

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

31 Franklin

Residential Real Property - Current

Number of Sales		133	COD	19.53
Total Sales Price	\$	3711999	PRD	112.15
Total Adj. Sales Price	\$	3711999	COV	47.96
Total Assessed Value	\$	3563930	STD	51.64
Avg. Adj. Sales Price	\$	27909.77	Avg. Abs. Dev.	19.33
Avg. Assessed Value	\$	26796.47	Min	27.00
Median		98.95	Max	480.00
Wgt. Mean		96.01	95% Median C.I.	97.97 to 99.50
Mean		107.67	95% Wgt. Mean C.I.	92.54 to 99.48
			95% Mean C.I.	98.90 to 116.45
% of Value of the Class of all Real Property Value in the County				11
% of Records Sold in the Study Period				8.09
% of Value Sold in the Study Period				9.57
Average Assessed Value of the Base				22,673

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	133	98.95	19.53	112.15
2006	121	99.23	30.03	115.78
2005	127	98.71	5.92	101.58
2004	116	96.80	27.84	113.30
2003	95	99	26.41	114.89
2002	128	98	33.57	121.89
2001	157	95	51.32	130.51

2007 Commission Summary

31 Franklin

Commercial Real Property - Current

Number of Sales	30	COD	27.02
Total Sales Price	\$ 946825	PRD	96.83
Total Adj. Sales Price	\$ 787825	COV	40.61
Total Assessed Value	\$ 750955	STD	37.48
Avg. Adj. Sales Price	\$ 26260.83	Avg. Abs. Dev.	26.42
Avg. Assessed Value	\$ 25031.83	Min	17.00
Median	97.76	Max	183.33
Wgt. Mean	95.32	95% Median C.I.	86.00 to 99.72
Mean	92.30	95% Wgt. Mean C.I.	88.33 to 102.31
		95% Mean C.I.	78.31 to 106.30
% of Value of the Class of all Real Property Value in the County			3.87
% of Records Sold in the Study Period			8.13
% of Value Sold in the Study Period			5.72
Average Assessed Value of the Base			35,552

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	30	97.76	27.02	96.83
2006	27	97.89	19.11	96.89
2005	26	97.63	7.11	96.26
2004	21	99.89	26.64	111.48
2003	27	99	20.32	97.67
2002	25	99	14.91	106.72
2001	46	98	81.01	97.71

2007 Commission Summary

31 Franklin

Agricultural Land - Current

Number of Sales	67	COD	20.30
Total Sales Price	\$ 12927792	PRD	103.06
Total Adj. Sales Price	\$ 12615357	COV	27.93
Total Assessed Value	\$ 9477535	STD	21.63
Avg. Adj. Sales Price	\$ 188288.91	Avg. Abs. Dev.	15.01
Avg. Assessed Value	\$ 141455.75	Min	28.57
Median	73.94	Max	152.78
Wgt. Mean	75.13	95% Median C.I.	70.54 to 78.76
Mean	77.43	95% Wgt. Mean C.I.	70.99 to 79.26
		95% Mean C.I.	72.25 to 82.61
% of Value of the Class of all Real Property Value in the County			84.4
% of Records Sold in the Study Period			2.53
% of Value Sold in the Study Period			4.95
Average Assessed Value of the Base			107,804

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	67	73.94	20.30	103.06
2006	56	77.50	20.05	104.82
2005	71	78.05	18.05	102.22
2004	59	77.72	18.51	101.44
2003	72	77	14.88	99.67
2002	61	73	17.31	103.53
2001	68	76	17.62	100.86

2007 Opinions of the Property Tax Administrator for Franklin County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Franklin County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Franklin County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

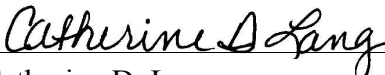
It is my opinion that the level of value of the class of commercial real property in Franklin County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Franklin County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Franklin County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Franklin 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 Franklin County**

Residential Real Property

I. Correlation

RESIDENTIAL: A review of the 2007 Residential statistics indicates that an accurate measurement of the residential property in Franklin County has been achieved. The measures of central tendency reflect that the median and aggregate for the qualified sales file are within the acceptable range, while the mean is above the range which is attributed to the number of outliers in the county. Both the coefficient of dispersion and the price-related differential are above the acceptable range as qualitative measures and are reflective of the fluctuations in the economic trends in the county. Franklin County does a good job with their sales review. The assessor and staff leave the office to review property in a cyclical manner. The county has increased their technical knowledge in order to take advantage of the tools available from their computer vendor. The Franklin County Assessor has done a good job with cross-training her staff as the deputy and assessment clerk are both knowledgeable in all facets of the assessment cycle. The contract appraiser works well with the county and aids in the solid assessment practices. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the residential property class.

**2007 Correlation Section
for Franklin County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	215	133	61.86
2006	198	121	61.11
2005	204	127	62.25
2004	213	116	54.46
2003	196	95	48.47
2002	227	128	56.39
2001	220	157	71.36

RESIDENTIAL: The percentage of qualified residential sales indicates little change when compared to the previous two years. Table II illustrates that there was an increase in the number of total residential sales in Franklin County; however the percentage of qualified sales stayed relatively the same at 61.86%. The sales verification process in this county has been in place for a number of years and Franklin County appears to be using an acceptable number of qualified sales.

**2007 Correlation Section
for Franklin County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Franklin County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	113.28	-8.07	104.14	98.95
2006	99.29	-1.57	97.73	99.23
2005	95.96	20.64	115.77	98.71
2004	92.48	-2.33	90.33	96.80
2003	99	0.41	99.41	99
2002	96	-11.65	84.82	98
2001	96	0.62	96.6	95

RESIDENTIAL: Table 3 implies that there is a discrepancy between the trended preliminary ratio and the R & O median, however after a review of all the information known about the residential sales in Franklin County and the economic trends of real estate in the county, these two numbers are closer than they appear. In the sales file, there are a disproportionate number of rural residential sales. According to the history charts, rural residential properties make up almost 10% of the value of all residential parcels. Only approximately 1.5% of the total assessed value of the residential sales file is from rural residential sales. Franklin and several of the smaller towns in Franklin County are experiencing a down turn in the real estate market due to many factors such as cost of gas impacting these “bedroom” communities, the struggle and consolidation of schools, and lack of career opportunities. The Franklin County Assessor had to decrease values in Franklin and many of her smaller towns in response to this economic trend in order to move her assessment level to within the range. The relatively few rural residential sales did not provide enough evidence to adjust values of this subclass. Consequentially there was some disproportionate movement between the sales file and the residential assessment base. Based on the solid assessment practices in Franklin County, I believe the assessed level of value in Franklin County for Residential property to be around 99% of the market value.

**2007 Correlation Section
for Franklin County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Franklin County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-14.45	2007	-8.07
1.31	2006	-1.57
11.16	2005	20.64
5.76	2004	-2.33
0	2003	0.41
0.05	2002	-11.65
-0.81	2001	0.62

RESIDENTIAL: As explained in Table III there was disproportionate movement between the assessed values in the sales file and the residential assessment base values. Table IV illustrates the same unequal movement between the sales file and the base.

2007 Correlation Section for Franklin County

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

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

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

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

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

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

**2007 Correlation Section
for Franklin County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.95	96.01	107.67

RESIDENTIAL: The measures of central tendency shown here reflect that the median and aggregate for the qualified residential sales file are within the acceptable level of value. The mean is significantly higher; however the removal of some extreme outliers brings this measure into the acceptable range. The measures being sufficiently in support of each other indicate that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Franklin County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	19.53	112.15
Difference	4.53	9.15

RESIDENTIAL: The coefficient of dispersion and price related differential are above the acceptable ranges. While this may indicate problems with assessment uniformity and regressivity, it more likely is indicative of the fluctuations in the residential real estate market in Franklin County resulting in several outliers as well as several “low dollar” sales in the sales file.

**2007 Correlation Section
for Franklin County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	135	133	-2
Median	113.28	98.95	-14.33
Wgt. Mean	109.16	96.01	-13.15
Mean	157.40	107.67	-49.73
COD	60.82	19.53	-41.29
PRD	144.20	112.15	-32.05
Min Sales Ratio	27.00	27.00	0
Max Sales Ratio	824.67	480.00	-344.67

RESIDENTIAL: Table 7 indicates that two sales were removed from the preliminary sales file; these sales were removed subsequent to review by the county and the properties now being substantially changed from the time of the sale. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2007 R & O Statistical Report for residential real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Franklin County.

**2007 Correlation Section
for Franklin County**

Commerical Real Property

I. Correlation

COMMERCIAL: A review of the 2007 Commercial statistics indicates that an accurate measurement of the commercial property in Franklin County has been achieved. Close to sixty percent of the total commercial sales were identified as qualified sales. The trended median is very similar to the actual reported R & O median. The measures of central tendency are all within the acceptable range. Both the coefficient of dispersion and the price-related differential are outside of the range but that is not unusual for commercial properties in a county with relatively few commercial sales. Franklin County does a good job with their sales review. The assessor and staff leave the office to review property in a cyclical manner. The county has increased their technical knowledge in order to take advantage of the tools available from their computer vendor. The Franklin County Assessor has done a good job with cross-training her staff as the deputy and assessment clerk are both knowledgeable in all facets of the assessment cycle. The contract appraiser works well with the county and aids in the solid assessment practices. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the commercial property class.

**2007 Correlation Section
for Franklin County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	51	30	58.82
2006	67	27	40.3
2005	68	26	38.24
2004	60	21	35
2003	54	27	50
2002	50	25	50
2001	73	46	63.01

COMMERCIAL: The percentage used of qualified commercial sales in Franklin County indicates a substantial increase in percentage of sales used. The substantial increase to percentage used when compared to last year's percentage used can be attributed to a change in the qualification process implemented last year recommending the disqualification of sales that had substantial changes to the parcel after the date of sale. This change caused a greater number of disqualifications in 2006. The total number of commercial sales dropped by 24% for the 2007 assessment year. This decline in total number of sale reflects on the economic trend overall in the county. The sales verification process in this county has been in place for a number of years and Franklin County appears to be using an acceptable number of qualified sales.

