0	0	21	165,000	15	191,365	36	356,365	
<b>7. Rec Improvements</b>	0	0	59	839,305	18	693,370	77	1,532,675	
<b>8. Rec Total</b>	2	5,455	62	1,012,480	39	1,034,535	103	2,052,470	0
<b>% of Total</b>	1.94	0.26	60.19	49.32	37.86	50.40	1.28	0.26	0.00
<b>Res+Rec Total</b>	2,945	152,174,555	239	10,496,110	323	25,357,504	3,507	188,028,169	1,195,455
<b>% of Total</b>	83.97	80.93	6.81	5.58	9.21	13.48	43.88	24.62	16.99

**County 19 - Colfax**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 7,992	<b>Value</b> 763,587,087	<b>Total Growth</b> 7,033,529 (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	64	500,855	4	194,000	6	176,035	74	870,890	
10. Comm Improv Land	423	3,739,350	25	763,265	19	378,005	467	4,880,620	
11. Comm Improvements	432	32,352,556	28	5,545,085	23	3,646,115	483	41,543,756	
12. Comm Total	496	36,592,761	32	6,502,350	29	4,200,155	557	47,295,266	3,294,413
% of Total	89.04	77.37	5.74	13.74	5.20	8.88	6.96	6.19	46.83
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	2	419,700	0	0	2	419,700	
15. Ind Improvements	0	0	2	29,896,160	0	0	2	29,896,160	
16. Ind Total	0	0	2	30,315,860	0	0	2	30,315,860	878,330
% of Total	0.00	0.00	***	***	0.00	0.00	0.02	3.97	12.48
Comm+Ind Total	496	36,592,761	34	36,818,210	29	4,200,155	559	77,611,126	4,172,743
% of Total	88.72	47.14	6.08	47.43	5.18	5.41	6.99	10.16	59.32
17. Taxable Total	3,441	188,767,316	273	47,314,320	352	29,557,659	4,066	265,639,295	5,368,198
% of Total	84.62	71.06	6.71	3.95	8.65	9.54	50.87	34.78	76.32

**County 19 - Colfax**

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	14,390	938,455	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	14,390	938,455
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>1</b>	<b>14,390</b>	<b>938,455</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	223	0	205	<b>428</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	213,010	42	4,628,205	2,821	282,344,890	2,867	287,186,105
28. Ag-Improved Land	0	0	10	805,385	1,029	126,149,045	1,039	126,954,430
29. Ag-Improvements	0	0	6	113,435	1,053	83,693,822	1,059	83,807,257
<b>30. Ag-Total Taxable</b>							<b>3,926</b>	<b>497,947,792</b>