**2007 Correlation Section
for Franklin County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Franklin County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	97.76	-0.11	97.65	97.76
2006	97.65	-0.04	97.61	97.89
2005	84.20	9.21	91.95	97.63
2004	99.89	6.48	106.36	99.89
2003	99	0	99	99
2002	86	24.65	107.2	99
2001	101	-2.58	98.39	98

COMMERCIAL: The minor difference between the trended preliminary ratio and the R & O median is inconsequential. These statistics are also supported by the reported assessment actions and offer their own confirmation that the R & O median is indicative of the level of value for commercial property in Franklin County.

**2007 Correlation Section
for Franklin County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Franklin County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.3	2007	-0.11
1.05	2006	-0.04
46.51	2005	9.21
-15.48	2004	6.48
0	2003	0
19.06	2002	24.65
-2.31	2001	-2.58

COMMERCIAL: As with table 3 the percentage change in the assessed valuation of the commercial sales file and the percentage change in the commercial property base in Franklin County are very similar and offer support of each other as well as the median in determining the level of value in Franklin County.

2007 Correlation Section for Franklin County

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

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

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

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

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

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

**2007 Correlation Section
for Franklin County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.76	95.32	92.30

COMMERCIAL: The measures of central tendency shown in table 5 reflect that the median, weighted mean and mean for the qualified commercial sales file are all within the acceptable level of value. This is another indication that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Franklin County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	27.02	96.83
Difference	7.02	-1.17

COMMERCIAL: The coefficient of dispersion as a qualitative measurement is above the acceptable range while the price-related differential is below the acceptable range. While these statistics might indicate that this class of property might need additional review to resolve any issues of uniformity and progressivity it is more likely that the numbers are somewhat skewed by the fact that 16 of the 30 sales had a sale amount of under \$10,000.

**2007 Correlation Section
for Franklin County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	30	30	0
Median	97.76	97.76	0
Wgt. Mean	95.17	95.32	0.15
Mean	91.77	92.30	0.53
COD	26.44	27.02	0.58
PRD	96.43	96.83	0.4
Min Sales Ratio	17.00	17.00	0
Max Sales Ratio	183.33	183.33	0

COMMERCIAL: The preliminary statistics and the final R & O statistics show minimal changes attributed to a few corrections made in the sales file. The number of sales, median, minimum sales ratio and maximum sales ratio indicate no changes. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2007 R & O Statistical Report for commercial real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Franklin County.

**2007 Correlation Section
for Franklin County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the 2007 Unimproved Agricultural statistics indicates that an accurate measurement of the agricultural property in Franklin County has been achieved. Over sixty percent of the total unimproved agricultural sales were identified as qualified sales. The trended median is very similar to the actual reported R & O median. The measures of central tendency indicate that the median and aggregate are within or round to within the acceptable range while the mean is slightly above the range. Both the coefficient of dispersion and the price-related differential are just slightly above the range with the COD rounding to within the range. Neither of these qualitative measures would give cause for concern. Franklin County does a good job with their sales review. The assessor and staff leave the office to review property in a cyclical manner. The county has increased their technical knowledge in order to take advantage of the tools available from their computer vendor. The Franklin County Assessor has done a good job with cross-training her staff as the deputy and assessment clerk are both knowledgeable in all facets of the assessment cycle. The contract appraiser works well with the county and aids in the solid assessment practices. There is no information available that would suggest that the qualified median is not the best indication of the level of value in the unimproved agricultural property class.

**2007 Correlation Section
for Franklin County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	105	67	63.81
2006	110	56	50.91
2005	126	71	56.35
2004	137	59	43.07
2003	143	72	50.35
2002	124	61	49.19
2001	115	68	59.13

AGRICULTURAL UNIMPROVED: The percentage of qualified unimproved agricultural sales indicates a substantial increase in percentage of sales used. The substantial increase to percentage used when compared to last year's percentage used can be attributed to a change in the qualification process implemented last year recommending the disqualification of sales that had substantial changes to the parcel after the date of sale. This change caused a greater number of disqualifications in 2006. The total number of sales has steadily declined since 2003. The sales verification process in Franklin County has been in place for a number of years and Franklin County appears to be using an acceptable number of qualified sales.

**2007 Correlation Section
for Franklin County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Franklin County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	73.94	0.13	74.03	73.94
2006	76.01	0.76	76.59	77.50
2005	69.70	10.94	77.32	78.05
2004	77.71	1.27	78.7	77.72
2003	69	8.6	74.93	77
2002	74	0.42	74.31	73
2001	76	1.41	77.07	76

AGRICULTURAL UNIMPROVED: The minor difference between the trended preliminary ratio and the R & O median is inconsequential. These statistics are also supported by the reported assessment actions and offer their own confirmation that the R & O median is indicative of the level of value for agricultural property in Franklin County.

**2007 Correlation Section
for Franklin County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Franklin County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-0.07	2007	0.13
0.61	2006	0.76
14.87	2005	10.94
0	2004	1.27
10.61	2003	8.59
0.58	2002	0.42
0	2001	1.41

AGRICULTURAL UNIMPROVED: As with table 3 the percentage change in the assessed valuation of the unimproved agricultural sales file and the percentage change in the unimproved agricultural property base in Franklin County are very similar and offer support of each other as well as the median in determining the level of value in Franklin County.

2007 Correlation Section for Franklin County

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

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

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

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

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

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

**2007 Correlation Section
for Franklin County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73.94	75.13	77.43

AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median and aggregate for the qualified unimproved agricultural sales file are within or round to within the acceptable level of value. The mean is slightly high but not significantly. The measures being sufficiently in support of each other indicate that the median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Franklin County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	20.30	103.06
Difference	0.3	0.06

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price-related differential are both just slightly above the range however, they do round to within the range. These qualitative measures sufficiently support each other to indicate that county has achieved a general level of good assessment uniformity for the agricultural property class as a whole.

**2007 Correlation Section
for Franklin County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	67	67	0
Median	73.94	73.94	0
Wgt. Mean	75.11	75.13	0.02
Mean	77.49	77.43	-0.06
COD	20.40	20.30	-0.1
PRD	103.17	103.06	-0.11
Min Sales Ratio	28.34	28.57	0.23
Max Sales Ratio	152.78	152.78	0

AGRICULTURAL UNIMPROVED: The preliminary statistics and the final R & O statistics show minimal changes attributed to a few corrections made in the sales file. The number of sales, median, and maximum sales ratio indicate no changes. After reviewing the Preliminary Statistical Report, the reported assessment actions and the 2007 R & O Statistical Report for unimproved agricultural real property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Franklin County.

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

31 Franklin

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	39,786,795	37,082,456	-2,704,339	-6.8	520,420	-8.11
2. Recreational	170,010	170,010	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	25,985,154	26,428,444	443,290	1.71	*-----	1.71
4. Total Residential (sum lines 1-3)	65,941,959	63,680,910	-2,261,049	-3.43	520,420	-4.22
5. Commercial	12,673,185	12,952,287	279,102	2.2	292,937	-0.11
6. Industrial	166,430	166,430	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	12,416,353	12,486,998	70,645	0.57	75,155	-0.04
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	25,255,968	25,605,715	349,747	1.38	368,092	-0.07
10. Total Non-Agland Real Property	91,197,927	89,286,625	-1,911,302	-2.1	888,512	-3.07
11. Irrigated	141,499,790	141,445,725	-54,065	-0.04		
12. Dryland	46,461,365	46,567,670	106,305	0.23		
13. Grassland	59,162,175	59,421,345	259,170	0.44		
14. Wasteland	247,340	247,515	175	0.07		
15. Other Agland	0	0	0			
16. Total Agricultural Land	247,370,670	247,682,255	311,585	0.13		
17. Total Value of All Real Property (Locally Assessed)	338,568,597	336,968,880	-1,599,717	-0.47	888,512	-0.73

*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:	133	MEDIAN:	99	COV:	47.96	95% Median C.I.:	97.97 to 99.50
TOTAL Sales Price:	3,711,999	WGT. MEAN:	96	STD:	51.64	95% Wgt. Mean C.I.:	92.54 to 99.48
TOTAL Adj.Sales Price:	3,711,999	MEAN:	108	AVG.ABS.DEV:	19.33	95% Mean C.I.:	98.90 to 116.45
TOTAL Assessed Value:	3,563,930						
AVG. Adj. Sales Price:	27,909	COD:	19.53	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	26,796	PRD:	112.15	MIN Sales Ratio:	27.00		

Printed: 03/27/2007 23:40:30

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	14	99.30	108.85	99.75	12.42	109.12	92.08	224.00	95.97 to 102.71	21,175	21,122
10/01/04 TO 12/31/04	19	94.39	112.10	98.97	37.59	113.27	27.00	480.00	81.76 to 109.50	24,763	24,507
01/01/05 TO 03/31/05	10	98.61	105.88	99.25	9.19	106.68	92.98	165.83	97.44 to 110.09	31,600	31,362
04/01/05 TO 06/30/05	17	98.33	123.19	98.76	33.64	124.74	67.45	313.00	92.00 to 153.96	26,097	25,773
07/01/05 TO 09/30/05	17	99.44	102.82	95.19	14.32	108.02	70.32	173.80	85.45 to 110.38	30,520	29,051
10/01/05 TO 12/31/05	16	98.53	108.96	86.04	28.78	126.64	34.21	375.25	95.20 to 100.00	24,243	20,859
01/01/06 TO 03/31/06	10	98.29	101.83	99.81	8.93	102.02	81.50	154.33	94.13 to 100.52	26,000	25,951
04/01/06 TO 06/30/06	30	99.16	100.13	94.60	8.71	105.85	70.48	166.38	97.85 to 99.75	33,955	32,122
<u>Study Years</u>											
07/01/04 TO 06/30/05	60	98.13	113.45	99.12	25.83	114.46	27.00	480.00	96.88 to 99.70	25,443	25,218
07/01/05 TO 06/30/06	73	99.08	102.93	93.84	14.44	109.68	34.21	375.25	97.98 to 99.58	29,936	28,093
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	60	99.11	110.74	94.78	22.71	116.84	34.21	375.25	97.90 to 99.83	27,773	26,323
<u>ALL</u>											
	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	7	110.09	139.22	100.96	54.08	137.89	34.21	375.25	34.21 to 375.25	16,501	16,660
CAMPBELL	19	95.97	94.73	92.51	9.80	102.40	73.20	125.00	81.76 to 99.44	23,905	22,114
FRANKLIN	56	99.54	110.07	100.76	13.55	109.23	77.79	313.00	98.32 to 100.00	27,160	27,367
HILDRETH	21	99.30	102.44	100.85	4.53	101.57	94.13	173.80	98.33 to 99.70	40,404	40,749
NAPONEE	3	67.96	60.52	78.71	29.23	76.89	27.00	86.60	N/A	11,500	9,051
RIVERTON	9	95.79	98.67	92.53	14.61	106.63	67.32	153.96	81.85 to 105.57	8,222	7,608
RURAL	7	85.45	81.75	76.96	19.95	106.23	42.23	122.89	42.23 to 122.89	63,778	49,083
UPLAND	11	95.00	144.51	91.64	65.33	157.70	67.45	480.00	70.48 to 224.00	19,804	18,148
<u>ALL</u>											
	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

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	126	99.06	109.11	98.62	19.24	110.65	27.00	480.00	98.07 to 99.58	25,917	25,558
3	7	85.45	81.75	76.96	19.95	106.23	42.23	122.89	42.23 to 122.89	63,778	49,083
<u>ALL</u>											
	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

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:	133	MEDIAN:	99	COV:	47.96	95% Median C.I.:	97.97 to 99.50
TOTAL Sales Price:	3,711,999	WGT. MEAN:	96	STD:	51.64	95% Wgt. Mean C.I.:	92.54 to 99.48
TOTAL Adj.Sales Price:	3,711,999	MEAN:	108	AVG.ABS.DEV:	19.33	95% Mean C.I.:	98.90 to 116.45
TOTAL Assessed Value:	3,563,930						
AVG. Adj. Sales Price:	27,909	COD:	19.53	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	26,796	PRD:	112.15	MIN Sales Ratio:	27.00		

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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	124	98.56	101.37	95.80	11.71	105.82	42.23	313.00	97.90 to 99.37	29,798	28,546
2	9	154.98	194.47	142.06	76.70	136.89	27.00	480.00	34.21 to 375.25	1,890	2,685
ALL	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796
06											
07											
ALL	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	19	95.97	94.73	92.51	9.80	102.40	73.20	125.00	81.76 to 99.44	23,905	22,114
31-0506	79	98.95	108.15	97.34	19.67	111.10	27.00	375.25	97.85 to 99.78	25,208	24,538
42-0002											
50-0001	24	99.29	99.49	95.91	6.59	103.74	42.23	173.80	98.08 to 99.70	43,687	41,899
50-0503	11	95.00	144.51	91.64	65.33	157.70	67.45	480.00	70.48 to 224.00	19,804	18,148
91-0002											
NonValid School											
ALL	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

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:	133	MEDIAN:	99	COV:	47.96	95% Median C.I.:	97.97 to 99.50
TOTAL Sales Price:	3,711,999	WGT. MEAN:	96	STD:	51.64	95% Wgt. Mean C.I.:	92.54 to 99.48
TOTAL Adj.Sales Price:	3,711,999	MEAN:	108	AVG.ABS.DEV:	19.33	95% Mean C.I.:	98.90 to 116.45
TOTAL Assessed Value:	3,563,930						
AVG. Adj. Sales Price:	27,909	COD:	19.53	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	26,796	PRD:	112.15	MIN Sales Ratio:	27.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	154.98	194.47	142.06	76.70	136.89	27.00	480.00	34.21 to 375.25	1,890	2,685
Prior TO 1860											
1860 TO 1899	13	99.30	105.19	93.10	19.98	112.98	67.32	166.38	81.50 to 125.00	12,430	11,573
1900 TO 1919	64	98.14	103.17	93.52	15.28	110.32	42.23	313.00	97.32 to 99.50	24,433	22,849
1920 TO 1939	13	98.52	101.30	101.57	5.63	99.73	91.11	122.92	94.46 to 100.38	33,746	34,276
1940 TO 1949	4	96.83	95.45	98.31	6.19	97.09	85.45	102.68	N/A	30,250	29,738
1950 TO 1959	8	97.76	94.76	94.20	4.64	100.60	81.85	99.88	81.85 to 99.88	36,442	34,328
1960 TO 1969	11	98.33	97.78	98.02	2.04	99.76	92.98	101.66	94.06 to 99.90	47,136	46,201
1970 TO 1979	6	99.75	100.44	100.63	3.42	99.81	92.76	109.50	92.76 to 109.50	47,400	47,697
1980 TO 1989	3	98.95	89.86	90.68	10.00	99.10	70.48	100.16	N/A	76,333	69,221
1990 TO 1994	1	99.58	99.58	99.58			99.58	99.58	N/A	74,500	74,190
1995 TO 1999	1	95.79	95.79	95.79			95.79	95.79	N/A	12,000	11,495
2000 TO Present											
ALL	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

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	17	125.00	173.61	153.42	66.55	113.16	27.00	480.00	95.00 to 253.33	1,977	3,033
5000 TO 9999	14	99.28	100.35	100.51	14.96	99.83	34.21	166.38	92.08 to 102.71	6,817	6,852
Total \$											
1 TO 9999	31	101.40	140.52	114.29	54.21	122.95	27.00	480.00	97.90 to 136.76	4,163	4,758
10000 TO 29999	49	97.97	100.41	100.29	10.96	100.12	67.45	173.80	96.00 to 99.15	15,940	15,986
30000 TO 59999	36	99.23	97.74	97.99	4.24	99.75	73.20	122.89	97.66 to 99.83	41,358	40,528
60000 TO 99999	14	98.68	89.94	89.56	10.10	100.42	42.23	102.68	71.18 to 99.58	71,925	64,419
100000 TO 149999	3	97.10	88.79	88.96	9.83	99.81	70.32	98.95	N/A	102,000	90,738
ALL	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

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:	133	MEDIAN:	99	COV:	47.96	95% Median C.I.:	97.97 to 99.50
TOTAL Sales Price:	3,711,999	WGT. MEAN:	96	STD:	51.64	95% Wgt. Mean C.I.:	92.54 to 99.48
TOTAL Adj.Sales Price:	3,711,999	MEAN:	108	AVG.ABS.DEV:	19.33	95% Mean C.I.:	98.90 to 116.45
TOTAL Assessed Value:	3,563,930						
AVG. Adj. Sales Price:	27,909	COD:	19.53	MAX Sales Ratio:	480.00		
AVG. Assessed Value:	26,796	PRD:	112.15	MIN Sales Ratio:	27.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	20	105.29	144.48	112.70	61.60	128.20	27.00	480.00	95.00 to 154.98	2,680	3,021
5000 TO 9999	19	97.90	111.48	98.85	21.69	112.77	67.96	375.25	93.50 to 100.00	8,534	8,436
Total \$ _____											
1 TO 9999	39	99.15	128.40	102.29	44.41	125.52	27.00	480.00	96.88 to 105.00	5,532	5,659
10000 TO 29999	44	98.01	100.46	97.03	10.94	103.53	67.45	166.38	95.79 to 99.50	18,474	17,926
30000 TO 59999	36	99.66	98.64	95.20	8.78	103.62	42.23	173.80	97.66 to 99.90	44,094	41,977
60000 TO 99999	13	99.02	95.74	94.99	4.28	100.79	70.32	102.68	94.46 to 99.58	76,226	72,408
100000 TO 149999	1	97.10	97.10	97.10			97.10	97.10	N/A	105,000	101,955
ALL _____											
	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	154.98	194.47	142.06	76.70	136.89	27.00	480.00	34.21 to 375.25	1,890	2,685
10	1	85.45	85.45	85.45			85.45	85.45	N/A	10,000	8,545
20	33	99.30	110.07	97.64	19.02	112.73	67.32	313.00	97.85 to 101.78	14,154	13,821
30	85	98.32	98.57	95.30	9.13	103.43	42.23	173.80	97.52 to 99.44	34,575	32,950
40	5	98.95	94.85	98.32	5.68	96.47	81.50	102.68	N/A	55,800	54,862
ALL _____											
	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	105.00	176.50	102.29	98.58	172.55	27.00	480.00	34.21 to 375.25	13,819	14,135
101	91	99.07	103.19	96.96	11.99	106.43	42.23	313.00	98.03 to 99.60	27,235	26,407
102	5	81.50	86.65	84.67	12.54	102.33	71.18	101.40	N/A	33,500	28,366
104	26	97.54	98.28	94.47	10.75	104.03	70.32	159.92	92.08 to 99.83	35,157	33,213
ALL _____											
	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	99.50	145.88	106.87	66.48	136.50	27.00	480.00	93.50 to 154.98	5,879	6,283
20	12	97.22	100.27	98.77	13.33	101.51	67.32	165.83	91.97 to 102.71	11,933	11,787
30	102	98.56	101.43	95.55	11.50	106.16	42.23	313.00	97.97 to 99.37	33,893	32,383
ALL _____											
	133	98.95	107.67	96.01	19.53	112.15	27.00	480.00	97.97 to 99.50	27,909	26,796