**County 19 - Colfax**

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**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	1	1.000	10,000	
33. HomeSite Improvements	0		0	1		28,345	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	3	5.070	10,140	
36. FarmSite Impr Land	0	0.000	0	6	8.520	17,040	
37. FarmSite Improv	0		0	6		85,090	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			59.360		
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	4	7.000	70,000	4	7.000	70,000	
32. HomeSite Improv Land	777	788.450	7,900,000	778	789.450	7,910,000	
33. HomeSite Improvements	738		58,289,045	739		58,317,390	750,560
<b>34. HomeSite Total</b>				<b>743</b>	<b>796.450</b>	<b>66,297,390</b>	
35. FarmSite UnImp Land	33	96.240	192,480	36	101.310	202,620	
36. FarmSite Impr Land	912	3,484.990	6,969,980	918	3,493.510	6,987,020	
37. FarmSite Improv	1,008		25,404,777	1,014		25,489,867	914,771
<b>38. FarmSite Total</b>				<b>1,050</b>	<b>3,594.820</b>	<b>32,679,507</b>	
39. Road & Ditches		5,369.120			5,428.480		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,793</b>	<b>9,819.750</b>	<b>98,976,897</b>	<b>1,665,331</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	408.220	1,061,370	8,369.820	21,761,545	8,778.040	22,822,915
46. 1A	0.000	0	0.000	0	8,260.930	20,032,805	8,260.930	20,032,805
47. 2A1	23.000	50,600	377.910	831,400	13,410.330	29,502,715	13,811.240	30,384,715
48. 2A	0.000	0	197.260	404,385	7,230.510	14,822,560	7,427.770	15,226,945
49. 3A1	0.000	0	72.860	142,075	4,505.240	8,785,230	4,578.100	8,927,305
50. 3A	68.000	121,040	403.930	718,995	11,257.070	20,037,575	11,729.000	20,877,610
51. 4A1	0.000	0	36.000	46,800	1,983.560	2,578,630	2,019.560	2,625,430
52. 4A	0.000	0	0.000	0	101.940	104,490	101.940	104,490
53. Total	91.000	171,640	1,496.180	3,205,025	55,119.400	117,625,550	56,706.580	121,002,215
<b>Dryland:</b>								
54. 1D1	0.000	0	29.350	58,700	3,496.760	6,982,025	3,526.110	7,040,725
55. 1D	0.000	0	0.000	0	8,726.220	17,010,470	8,726.220	17,010,470
56. 2D1	0.000	0	16.090	29,845	4,274.060	7,928,505	4,290.150	7,958,350
57. 2D	0.000	0	35.540	61,305	2,387.090	4,119,870	2,422.630	4,181,175
58. 3D1	0.000	0	27.000	44,415	4,188.860	6,897,810	4,215.860	6,942,225
59. 3D	0.000	0	80.490	124,760	8,030.780	12,472,450	8,111.270	12,597,210
60. 4D1	0.000	0	51.140	61,370	2,904.130	3,504,600	2,955.270	3,565,970
61. 4D	0.000	0	10.750	10,480	840.720	827,815	851.470	838,295
62. Total	0.000	0	250.360	390,875	34,848.620	59,743,545	35,098.980	60,134,420
<b>Grass:</b>								
63. 1G1	0.000	0	9.740	8,765	526.530	472,795	536.270	481,560
64. 1G	0.000	0	0.000	0	1,354.410	1,101,620	1,354.410	1,101,620
65. 2G1	0.000	0	1.410	1,165	1,603.260	1,274,230	1,604.670	1,275,395
66. 2G	0.000	0	54.130	42,105	2,632.030	2,081,455	2,686.160	2,123,560
67. 3G1	0.000	0	152.250	119,515	1,209.580	943,750	1,361.830	1,063,265
68. 3G	2.000	1,540	123.150	92,985	7,089.220	5,319,175	7,214.370	5,413,700
69. 4G1	0.000	0	108.430	75,900	3,430.530	2,313,080	3,538.960	2,388,980
70. 4G	0.000	0	0.000	0	5,231.490	2,941,610	5,231.490	2,941,610
71. Total	2.000	1,540	449.110	340,435	23,077.050	16,447,715	23,528.160	16,789,690
72. Waste	0.000	0	17.930	900	2,688.810	134,445	2,706.740	135,345
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		53.150		53.150	
75. Total	93.000	173,180	2,213.580	3,937,235	115,733.880	193,951,255	118,040.460	198,061,670

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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	811.900	1,774,010	811.900	1,774,010
46. 1A	0.000	0	39.000	81,120	2,848.160	5,924,175	2,887.160	6,005,295
47. 2A1	0.000	0	0.000	0	1,060.690	2,121,380	1,060.690	2,121,380
48. 2A	0.000	0	3.000	5,460	1,194.940	2,174,795	1,197.940	2,180,255
49. 3A1	0.000	0	12.000	20,580	916.720	1,572,185	928.720	1,592,765
50. 3A	0.000	0	52.000	85,280	4,063.540	6,664,200	4,115.540	6,749,480
51. 4A1	0.000	0	24.000	27,480	748.130	856,615	772.130	884,095
52. 4A	0.000	0	0.000	0	30.000	28,050	30.000	28,050
53. Total	0.000	0	130.000	219,920	11,674.080	21,115,410	11,804.080	21,335,330
<b>Dryland:</b>								
54. 1D1	0.000	0	10.000	21,600	3,041.350	6,557,345	3,051.350	6,578,945
55. 1D	2.040	4,080	145.880	291,760	24,659.230	49,297,900	24,807.150	49,593,740
56. 2D1	3.000	5,940	90.650	179,485	3,789.960	7,500,340	3,883.610	7,685,765
57. 2D	4.610	8,300	21.900	39,420	4,407.270	7,934,355	4,433.780	7,982,075
58. 3D1	0.000	0	39.350	67,485	10,552.450	18,102,600	10,591.800	18,170,085
59. 3D	2.000	3,320	217.800	361,550	38,114.370	63,302,910	38,334.170	63,667,780
60. 4D1	17.000	18,190	183.330	196,165	14,091.510	15,113,340	14,291.840	15,327,695
61. 4D	0.000	0	5.230	4,705	803.980	731,870	809.210	736,575
62. Total	28.650	39,830	714.140	1,162,170	99,460.120	168,540,660	100,202.910	169,742,660
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	145.600	120,125	145.600	120,125
64. 1G	0.000	0	42.140	32,870	3,960.180	3,077,790	4,002.320	3,110,660
65. 2G1	0.000	0	28.000	20,160	2,072.670	1,480,965	2,100.670	1,501,125
66. 2G	0.000	0	0.000	0	1,547.950	966,900	1,547.950	966,900
67. 3G1	0.000	0	18.000	9,270	1,061.850	543,805	1,079.850	553,075
68. 3G	0.000	0	11.700	5,440	4,688.840	2,166,205	4,700.540	2,171,645
69. 4G1	0.000	0	19.000	7,980	2,076.150	871,445	2,095.150	879,425
70. 4G	0.000	0	0.000	0	1,185.970	486,255	1,185.970	486,255
71. Total	0.000	0	118.840	75,720	16,739.210	9,713,490	16,858.050	9,789,210
72. Waste	0.000	0	27.280	1,365	813.230	40,660	840.510	42,025
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		10.820		10.820	
75. Total	28.650	39,830	990.260	1,459,175	128,686.640	199,410,220	129,705.550	200,909,225