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:	30	MEDIAN:	98	COV:	40.61	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	37.48	95% Wgt. Mean C.I.:	88.33 to 102.31
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	26.42	95% Mean C.I.:	78.31 to 106.30
TOTAL Assessed Value:	750,955						
AVG. Adj. Sales Price:	26,260	COD:	27.02	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	25,031	PRD:	96.83	MIN Sales Ratio:	17.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	96.67	87.92	96.21	9.89	91.38	69.20	97.89	N/A	18,666	17,960
10/01/03 TO 12/31/03	3	99.27	98.55	99.46	1.02	99.08	96.67	99.72	N/A	112,666	112,063
01/01/04 TO 03/31/04	6	98.18	96.58	98.60	19.19	97.95	40.00	147.00	40.00 to 147.00	11,875	11,708
04/01/04 TO 06/30/04	1	127.50	127.50	127.50			127.50	127.50	N/A	5,000	6,375
07/01/04 TO 09/30/04	2	76.45	76.45	98.72	30.24	77.44	53.33	99.57	N/A	40,750	40,227
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	115.91	109.00	117.27	33.05	92.94	48.08	163.00	N/A	7,333	8,600
04/01/05 TO 06/30/05	5	102.22	104.64	111.42	37.12	93.91	49.75	183.33	N/A	5,200	5,794
07/01/05 TO 09/30/05	2	61.50	61.50	53.33	39.84	115.31	37.00	86.00	N/A	15,000	8,000
10/01/05 TO 12/31/05	2	71.64	71.64	122.63	76.27	58.42	17.00	126.28	N/A	7,500	9,197
01/01/06 TO 03/31/06	2	67.74	67.74	79.52	31.42	85.18	46.45	89.02	N/A	69,187	55,020
04/01/06 TO 06/30/06	1	97.87	97.87	97.87			97.87	97.87	N/A	4,700	4,600
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	97.89	97.42	99.24	13.91	98.16	40.00	147.00	95.56 to 100.57	36,173	35,899
07/01/04 TO 06/30/05	10	100.90	100.31	104.42	36.66	96.06	48.08	183.33	49.75 to 163.00	12,950	13,522
07/01/05 TO 06/30/06	7	86.00	71.37	79.24	35.34	90.07	17.00	126.28	17.00 to 126.28	26,867	21,290
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	98.70	95.54	99.58	21.18	95.95	40.00	147.00	53.33 to 127.50	17,527	17,453
01/01/05 TO 12/31/05	12	94.11	93.04	95.88	45.07	97.04	17.00	183.33	48.08 to 126.28	7,750	7,430
<u>ALL</u>											
	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	3	48.08	60.58	57.47	41.37	105.42	37.00	96.67	N/A	12,833	7,375
CAMPBELL	4	93.34	95.03	84.19	29.24	112.87	46.45	147.00	N/A	41,093	34,597
FRANKLIN	10	97.64	93.13	100.28	28.89	92.87	40.00	163.00	49.75 to 127.50	27,425	27,503
HILDRETH	6	98.30	112.78	106.18	15.57	106.22	96.67	183.33	96.67 to 183.33	15,783	16,758
NAPONEE	1	122.00	122.00	122.00			122.00	122.00	N/A	500	610
RIVERTON	2	71.64	71.64	122.63	76.27	58.42	17.00	126.28	N/A	7,500	9,197
RURAL	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
UPLAND	2	82.72	82.72	96.51	20.36	85.72	65.88	99.57	N/A	44,000	42,462
<u>ALL</u>											
	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	98	COV:	40.61	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	37.48	95% Wgt. Mean C.I.:	88.33 to 102.31
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	26.42	95% Mean C.I.:	78.31 to 106.30
TOTAL Assessed Value:	750,955						
AVG. Adj. Sales Price:	26,260	COD:	27.02	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	25,031	PRD:	96.83	MIN Sales Ratio:	17.00		

Printed: 03/27/2007 23:40:38

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	28	97.76	92.88	94.77	27.86	98.00	17.00	183.33	86.00 to 100.57	24,118	22,858
3	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	98.30	99.74	96.01	22.58	103.88	37.00	183.33	95.56 to 102.22	29,858	28,667
2	4	44.88	43.99	48.74	34.51	90.25	17.00	69.20	N/A	2,875	1,401
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	4	93.34	95.03	84.19	29.24	112.87	46.45	147.00	N/A	41,093	34,597
31-0506	18	96.12	85.94	96.90	32.08	88.68	17.00	163.00	49.75 to 115.91	24,486	23,727
42-0002											
50-0001	6	98.30	112.78	106.18	15.57	106.22	96.67	183.33	96.67 to 183.33	15,783	16,758
50-0503	2	82.72	82.72	96.51	20.36	85.72	65.88	99.57	N/A	44,000	42,462
91-0002											
NonValid School											
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	98	COV:	40.61	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	37.48	95% Wgt. Mean C.I.:	88.33 to 102.31
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	26.42	95% Mean C.I.:	78.31 to 106.30
TOTAL Assessed Value:	750,955						
AVG. Adj. Sales Price:	26,260	COD:	27.02	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	25,031	PRD:	96.83	MIN Sales Ratio:	17.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	49.75	54.52	77.98	43.77	69.92	17.00	96.67	N/A	5,900	4,601
Prior TO 1860											
1860 TO 1899	2	50.71	50.71	49.06	5.18	103.35	48.08	53.33	N/A	4,000	1,962
1900 TO 1919	9	98.70	111.34	107.66	24.00	103.42	65.88	163.00	86.00 to 147.00	11,222	12,082
1920 TO 1939	6	100.06	106.34	101.64	8.86	104.63	96.67	127.50	96.67 to 127.50	11,200	11,383
1940 TO 1949	1	100.57	100.57	100.57			100.57	100.57	N/A	8,750	8,800
1950 TO 1959	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
1960 TO 1969	2	68.29	68.29	87.06	45.82	78.44	37.00	99.57	N/A	50,000	43,527
1970 TO 1979	2	141.30	141.30	105.63	29.75	133.77	99.27	183.33	N/A	59,500	62,850
1980 TO 1989	1	46.45	46.45	46.45			46.45	46.45	N/A	30,875	14,340
1990 TO 1994											
1995 TO 1999	1	89.02	89.02	89.02			89.02	89.02	N/A	107,500	95,700
2000 TO Present											
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

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	8	61.27	68.92	71.43	47.17	96.49	17.00	122.00	17.00 to 122.00	2,837	2,026
5000 TO 9999	8	108.24	110.48	110.59	30.45	99.90	48.08	183.33	48.08 to 183.33	7,218	7,983
Total \$											
1 TO 9999	16	96.72	89.70	99.54	36.03	90.11	17.00	183.33	49.75 to 122.00	5,028	5,005
10000 TO 29999	8	97.16	100.25	95.56	21.78	104.90	37.00	163.00	37.00 to 163.00	15,937	15,230
30000 TO 59999	2	72.17	72.17	73.96	35.64	97.58	46.45	97.89	N/A	33,187	24,545
60000 TO 99999	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
100000 TO 149999	2	94.15	94.15	94.21	5.44	99.93	89.02	99.27	N/A	108,750	102,450
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

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:	30	MEDIAN:	98	COV:	40.61	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	37.48	95% Wgt. Mean C.I.:	88.33 to 102.31
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	26.42	95% Mean C.I.:	78.31 to 106.30
TOTAL Assessed Value:	750,955						
AVG. Adj. Sales Price:	26,260	COD:	27.02	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	25,031	PRD:	96.83	MIN Sales Ratio:	17.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	53.33	66.61	66.23	49.27	100.56	17.00	122.00	40.00 to 102.22	3,244	2,148
5000 TO 9999	8	98.07	96.93	83.38	26.33	116.25	37.00	147.00	37.00 to 147.00	9,031	7,530
Total \$											
1 TO 9999	17	86.00	80.87	78.44	36.14	103.10	17.00	147.00	48.08 to 115.91	5,967	4,681
10000 TO 29999	8	98.18	113.59	99.49	29.78	114.17	46.45	183.33	46.45 to 183.33	17,171	17,085
30000 TO 59999	1	97.89	97.89	97.89			97.89	97.89	N/A	35,500	34,750
60000 TO 99999	2	94.29	94.29	93.52	5.59	100.83	89.02	99.57	N/A	93,750	87,677
100000 TO 149999	1	99.27	99.27	99.27			99.27	99.27	N/A	110,000	109,200
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	49.75	54.52	77.98	43.77	69.92	17.00	96.67	N/A	5,900	4,601
10	10	81.28	79.50	91.44	36.11	86.94	37.00	126.28	46.45 to 122.00	38,987	35,650
20	14	99.92	114.56	101.00	19.67	113.43	86.00	183.33	95.56 to 147.00	24,889	25,137
30	1	97.65	97.65	97.65			97.65	97.65	N/A	20,000	19,530
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

PA&T 2007 R&O Statistics

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	30	MEDIAN:	98	COV:	40.61	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	37.48	95% Wgt. Mean C.I.:	88.33 to 102.31
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	26.42	95% Mean C.I.:	78.31 to 106.30
TOTAL Assessed Value:	750,955						
AVG. Adj. Sales Price:	26,260	COD:	27.02	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	25,031	PRD:	96.83	MIN Sales Ratio:	17.00		

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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)	4	44.88	43.99	48.74	34.51	90.25	17.00	69.20	N/A	2,875	1,401
309	1	96.67	96.67	96.67			96.67	96.67	N/A	12,000	11,600
323	1	48.08	48.08	48.08			48.08	48.08	N/A	6,500	3,125
326	1	89.02	89.02	89.02			89.02	89.02	N/A	107,500	95,700
344	2	122.85	122.85	108.69	19.66	113.03	98.70	147.00	N/A	14,500	15,760
346	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
350	2	121.71	121.71	121.43	4.76	100.23	115.91	127.50	N/A	5,250	6,375
353	3	99.27	119.65	103.55	22.27	115.54	96.67	163.00	N/A	46,000	47,633
354	1	86.00	86.00	86.00			86.00	86.00	N/A	10,000	8,600
384	2	139.45	139.45	139.44	31.47	100.00	95.56	183.33	N/A	9,000	12,550
389	1	46.45	46.45	46.45			46.45	46.45	N/A	30,875	14,340
390	2	100.05	100.05	100.00	2.17	100.05	97.87	102.22	N/A	4,600	4,600
391	1	53.33	53.33	53.33			53.33	53.33	N/A	1,500	800
406	2	81.88	81.88	92.00	19.55	89.01	65.88	97.89	N/A	21,750	20,010
442	1	126.28	126.28	126.28			126.28	126.28	N/A	14,500	18,310
528	2	109.83	109.83	98.24	11.09	111.79	97.65	122.00	N/A	10,250	10,070
531	1	37.00	37.00	37.00			37.00	37.00	N/A	20,000	7,400
543	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
555	1	100.57	100.57	100.57			100.57	100.57	N/A	8,750	8,800
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