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>	91.000	171,640	1,626.180	3,424,945	66,793.480	138,740,960	68,510.660	142,337,545
<b>77.Dry Land</b>	28.650	39,830	964.500	1,553,045	134,308.740	228,284,205	135,301.890	229,877,080
<b>78.Grass</b>	2.000	1,540	567.950	416,155	39,816.260	26,161,205	40,386.210	26,578,900
<b>79.Waste</b>	0.000	0	45.210	2,265	3,502.040	175,105	3,547.250	177,370
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	63.970	0	63.970	0
<b>82.Total</b>	121.650	213,010	3,203.840	5,396,410	244,420.520	393,361,475	<b>247,746.010</b>	<b>398,970,895</b>

## 2007 Agricultural Land Detail

### County 19 - Colfax

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	8,778.040	15.48%	22,822,915	18.86%	2,600.001
1A	8,260.930	14.57%	20,032,805	16.56%	2,425.006
2A1	13,811.240	24.36%	30,384,715	25.11%	2,199.999
2A	7,427.770	13.10%	15,226,945	12.58%	2,050.002
3A1	4,578.100	8.07%	8,927,305	7.38%	1,950.002
3A	11,729.000	20.68%	20,877,610	17.25%	1,779.999
4A1	2,019.560	3.56%	2,625,430	2.17%	1,300.000
4A	101.940	0.18%	104,490	0.09%	1,025.014
<b>Irrigated Total</b>	<b>56,706.580</b>	<b>100.00%</b>	<b>121,002,215</b>	<b>100.00%</b>	<b>2,133.830</b>

**Dry:**

1D1	3,526.110	10.05%	7,040,725	11.71%	1,996.740
1D	8,726.220	24.86%	17,010,470	28.29%	1,949.351
2D1	4,290.150	12.22%	7,958,350	13.23%	1,855.028
2D	2,422.630	6.90%	4,181,175	6.95%	1,725.882
3D1	4,215.860	12.01%	6,942,225	11.54%	1,646.692
3D	8,111.270	23.11%	12,597,210	20.95%	1,553.050
4D1	2,955.270	8.42%	3,565,970	5.93%	1,206.647
4D	851.470	2.43%	838,295	1.39%	984.526
<b>Dry Total</b>	<b>35,098.980</b>	<b>100.00%</b>	<b>60,134,420</b>	<b>100.00%</b>	<b>1,713.281</b>

**Grass:**

1G1	536.270	2.28%	481,560	2.87%	897.980
1G	1,354.410	5.76%	1,101,620	6.56%	813.357
2G1	1,604.670	6.82%	1,275,395	7.60%	794.802
2G	2,686.160	11.42%	2,123,560	12.65%	790.556
3G1	1,361.830	5.79%	1,063,265	6.33%	780.761
3G	7,214.370	30.66%	5,413,700	32.24%	750.405
4G1	3,538.960	15.04%	2,388,980	14.23%	675.051
4G	5,231.490	22.24%	2,941,610	17.52%	562.289
<b>Grass Total</b>	<b>23,528.160</b>	<b>100.00%</b>	<b>16,789,690</b>	<b>100.00%</b>	<b>713.599</b>