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	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031
04											
ALL	30	97.76	92.30	95.32	27.02	96.83	17.00	183.33	86.00 to 99.72	26,260	25,031

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:	67	MEDIAN:	74	COV:	27.93	95% Median C.I.:	70.54 to 78.76	(!: Derived)
(AgLand) TOTAL Sales Price:	12,927,792	WGT. MEAN:	75	STD:	21.63	95% Wgt. Mean C.I.:	70.99 to 79.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.01	95% Mean C.I.:	72.25 to 82.61	
(AgLand) TOTAL Assessed Value:	9,477,535							
AVG. Adj. Sales Price:	188,288	COD:	20.30	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,455	PRD:	103.06	MIN Sales Ratio:	28.57			

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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	5	81.05	89.17	89.78	19.02	99.32	64.51	125.82	N/A	127,925	114,849
10/01/03 TO 12/31/03	5	75.87	75.43	74.35	7.88	101.45	62.92	89.62	N/A	196,400	146,014
01/01/04 TO 03/31/04	11	70.54	76.44	77.84	19.96	98.20	36.30	114.18	62.92 to 99.52	238,994	186,036
04/01/04 TO 06/30/04	1	63.72	63.72	63.72			63.72	63.72	N/A	189,000	120,440
07/01/04 TO 09/30/04	1	81.23	81.23	81.23			81.23	81.23	N/A	431,000	350,090
10/01/04 TO 12/31/04	3	96.73	98.39	95.51	9.70	103.02	85.14	113.29	N/A	120,000	114,608
01/01/05 TO 03/31/05	4	76.88	81.01	75.88	24.38	106.77	49.95	120.33	N/A	137,312	104,186
04/01/05 TO 06/30/05	9	72.85	82.21	72.42	20.62	113.52	60.55	152.78	64.97 to 99.88	241,300	174,743
07/01/05 TO 09/30/05	4	70.46	75.83	58.75	31.29	129.06	45.18	117.21	N/A	129,250	75,940
10/01/05 TO 12/31/05	11	74.07	73.54	75.23	15.28	97.75	28.57	113.82	55.38 to 82.47	145,200	109,240
01/01/06 TO 03/31/06	11	70.18	73.27	73.72	18.72	99.38	52.67	101.06	54.64 to 96.85	213,737	157,571
04/01/06 TO 06/30/06	2	50.86	50.86	42.48	28.55	119.71	36.34	65.38	N/A	99,265	42,172
<u>Study Years</u>											
07/01/03 TO 06/30/04	22	74.32	78.52	78.19	18.34	100.43	36.30	125.82	68.78 to 89.62	201,798	157,779
07/01/04 TO 06/30/05	17	74.58	84.73	76.41	22.98	110.89	49.95	152.78	67.88 to 99.88	206,585	157,844
07/01/05 TO 06/30/06	28	73.74	72.14	71.25	19.94	101.25	28.57	117.21	62.38 to 78.54	166,565	118,679
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	76.47	80.06	79.27	20.73	101.00	36.30	114.18	68.78 to 96.73	225,558	178,797
01/01/05 TO 12/31/05	28	74.01	77.72	72.28	20.53	107.53	28.57	152.78	72.53 to 78.76	172,683	124,815
<u>ALL</u>	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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:	67	MEDIAN:	74	COV:	27.93	95% Median C.I.:	70.54 to 78.76	(!: Derived)
(AgLand) TOTAL Sales Price:	12,927,792	WGT. MEAN:	75	STD:	21.63	95% Wgt. Mean C.I.:	70.99 to 79.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.01	95% Mean C.I.:	72.25 to 82.61	
(AgLand) TOTAL Assessed Value:	9,477,535							
AVG. Adj. Sales Price:	188,288	COD:	20.30	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,455	PRD:	103.06	MIN Sales Ratio:	28.57			

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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	
4121	3	85.89	85.26	81.76	11.31	104.28	70.37	99.52	N/A	227,533	186,036	
4123	6	70.36	73.98	73.15	8.53	101.12	64.97	96.85	64.97 to 96.85	284,525	208,137	
4125	2	92.17	92.17	92.64	0.95	99.49	91.29	93.05	N/A	122,483	113,472	
4127	7	73.94	84.19	74.50	17.43	113.01	68.02	152.78	68.02 to 152.78	319,364	237,928	
4249	5	62.92	79.35	71.73	34.35	110.62	49.95	125.82	N/A	184,050	132,017	
4251	2	87.37	87.37	86.84	30.69	100.60	60.55	114.18	N/A	299,132	259,767	
4253	5	73.74	83.31	76.59	14.30	108.78	71.30	117.21	N/A	225,220	172,493	
4255	6	78.46	82.45	80.32	15.79	102.64	59.73	113.82	59.73 to 113.82	149,595	120,159	
4361	6	83.81	86.28	83.96	15.70	102.76	62.38	113.29	62.38 to 113.29	101,200	84,970	
4363	2	73.91	73.91	73.83	0.22	100.10	73.74	74.07	N/A	49,500	36,547	
4365	6	58.20	56.88	65.42	30.39	86.95	28.57	81.23	28.57 to 81.23	177,255	115,960	
4367	4	69.55	76.15	68.62	33.48	110.97	45.18	120.33	N/A	165,500	113,570	
4495	4	66.91	67.14	68.84	10.75	97.54	55.38	79.35	N/A	123,500	85,011	
4499	3	67.88	67.24	60.47	12.06	111.20	54.64	79.19	N/A	221,310	133,816	
4501	6	75.32	75.02	88.16	22.40	85.09	36.30	101.06	36.30 to 101.06	102,206	90,109	
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	19	69.32	67.66	69.72	21.05	97.05	28.57	101.06	55.38 to 79.19	137,826	96,091	
2	48	74.07	81.29	76.54	20.28	106.21	45.18	152.78	71.71 to 81.23	208,263	159,412	
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455	

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	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455	
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455	

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:	67	MEDIAN:	74	COV:	27.93	95% Median C.I.:	70.54 to 78.76	(!: Derived)
(AgLand) TOTAL Sales Price:	12,927,792	WGT. MEAN:	75	STD:	21.63	95% Wgt. Mean C.I.:	70.99 to 79.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.01	95% Mean C.I.:	72.25 to 82.61	
(AgLand) TOTAL Assessed Value:	9,477,535							
AVG. Adj. Sales Price:	188,288	COD:	20.30	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,455	PRD:	103.06	MIN Sales Ratio:	28.57			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	11	73.94	83.46	74.29	25.01	112.34	49.95	152.78	62.92 to 125.82	259,340	192,676
31-0506	38	73.74	73.08	71.87	19.93	101.67	28.57	120.33	65.38 to 78.76	158,967	114,256
42-0002											
50-0001	15	75.87	81.17	78.31	15.32	103.66	59.73	113.82	70.37 to 91.29	195,800	153,326
50-0503	3	93.05	91.75	91.28	16.54	100.51	68.02	114.18	N/A	261,618	238,811
91-0002											
NonValid School											
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
10.01 TO 30.00	1	79.19	79.19	79.19			79.19	79.19	N/A	8,050	6,375
30.01 TO 50.00	2	97.54	97.54	92.98	20.16	104.91	77.88	117.21	N/A	58,620	54,502
50.01 TO 100.00	14	73.30	74.18	72.74	23.39	101.98	28.57	113.82	55.38 to 99.88	70,919	51,583
100.01 TO 180.00	35	73.74	77.68	74.24	18.98	104.63	36.34	152.78	70.37 to 80.56	193,231	143,460
180.01 TO 330.00	7	78.76	85.58	80.84	15.85	105.87	70.18	120.33	70.18 to 120.33	264,064	213,468
330.01 TO 650.00	7	69.32	74.38	73.76	17.56	100.84	54.64	114.18	54.64 to 114.18	410,806	302,992
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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	3	60.55	65.46	79.31	34.80	82.54	36.30	99.52	N/A	87,533	69,418
DRY-N/A	4	93.94	99.01	102.73	36.50	96.39	55.38	152.78	N/A	52,000	53,417
GRASS	16	71.53	67.68	62.66	18.38	108.02	28.57	99.88	54.64 to 79.19	116,189	72,798
GRASS-N/A	9	78.54	78.18	78.86	15.32	99.14	59.73	120.33	60.55 to 85.14	143,037	112,803
IRRGTD	6	79.22	78.58	79.01	8.56	99.45	64.97	89.62	64.97 to 89.62	172,573	136,352
IRRGTD-N/A	29	73.74	80.60	76.07	19.60	105.95	45.18	125.82	70.37 to 93.05	274,584	208,878
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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:	67	MEDIAN:	74	COV:	27.93	95% Median C.I.:	70.54 to 78.76	(!: Derived)
(AgLand) TOTAL Sales Price:	12,927,792	WGT. MEAN:	75	STD:	21.63	95% Wgt. Mean C.I.:	70.99 to 79.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.01	95% Mean C.I.:	72.25 to 82.61	
(AgLand) TOTAL Assessed Value:	9,477,535							
AVG. Adj. Sales Price:	188,288	COD:	20.30	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,455	PRD:	103.06	MIN Sales Ratio:	28.57			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	60.55	73.11	82.33	40.18	88.81	36.30	113.82	N/A	70,920	58,386
DRY-N/A	2	113.43	113.43	112.06	34.70	101.21	74.07	152.78	N/A	58,000	64,997
GRASS	18	68.60	66.84	62.29	18.52	107.31	28.57	99.88	59.73 to 74.58	123,335	76,828
GRASS-N/A	7	78.76	83.34	86.05	12.93	96.85	65.38	120.33	65.38 to 120.33	132,333	113,872
IRRGTD	30	73.84	79.51	74.75	17.54	106.36	45.18	125.82	70.54 to 81.05	255,422	190,933
IRRGTD-N/A	5	81.23	84.70	85.92	17.78	98.58	63.72	114.18	N/A	267,141	229,519
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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	7	74.07	84.63	89.66	41.25	94.39	36.30	152.78	36.30 to 152.78	67,228	60,275
GRASS	22	73.91	71.18	67.94	18.78	104.78	28.57	120.33	60.55 to 79.19	123,834	84,128
GRASS-N/A	3	72.76	73.54	78.00	7.83	94.27	65.38	82.47	N/A	140,666	109,726
IRRGTD	35	73.94	80.25	76.41	18.08	105.03	45.18	125.82	71.30 to 81.23	257,096	196,445
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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	1	79.19	79.19	79.19			79.19	79.19	N/A	8,050	6,375
Total \$											
1 TO 9999	1	79.19	79.19	79.19			79.19	79.19	N/A	8,050	6,375
10000 TO 29999	3	74.07	70.08	78.46	28.61	89.33	36.30	99.88	N/A	20,733	16,266
30000 TO 59999	9	74.51	86.97	89.38	36.08	97.31	52.67	152.78	55.38 to 117.21	48,602	43,441
60000 TO 99999	9	74.07	72.48	70.62	17.98	102.63	28.57	113.29	62.38 to 79.35	73,211	51,702
100000 TO 149999	9	85.14	86.88	86.55	16.11	100.37	60.55	125.82	72.76 to 99.52	128,098	110,873
150000 TO 249999	12	71.91	78.56	78.39	25.31	100.22	36.34	120.33	62.92 to 96.85	188,497	147,762
250000 TO 499999	22	72.72	72.53	72.19	12.61	100.46	45.18	114.18	68.02 to 80.56	301,541	217,686
500000 +	2	71.52	71.52	71.85	1.87	99.53	70.18	72.85	N/A	700,000	502,970
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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:	67	MEDIAN:	74	COV:	27.93	95% Median C.I.:	70.54 to 78.76	(!: Derived)
(AgLand) TOTAL Sales Price:	12,927,792	WGT. MEAN:	75	STD:	21.63	95% Wgt. Mean C.I.:	70.99 to 79.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.01	95% Mean C.I.:	72.25 to 82.61	
(AgLand) TOTAL Assessed Value:	9,477,535							
AVG. Adj. Sales Price:	188,288	COD:	20.30	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,455	PRD:	103.06	MIN Sales Ratio:	28.57			