<b>Irrigated Total</b>	<b>56,706.580</b>	<b>48.04%</b>	<b>121,002,215</b>	<b>61.09%</b>	<b>2,133.830</b>
<b>Dry Total</b>	<b>35,098.980</b>	<b>29.73%</b>	<b>60,134,420</b>	<b>30.36%</b>	<b>1,713.281</b>
<b>Grass Total</b>	<b>23,528.160</b>	<b>19.93%</b>	<b>16,789,690</b>	<b>8.48%</b>	<b>713.599</b>
Waste	2,706.740	2.29%	135,345	0.07%	50.002
Other	0.000	0.00%	0	0.00%	0.000
Exempt	53.150	0.05%			
<b>Market Area Total</b>	<b>118,040.460</b>	<b>100.00%</b>	<b>198,061,670</b>	<b>100.00%</b>	<b>1,677.913</b>

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

<b>Irrigated Total</b>	<b>56,706.580</b>	<b>82.77%</b>	<b>121,002,215</b>	<b>85.01%</b>	
<b>Dry Total</b>	<b>35,098.980</b>	<b>25.94%</b>	<b>60,134,420</b>	<b>26.16%</b>	
<b>Grass Total</b>	<b>23,528.160</b>	<b>58.26%</b>	<b>16,789,690</b>	<b>63.17%</b>	
Waste	2,706.740	76.31%	135,345	76.31%	
Other	0.000	0.00%	0	0.00%	
Exempt	53.150	83.09%			
<b>Market Area Total</b>	<b>118,040.460</b>	<b>47.65%</b>	<b>198,061,670</b>	<b>49.64%</b>	



## 2007 Agricultural Land Detail

### County 19 - Colfax

Market Area: **2**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	811.900	6.88%	1,774,010	8.31%	2,185.010
1A	2,887.160	24.46%	6,005,295	28.15%	2,080.000
2A1	1,060.690	8.99%	2,121,380	9.94%	2,000.000
2A	1,197.940	10.15%	2,180,255	10.22%	1,820.003
3A1	928.720	7.87%	1,592,765	7.47%	1,715.010
3A	4,115.540	34.87%	6,749,480	31.64%	1,639.998
4A1	772.130	6.54%	884,095	4.14%	1,145.007
4A	30.000	0.25%	28,050	0.13%	935.000
<b>Irrigated Total</b>	<b>11,804.080</b>	<b>100.00%</b>	<b>21,335,330</b>	<b>100.00%</b>	<b>1,807.453</b>

**Dry:**

1D1	3,051.350	3.05%	6,578,945	3.88%	2,156.076
1D	24,807.150	24.76%	49,593,740	29.22%	1,999.171
2D1	3,883.610	3.88%	7,685,765	4.53%	1,979.025
2D	4,433.780	4.42%	7,982,075	4.70%	1,800.286
3D1	10,591.800	10.57%	18,170,085	10.70%	1,715.486
3D	38,334.170	38.26%	63,667,780	37.51%	1,660.862
4D1	14,291.840	14.26%	15,327,695	9.03%	1,072.478
4D	809.210	0.81%	736,575	0.43%	910.239
<b>Dry Total</b>	<b>100,202.910</b>	<b>100.00%</b>	<b>169,742,660</b>	<b>100.00%</b>	<b>1,693.989</b>

**Grass:**

1G1	145.600	0.86%	120,125	1.23%	825.034
1G	4,002.320	23.74%	3,110,660	31.78%	777.214
2G1	2,100.670	12.46%	1,501,125	15.33%	714.593
2G	1,547.950	9.18%	966,900	9.88%	624.632
3G1	1,079.850	6.41%	553,075	5.65%	512.177
3G	4,700.540	27.88%	2,171,645	22.18%	461.999
4G1	2,095.150	12.43%	879,425	8.98%	419.743
4G	1,185.970	7.04%	486,255	4.97%	410.006
<b>Grass Total</b>	<b>16,858.050</b>	<b>100.00%</b>	<b>9,789,210</b>	<b>100.00%</b>	<b>580.684</b>