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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	1	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
5000 TO 9999	1	79.19	79.19	79.19			79.19	79.19	N/A	8,050	6,375
Total \$											
1 TO 9999	2	57.75	57.75	55.43	37.14	104.18	36.30	79.19	N/A	9,025	5,002
10000 TO 29999	6	60.38	62.66	53.53	28.35	117.06	28.57	99.88	28.57 to 99.88	44,700	23,926
30000 TO 59999	12	74.29	74.13	68.74	16.60	107.83	36.34	117.21	62.38 to 79.35	71,516	49,163
60000 TO 99999	5	113.29	102.64	91.91	23.53	111.67	60.55	152.78	N/A	83,733	76,960
100000 TO 149999	13	72.53	72.69	68.10	18.36	106.74	45.18	99.52	62.92 to 89.62	177,587	120,931
150000 TO 249999	24	74.91	80.77	77.19	16.29	104.64	54.64	125.82	70.37 to 85.89	258,347	199,406
250000 TO 499999	4	76.47	84.33	81.18	17.50	103.88	70.18	114.18	N/A	416,191	337,843
500000 +	1	72.85	72.85	72.85			72.85	72.85	N/A	878,500	639,975
ALL	67	73.94	77.43	75.13	20.30	103.06	28.57	152.78	70.54 to 78.76	188,288	141,455

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:	135	MEDIAN:	113	COV:	78.55	95% Median C.I.:	102.68 to 117.88
TOTAL Sales Price:	3,718,999	WGT. MEAN:	109	STD:	123.64	95% Wgt. Mean C.I.:	101.21 to 117.11
TOTAL Adj.Sales Price:	3,718,999	MEAN:	157	AVG.ABS.DEV:	68.90	95% Mean C.I.:	136.54 to 178.26
TOTAL Assessed Value:	4,059,550						
AVG. Adj. Sales Price:	27,548	COD:	60.82	MAX Sales Ratio:	824.67		
AVG. Assessed Value:	30,070	PRD:	144.20	MIN Sales Ratio:	27.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	14	116.16	137.02	114.42	34.81	119.76	70.01	224.00	99.71 to 184.13	21,175	24,227
10/01/04 TO 12/31/04	19	106.04	131.10	112.33	45.16	116.71	27.00	480.00	94.13 to 122.89	24,763	27,817
01/01/05 TO 03/31/05	10	113.41	130.74	112.15	31.17	116.58	86.86	302.83	90.77 to 144.83	31,600	35,439
04/01/05 TO 06/30/05	17	114.13	176.18	97.51	80.59	180.67	64.31	824.67	79.34 to 217.75	26,097	25,447
07/01/05 TO 09/30/05	17	102.98	152.16	97.94	68.99	155.36	52.25	539.33	78.21 to 170.48	30,520	29,890
10/01/05 TO 12/31/05	16	128.21	183.37	107.41	77.14	170.72	42.23	574.50	85.16 to 232.50	24,243	26,040
01/01/06 TO 03/31/06	12	163.65	228.51	156.45	67.61	146.06	96.50	588.90	110.97 to 410.50	22,250	34,810
04/01/06 TO 06/30/06	30	105.29	142.49	104.29	50.27	136.63	70.48	411.85	97.03 to 141.12	33,955	35,410
<u>Study Years</u>											
07/01/04 TO 06/30/05	60	111.80	145.19	108.39	50.88	133.95	27.00	824.67	99.26 to 122.89	25,443	27,578
07/01/05 TO 06/30/06	75	113.28	167.17	109.69	69.31	152.40	42.23	588.90	102.68 to 136.30	29,231	32,064
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	60	112.80	163.72	102.72	70.08	159.38	42.23	824.67	96.79 to 134.83	27,773	28,529
<u>ALL</u>											
	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	7	112.31	179.27	111.57	81.47	160.68	48.79	574.50	48.79 to 574.50	16,501	18,410
CAMPBELL	20	108.32	181.45	115.81	81.38	156.68	52.25	588.90	98.07 to 217.75	22,960	26,589
FRANKLIN	57	115.61	173.76	117.55	66.80	147.82	64.31	824.67	106.67 to 143.26	26,719	31,409
HILDRETH	21	114.13	128.31	109.33	30.97	117.36	70.01	229.08	96.79 to 151.05	40,404	44,175
NAPONEE	3	67.96	65.88	88.49	37.11	74.44	27.00	102.67	N/A	11,500	10,176
RIVERTON	9	153.96	153.97	140.33	40.85	109.72	67.32	322.00	79.34 to 222.30	8,222	11,538
RURAL	7	85.45	81.75	76.96	19.95	106.23	42.23	122.89	42.23 to 122.89	63,778	49,083
UPLAND	11	95.00	146.43	93.15	66.71	157.20	67.45	480.00	70.48 to 224.00	19,804	18,447
<u>ALL</u>											
	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

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	128	114.12	161.54	113.55	62.02	142.26	27.00	824.67	105.57 to 120.11	25,566	29,030
3	7	85.45	81.75	76.96	19.95	106.23	42.23	122.89	42.23 to 122.89	63,778	49,083
<u>ALL</u>											
	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

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:	135	MEDIAN:	113	COV:	78.55	95% Median C.I.:	102.68 to 117.88
TOTAL Sales Price:	3,718,999	WGT. MEAN:	109	STD:	123.64	95% Wgt. Mean C.I.:	101.21 to 117.11
TOTAL Adj.Sales Price:	3,718,999	MEAN:	157	AVG.ABS.DEV:	68.90	95% Mean C.I.:	136.54 to 178.26
TOTAL Assessed Value:	4,059,550						
AVG. Adj. Sales Price:	27,548	COD:	60.82	MAX Sales Ratio:	824.67		
AVG. Assessed Value:	30,070	PRD:	144.20	MIN Sales Ratio:	27.00		

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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	126	112.80	152.70	108.84	56.01	140.30	42.23	824.67	102.67 to 117.11	29,380	31,978
2	9	200.00	223.24	178.13	69.70	125.32	27.00	574.50	48.79 to 480.00	1,890	3,366
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070
06											
07											
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	20	108.32	181.45	115.81	81.38	156.68	52.25	588.90	98.07 to 217.75	22,960	26,589
31-0506	80	115.16	163.39	112.56	64.54	145.16	27.00	824.67	102.68 to 134.83	24,918	28,048
42-0002											
50-0001	24	108.82	122.41	103.09	31.97	118.74	42.23	229.08	96.25 to 147.40	43,687	45,038
50-0503	11	95.00	146.43	93.15	66.71	157.20	67.45	480.00	70.48 to 224.00	19,804	18,447
91-0002											
NonValid School											
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

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:	135	MEDIAN:	113	COV:	78.55	95% Median C.I.:	102.68 to 117.88
TOTAL Sales Price:	3,718,999	WGT. MEAN:	109	STD:	123.64	95% Wgt. Mean C.I.:	101.21 to 117.11
TOTAL Adj.Sales Price:	3,718,999	MEAN:	157	AVG.ABS.DEV:	68.90	95% Mean C.I.:	136.54 to 178.26
TOTAL Assessed Value:	4,059,550						
AVG. Adj. Sales Price:	27,548	COD:	60.82	MAX Sales Ratio:	824.67		
AVG. Assessed Value:	30,070	PRD:	144.20	MIN Sales Ratio:	27.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	200.00	223.24	178.13	69.70	125.32	27.00	574.50	48.79 to 480.00	1,890	3,366
Prior TO 1860											
1860 TO 1899	13	117.04	176.68	139.66	72.13	126.51	67.32	508.86	87.89 to 243.36	12,430	17,360
1900 TO 1919	66	114.13	170.01	109.89	70.74	154.70	42.23	824.67	100.75 to 144.83	23,799	26,153
1920 TO 1939	13	114.11	110.00	95.48	20.46	115.20	52.25	172.67	87.31 to 122.92	33,746	32,222
1940 TO 1949	4	105.86	131.48	113.57	35.34	115.77	85.45	228.75	N/A	30,250	34,355
1950 TO 1959	8	137.98	134.52	114.66	22.00	117.32	78.21	180.91	78.21 to 180.91	36,442	41,783
1960 TO 1969	11	96.79	129.91	106.75	38.08	121.70	86.75	442.88	92.98 to 115.15	47,136	50,315
1970 TO 1979	6	108.48	114.58	110.91	23.98	103.30	72.19	162.91	72.19 to 162.91	47,400	52,573
1980 TO 1989	3	99.71	93.72	93.81	13.54	99.91	70.48	110.97	N/A	76,333	71,605
1990 TO 1994	1	108.74	108.74	108.74			108.74	108.74	N/A	74,500	81,015
1995 TO 1999	1	184.13	184.13	184.13			184.13	184.13	N/A	12,000	22,095
2000 TO Present											
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