<b>Irrigated Total</b>	<b>11,804.080</b>	<b>9.10%</b>	<b>21,335,330</b>	<b>10.62%</b>	<b>1,807.453</b>
<b>Dry Total</b>	<b>100,202.910</b>	<b>77.25%</b>	<b>169,742,660</b>	<b>84.49%</b>	<b>1,693.989</b>
<b>Grass Total</b>	<b>16,858.050</b>	<b>13.00%</b>	<b>9,789,210</b>	<b>4.87%</b>	<b>580.684</b>
Waste	840.510	0.65%	42,025	0.02%	49.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	10.820	0.01%			
<b>Market Area Total</b>	<b>129,705.550</b>	<b>100.00%</b>	<b>200,909,225</b>	<b>100.00%</b>	<b>1,548.963</b>

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

<b>Irrigated Total</b>	<b>11,804.080</b>	<b>17.23%</b>	<b>21,335,330</b>	<b>14.99%</b>	
<b>Dry Total</b>	<b>100,202.910</b>	<b>74.06%</b>	<b>169,742,660</b>	<b>73.84%</b>	
<b>Grass Total</b>	<b>16,858.050</b>	<b>41.74%</b>	<b>9,789,210</b>	<b>36.83%</b>	
Waste	840.510	23.69%	42,025	23.69%	
Other	0.000	0.00%	0	0.00%	
Exempt	10.820	16.91%			
<b>Market Area Total</b>	<b>129,705.550</b>	<b>52.35%</b>	<b>200,909,225</b>	<b>50.36%</b>	

## 2007 Agricultural Land Detail

### County 19 - Colfax

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	91.000	171,640	1,626.180	3,424,945	66,793.480	138,740,960
Dry	28.650	39,830	964.500	1,553,045	134,308.740	228,284,205
Grass	2.000	1,540	567.950	416,155	39,816.260	26,161,205
Waste	0.000	0	45.210	2,265	3,502.040	175,105
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	63.970	0
<b>Total</b>	<b>121.650</b>	<b>213,010</b>	<b>3,203.840</b>	<b>5,396,410</b>	<b>244,420.520</b>	<b>393,361,475</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	68,510.660	142,337,545	68,510.660	27.65%	142,337,545	35.68%	2,077.597
Dry	135,301.890	229,877,080	135,301.890	54.61%	229,877,080	57.62%	1,698.993
Grass	40,386.210	26,578,900	40,386.210	16.30%	26,578,900	6.66%	658.118
Waste	3,547.250	177,370	3,547.250	1.43%	177,370	0.04%	50.002
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	63.970	0	63.970	0.03%	0	0.00%	0.000
<b>Total</b>	<b>247,746.010</b>	<b>398,970,895</b>	<b>247,746.010</b>	<b>100.00%</b>	<b>398,970,895</b>	<b>100.00%</b>	<b>1,610.402</b>

\* Department of Property Assessment & Taxation Calculates

COLFAX COUNTY ASSESSOR  
VIOLA M. BENDER  
411 E. 11<sup>TH</sup> STREET  
SCHUYLER, NE. 68661

June 1, 2006

I, Viola M. Bender, duly elected assessor of Colfax County, present this plan of assessment, pursuant to section 77-1311, as amended by 2005 Neb. Laws LB 263, Section 9, to the Colfax County Board of Equalization on or before July 31 of each year and to the Department of Property Assessment & Taxation on or before October 31 of each year.

Respectively Submitted

Colfax County Assessor  
Viola M. Bender

**GENERAL DESCRIPTION OF COUNTY**

Based on the counties abstract  
Colfax County has a total parcel count of 8,298 parcels.

Residential-----	3,419
Commercial-----	561
Agricultural-----	3,899
Exempt-----	419

Colfax County also processes approximately 1,100 Personal Property filings and 500 Homestead Exemptions each year.

The Colfax County Assessor's Office consists of the Assessor, Deputy Assessor, one full time clerk, and one part time Appraiser.

### **Budget**

2006 General Budget: 112,413.

The general budget includes the salaries for the administrative personal, educational classes, office supplies, office equipment and the data processing costs.

### **Procedures Manual**

Colfax County has a written policy manual, which is updated each year.

### **Responsibilities**

Record maintenance: Cadastral Maps

The office staff maintains the maps by keeping the ownership and descriptions current (Reg 10-004.03).

Property Record Cards: The office staff maintains the property record cards by keeping current the required legal, ownership, classification codes and changes made to the assessment information of the property (Reg. 10-004).

### **Report Generation**

County Abstract of Assessment Report for Real Property must be completed and certified by the county assessor on or before March 19, to the Property Tax Administrator (Reg. 60-004.03), (Statute 77-1514).

Certification of Values: Pursuant to section 13-509 and 13-518 the county assessor must certify taxable valuations to political subdivisions on or before August 20 of each year.