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	18	238.67	293.91	283.73	73.13	103.59	27.00	824.67	105.00 to 480.00	1,978	5,613
5000 TO 9999	15	158.80	216.95	200.59	74.97	108.16	48.79	588.90	99.05 to 352.80	6,696	13,433
Total \$											
1 TO 9999	33	200.00	258.93	222.35	76.56	116.45	27.00	824.67	105.57 to 322.00	4,123	9,167
10000 TO 29999	49	136.30	154.57	146.44	38.00	105.55	67.45	442.88	117.04 to 166.97	15,940	23,342
30000 TO 59999	36	102.65	103.82	103.63	15.32	100.19	64.80	162.91	94.06 to 113.28	41,358	42,858
60000 TO 99999	14	84.69	82.75	82.60	18.01	100.18	42.23	108.74	70.48 to 101.35	71,925	59,411
100000 TO 149999	3	70.32	78.11	77.96	16.78	100.20	64.31	99.71	N/A	102,000	79,520
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

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:	3,718,999	WGT. MEAN:	109	STD:	123.64	95% Wgt. Mean C.I.:	101.21 to 117.11
TOTAL Adj.Sales Price:	3,718,999	MEAN:	157	AVG.ABS.DEV:	68.90	95% Mean C.I.:	136.54 to 178.26
TOTAL Assessed Value:	4,059,550						
AVG. Adj. Sales Price:	27,548	COD:	60.82	MAX Sales Ratio:	824.67		
AVG. Assessed Value:	30,070	PRD:	144.20	MIN Sales Ratio:	27.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	105.00	150.59	105.43	76.39	142.84	27.00	480.00	48.79 to 253.33	2,236	2,357
5000 TO 9999	14	136.15	196.75	131.06	77.42	150.13	67.96	539.33	85.45 to 322.00	5,965	7,817
Total \$											
1 TO 9999	25	105.57	176.44	125.22	89.97	140.90	27.00	539.33	95.00 to 200.00	4,324	5,415
10000 TO 29999	51	118.82	180.80	126.25	71.53	143.20	64.80	824.67	102.98 to 154.63	16,160	20,403
30000 TO 59999	45	113.28	138.93	109.03	44.74	127.43	42.23	450.55	98.07 to 122.92	38,360	41,825
60000 TO 99999	13	96.79	97.36	93.88	14.26	103.71	64.31	134.83	83.64 to 110.97	73,803	69,288
100000 TO 149999	1	99.71	99.71	99.71			99.71	99.71	N/A	101,000	100,710
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	200.00	223.24	178.13	69.70	125.32	27.00	574.50	48.79 to 480.00	1,890	3,366
10	1	85.45	85.45	85.45			85.45	85.45	N/A	10,000	8,545
20	34	140.57	188.32	128.84	64.44	146.17	67.32	824.67	102.67 to 177.67	13,797	17,775
30	86	109.57	142.34	106.77	49.47	133.32	42.23	588.90	99.96 to 115.61	34,231	36,549
40	5	99.71	102.00	97.88	11.80	104.21	83.64	131.89	N/A	55,800	54,617
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	105.00	200.27	107.24	118.24	186.75	27.00	574.50	48.79 to 480.00	13,819	14,819
101	92	111.64	151.64	112.26	54.45	135.08	42.23	824.67	102.67 to 120.11	26,960	30,265
102	6	174.82	217.75	108.01	71.63	201.61	71.18	588.90	71.18 to 588.90	28,750	31,052
104	26	113.71	145.73	101.28	52.21	143.89	52.25	508.86	92.08 to 122.92	35,157	35,607
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	20	185.23	231.47	180.16	64.65	128.48	27.00	574.50	120.11 to 288.95	5,685	10,243
20	12	104.25	142.33	87.42	61.15	162.80	52.25	322.00	79.34 to 222.30	11,933	10,432
30	103	107.59	144.77	107.72	52.20	134.39	42.23	824.67	100.11 to 115.15	33,612	36,208
ALL	135	113.28	157.40	109.16	60.82	144.20	27.00	824.67	102.68 to 117.88	27,548	30,070

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:	30	MEDIAN:	98	COV:	40.08	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	36.78	95% Wgt. Mean C.I.:	88.22 to 102.11
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	25.85	95% Mean C.I.:	78.04 to 105.50
TOTAL Assessed Value:	749,755						
AVG. Adj. Sales Price:	26,260	COD:	26.44	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	24,991	PRD:	96.43	MIN Sales Ratio:	17.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	96.67	87.92	96.21	9.89	91.38	69.20	97.89	N/A	18,666	17,960
10/01/03 TO 12/31/03	3	99.27	98.55	99.46	1.02	99.08	96.67	99.72	N/A	112,666	112,063
01/01/04 TO 03/31/04	6	98.18	94.54	97.56	17.11	96.90	40.00	134.75	40.00 to 134.75	11,875	11,585
04/01/04 TO 06/30/04	1	127.50	127.50	127.50			127.50	127.50	N/A	5,000	6,375
07/01/04 TO 09/30/04	2	76.45	76.45	98.72	30.24	77.44	53.33	99.57	N/A	40,750	40,227
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	3	115.91	109.00	117.27	33.05	92.94	48.08	163.00	N/A	7,333	8,600
04/01/05 TO 06/30/05	5	102.22	104.64	111.42	37.12	93.91	49.75	183.33	N/A	5,200	5,794
07/01/05 TO 09/30/05	2	61.50	61.50	53.33	39.84	115.31	37.00	86.00	N/A	15,000	8,000
10/01/05 TO 12/31/05	2	69.49	69.49	118.47	75.53	58.65	17.00	121.97	N/A	7,500	8,885
01/01/06 TO 03/31/06	2	67.99	67.99	79.64	30.93	85.37	46.96	89.02	N/A	69,187	55,100
04/01/06 TO 06/30/06	1	97.87	97.87	97.87			97.87	97.87	N/A	4,700	4,600
<u>Study Years</u>											
07/01/03 TO 06/30/04	13	97.89	96.47	99.09	12.95	97.36	40.00	134.75	95.56 to 100.57	36,173	35,843
07/01/04 TO 06/30/05	10	100.90	100.31	104.42	36.66	96.06	48.08	183.33	49.75 to 163.00	12,950	13,522
07/01/05 TO 06/30/06	7	86.00	70.83	79.00	34.53	89.67	17.00	121.97	17.00 to 121.97	26,867	21,224
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	98.70	94.18	99.11	19.80	95.03	40.00	134.75	53.33 to 127.50	17,527	17,371
01/01/05 TO 12/31/05	12	94.11	92.68	95.20	44.69	97.35	17.00	183.33	48.08 to 122.00	7,750	7,378
<u>ALL</u>											
	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BLOOMINGTON	3	48.08	60.58	57.47	41.37	105.42	37.00	96.67	N/A	12,833	7,375
CAMPBELL	4	93.34	92.10	83.84	25.83	109.84	46.96	134.75	N/A	41,093	34,453
FRANKLIN	10	97.64	93.13	100.28	28.89	92.87	40.00	163.00	49.75 to 127.50	27,425	27,503
HILDRETH	6	98.30	112.78	106.18	15.57	106.22	96.67	183.33	96.67 to 183.33	15,783	16,758
NAPONEE	1	122.00	122.00	122.00			122.00	122.00	N/A	500	610
RIVERTON	2	69.49	69.49	118.47	75.53	58.65	17.00	121.97	N/A	7,500	8,885
RURAL	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
UPLAND	2	82.72	82.72	96.51	20.36	85.72	65.88	99.57	N/A	44,000	42,462
<u>ALL</u>											
	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

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:	30	MEDIAN:	98	COV:	40.08	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	36.78	95% Wgt. Mean C.I.:	88.22 to 102.11
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	25.85	95% Mean C.I.:	78.04 to 105.50
TOTAL Assessed Value:	749,755						
AVG. Adj. Sales Price:	26,260	COD:	26.44	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	24,991	PRD:	96.43	MIN Sales Ratio:	17.00		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	28	97.76	92.31	94.60	27.23	97.58	17.00	183.33	86.00 to 100.57	24,118	22,815
3	2	84.24	84.24	98.60	17.85	85.43	69.20	99.27	N/A	56,250	55,465
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	98.30	99.12	95.86	21.91	103.40	37.00	183.33	95.56 to 102.22	29,858	28,621
2	4	44.88	43.99	48.74	34.51	90.25	17.00	69.20	N/A	2,875	1,401
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	4	93.34	92.10	83.84	25.83	109.84	46.96	134.75	N/A	41,093	34,453
31-0506	18	96.12	85.70	96.76	31.83	88.57	17.00	163.00	49.75 to 115.91	24,486	23,692
42-0002											
50-0001	6	98.30	112.78	106.18	15.57	106.22	96.67	183.33	96.67 to 183.33	15,783	16,758
50-0503	2	82.72	82.72	96.51	20.36	85.72	65.88	99.57	N/A	44,000	42,462
91-0002											
NonValid School											
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

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:	30	MEDIAN:	98	COV:	40.08	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	36.78	95% Wgt. Mean C.I.:	88.22 to 102.11
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	25.85	95% Mean C.I.:	78.04 to 105.50
TOTAL Assessed Value:	749,755						
AVG. Adj. Sales Price:	26,260	COD:	26.44	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	24,991	PRD:	96.43	MIN Sales Ratio:	17.00		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	49.75	54.52	77.98	43.77	69.92	17.00	96.67	N/A	5,900	4,601
Prior TO 1860											
1860 TO 1899	2	50.71	50.71	49.06	5.18	103.35	48.08	53.33	N/A	4,000	1,962
1900 TO 1919	9	98.70	109.50	106.32	22.14	103.00	65.88	163.00	86.00 to 134.75	11,222	11,931
1920 TO 1939	6	100.06	106.34	101.64	8.86	104.63	96.67	127.50	96.67 to 127.50	11,200	11,383
1940 TO 1949	1	100.57	100.57	100.57			100.57	100.57	N/A	8,750	8,800
1950 TO 1959	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
1960 TO 1969	2	68.29	68.29	87.06	45.82	78.44	37.00	99.57	N/A	50,000	43,527
1970 TO 1979	2	141.30	141.30	105.63	29.75	133.77	99.27	183.33	N/A	59,500	62,850
1980 TO 1989	1	46.96	46.96	46.96			46.96	46.96	N/A	30,875	14,500
1990 TO 1994											
1995 TO 1999	1	89.02	89.02	89.02			89.02	89.02	N/A	107,500	95,700
2000 TO Present											
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

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	8	61.27	68.92	71.43	47.17	96.49	17.00	122.00	17.00 to 122.00	2,837	2,026
5000 TO 9999	8	108.24	108.95	109.32	29.03	99.66	48.08	183.33	48.08 to 183.33	7,218	7,891
Total \$											
1 TO 9999	16	96.72	88.93	98.63	35.24	90.17	17.00	183.33	49.75 to 122.00	5,028	4,959
10000 TO 29999	8	97.16	99.71	95.07	21.23	104.88	37.00	163.00	37.00 to 163.00	15,937	15,151
30000 TO 59999	2	72.43	72.43	74.20	35.16	97.61	46.96	97.89	N/A	33,187	24,625
60000 TO 99999	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
100000 TO 149999	2	94.15	94.15	94.21	5.44	99.93	89.02	99.27	N/A	108,750	102,450
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	36.78	95% Wgt. Mean C.I.:	88.22 to 102.11
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	25.85	95% Mean C.I.:	78.04 to 105.50
TOTAL Assessed Value:	749,755						
AVG. Adj. Sales Price:	26,260	COD:	26.44	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	24,991	PRD:	96.43	MIN Sales Ratio:	17.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	53.33	66.61	66.23	49.27	100.56	17.00	122.00	40.00 to 102.22	3,244	2,148
5000 TO 9999	8	98.07	95.40	82.36	24.77	115.83	37.00	134.75	37.00 to 134.75	9,031	7,438
Total \$											
1 TO 9999	17	86.00	80.15	77.72	35.30	103.13	17.00	134.75	48.08 to 115.91	5,967	4,637
10000 TO 29999	8	98.18	113.12	99.16	29.16	114.08	46.96	183.33	46.96 to 183.33	17,171	17,026
30000 TO 59999	1	97.89	97.89	97.89			97.89	97.89	N/A	35,500	34,750
60000 TO 99999	2	94.29	94.29	93.52	5.59	100.83	89.02	99.57	N/A	93,750	87,677
100000 TO 149999	1	99.27	99.27	99.27			99.27	99.27	N/A	110,000	109,200
150000 TO 249999	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	49.75	54.52	77.98	43.77	69.92	17.00	96.67	N/A	5,900	4,601
10	10	81.28	79.12	91.32	35.52	86.64	37.00	122.00	46.96 to 121.97	38,987	35,603
20	14	99.92	113.69	100.78	18.80	112.80	86.00	183.33	95.56 to 134.75	24,889	25,084
30	1	97.65	97.65	97.65			97.65	97.65	N/A	20,000	19,530
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

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:	30	MEDIAN:	98	COV:	40.08	95% Median C.I.:	86.00 to 99.72
TOTAL Sales Price:	946,825	WGT. MEAN:	95	STD:	36.78	95% Wgt. Mean C.I.:	88.22 to 102.11
TOTAL Adj.Sales Price:	787,825	MEAN:	92	AVG.ABS.DEV:	25.85	95% Mean C.I.:	78.04 to 105.50
TOTAL Assessed Value:	749,755						
AVG. Adj. Sales Price:	26,260	COD:	26.44	MAX Sales Ratio:	183.33		
AVG. Assessed Value:	24,991	PRD:	96.43	MIN Sales Ratio:	17.00		

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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)	4	44.88	43.99	48.74	34.51	90.25	17.00	69.20	N/A	2,875	1,401
309	1	96.67	96.67	96.67			96.67	96.67	N/A	12,000	11,600
323	1	48.08	48.08	48.08			48.08	48.08	N/A	6,500	3,125
326	1	89.02	89.02	89.02			89.02	89.02	N/A	107,500	95,700
344	2	116.73	116.73	106.16	15.44	109.96	98.70	134.75	N/A	14,500	15,392
346	1	99.57	99.57	99.57			99.57	99.57	N/A	80,000	79,655
350	2	121.71	121.71	121.43	4.76	100.23	115.91	127.50	N/A	5,250	6,375
353	3	99.27	119.65	103.55	22.27	115.54	96.67	163.00	N/A	46,000	47,633
354	1	86.00	86.00	86.00			86.00	86.00	N/A	10,000	8,600
384	2	139.45	139.45	139.44	31.47	100.00	95.56	183.33	N/A	9,000	12,550
389	1	46.96	46.96	46.96			46.96	46.96	N/A	30,875	14,500
390	2	100.05	100.05	100.00	2.17	100.05	97.87	102.22	N/A	4,600	4,600
391	1	53.33	53.33	53.33			53.33	53.33	N/A	1,500	800
406	2	81.88	81.88	92.00	19.55	89.01	65.88	97.89	N/A	21,750	20,010
442	1	121.97	121.97	121.97			121.97	121.97	N/A	14,500	17,685
528	2	109.83	109.83	98.24	11.09	111.79	97.65	122.00	N/A	10,250	10,070
531	1	37.00	37.00	37.00			37.00	37.00	N/A	20,000	7,400
543	1	99.72	99.72	99.72			99.72	99.72	N/A	216,000	215,390
555	1	100.57	100.57	100.57			100.57	100.57	N/A	8,750	8,800
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

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	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991
04											
ALL	30	97.76	91.77	95.17	26.44	96.43	17.00	183.33	86.00 to 99.72	26,260	24,991

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:	67	MEDIAN:	74	COV:	27.96	95% Median C.I.:	70.54 to 78.23	(! : Derived)
(AgLand) TOTAL Sales Price:	12,927,792	WGT. MEAN:	75	STD:	21.66	95% Wgt. Mean C.I.:	70.96 to 79.26	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.08	95% Mean C.I.:	72.30 to 82.68	
(AgLand) TOTAL Assessed Value:	9,475,220							
AVG. Adj. Sales Price:	188,288	COD:	20.40	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,421	PRD:	103.17	MIN Sales Ratio:	28.34			

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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	5	81.05	88.98	89.67	19.26	99.23	63.98	125.82	N/A	127,925	114,707
10/01/03 TO 12/31/03	5	75.87	75.40	74.33	7.91	101.44	62.92	89.62	N/A	196,400	145,986
01/01/04 TO 03/31/04	11	70.54	76.39	77.78	20.03	98.21	36.30	114.18	62.92 to 99.52	238,994	185,892
04/01/04 TO 06/30/04	1	63.72	63.72	63.72			63.72	63.72	N/A	189,000	120,440
07/01/04 TO 09/30/04	1	81.23	81.23	81.23			81.23	81.23	N/A	431,000	350,090
10/01/04 TO 12/31/04	3	96.73	98.39	95.51	9.70	103.02	85.14	113.29	N/A	120,000	114,606
01/01/05 TO 03/31/05	4	76.32	80.73	75.86	24.20	106.42	49.95	120.33	N/A	137,312	104,163
04/01/05 TO 06/30/05	9	72.85	82.13	72.33	20.72	113.55	60.55	152.78	64.97 to 99.88	241,300	174,533
07/01/05 TO 09/30/05	4	70.30	75.74	58.71	31.25	129.02	45.18	117.21	N/A	129,250	75,880
10/01/05 TO 12/31/05	11	74.07	73.46	75.15	15.23	97.75	28.34	113.82	55.38 to 82.32	145,200	109,115
01/01/06 TO 03/31/06	11	70.18	73.86	73.85	19.71	100.01	52.67	101.06	54.10 to 96.85	213,737	157,845
04/01/06 TO 06/30/06	2	51.98	51.98	42.84	30.47	121.32	36.14	67.81	N/A	99,265	42,525
<u>Study Years</u>											
07/01/03 TO 06/30/04	22	74.26	78.45	78.13	18.40	100.41	36.30	125.82	68.78 to 89.62	201,798	157,669
07/01/04 TO 06/30/05	17	74.58	84.62	76.35	22.95	110.83	49.95	152.78	67.20 to 99.88	206,585	157,727
07/01/05 TO 06/30/06	28	73.74	72.41	71.30	20.16	101.56	28.34	117.21	62.38 to 78.23	166,565	118,754
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	76.47	80.03	79.22	20.77	101.01	36.30	114.18	68.78 to 96.73	225,558	178,697
01/01/05 TO 12/31/05	28	74.01	77.61	72.21	20.47	107.49	28.34	152.78	72.53 to 78.21	172,683	124,687
<u>ALL</u>	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

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:	67	MEDIAN:	74	COV:	27.96	95% Median C.I.:	70.54 to 78.23	(!: Derived)
(AgLand) TOTAL Sales Price:	12,927,792	WGT. MEAN:	75	STD:	21.66	95% Wgt. Mean C.I.:	70.96 to 79.26	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.08	95% Mean C.I.:	72.30 to 82.68	
(AgLand) TOTAL Assessed Value:	9,475,220							
AVG. Adj. Sales Price:	188,288	COD:	20.40	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,421	PRD:	103.17	MIN Sales Ratio:	28.34			