School District Taxable Value Report: Pursuant to Section 79-1016 the assessor on or before Aug. 25, shall provide the current values, by property class, for the county, school districts and supplement TIF information if applicable, to the Property Tax Administrator.

Tax List Corrections: Tax list corrections are generated to correct clerical error (77-128) and any overvalued, undervalued, and omitted real property.

Generate Tax Roll: The assessor's office will on or before November 22 completes and deliver to the county treasurer the Tax List.

Certificate of Taxes Levied: On or before December 1 of each year the assessor will certify to the Property Tax Administrator, the total taxable valuation and the Certificate of Taxes Levied.

As of July 1, 2004 MIPS/County Solutions LLC of 725 S. 14<sup>th</sup> Street Lincoln, NE. 68508 will maintain all of our administrative programs.

### **Homestead Exemptions**

The assessor's office on or before June 30 of each year, accepts applications for Homestead Exemption (77-3510 thru 77-3528). The assessor's office staff also helps the applicant complete the necessary forms.

### **Filing for Personal Property**

The assessor's office on or before February 1 of each year sends a letter to all persons with personal property, explaining the procedure for filing Personal Property, the penalties for late filing and requesting they bring in or mail their depreciation worksheets to the assessor's office. We then complete the Personal Property Schedule and return a copy to the taxpayer.

### **Real Property**

Residential: For the 2006 assessment year Colfax County contracted with Darrel Stanard of Stanard Appraisal Services Inc. to do a complete rural reappraisal of all rural residential homes and rural buildings, this contract will be completed in two stages, the final stage is to be completed Feb. 1, 2007. In 2007 the assessor's office will be reviewing residential sales and putting new residential photos into the CAMA program. In 2008 assessment year we will be working on new computer drawings of the residential property. For 2009 we will continue to review sales and address any problem areas. The 2006 level of value was. Assessment Ratio: 97, COD: 14.07 and the PRD: 103.14.

When doing a drive-by review, if we feel there is a discrepancy in the square footage or an addition to the property, we will re-measure and recalculate the square footage.

### **Computerized**

For 2006 all commercial property was put into CAMA 2000 for pricing, We have sketches of all the homes and commercial properties and they are all drawn by hand. We use a digital camera to update all photos.

## **Commercial Property**

Commercial Property: For the 2007 assessment year the assessor's office is doing a complete review of all commercial property. New property record cards will be made and new digital photos will be taken. In 2008 we will be working on new computer drawings of the commercial properties, for 2009 we will continue to review commercial sales and make adjustments when necessary. The 2006 level of value was, Assessment Ratio: 96, COD: 24.25 and the PRD: 101.85.

## **Agricultural**

Our agricultural land use was last completed in 1983; we are unable to get land use verification from our local FSA office. We have two market areas in the county. In 1999 the county had aerial flights taken, which were used to review improvement information that was on the property card, if any discrepancies were found, we then physically reviewed the property. For 2006 the level of value was Assessment Ratio: 75, COD: 21.35 and the PRD: 100.10

Colfax and Butler County have established a new boundary line between the two counties. In 2004 we reviewed the legal descriptions of land along the new boundary between Colfax and Butler County.

The Assessor's office receives yearly updated well registration list, which also helps us track any changes in agland.

In the assessment years ahead we plan on continuing reviewing our agland sales, and keeping the land use and classifications as current as possible.

## **Pick-up Work**

Pick-up work is started in August of each year and completed by February 1. We receive Building permits monthly from the city clerks. The county in 1999 implemented zoning, which requires a zoning permit before any construction can be started, the zoning office will then submit a copy of this permit to the assessor's office, which helps us tract new construction in the rural areas.

## **Sales Review**

Real Estate Transfers (Form 521) are delivered to the assessor's office each month from

the clerk's office. The assessor and the deputy complete the Real Estate Transfer Statements. Verification of sales information is done by the assessor or deputy contacting the buyer or seller by telephone or in person. If no response from buyer or seller we try to contact the abstractor or the realtor involved in the sales.

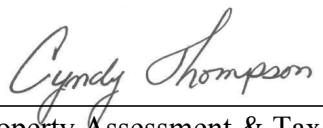
The assessor and appraiser complete drive by reviews checking for changes that are different than the current property record card. Things we look for are additional buildings, heating & cooling changes, also changes in square footage (additions to house).

## 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 Colfax County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8174.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation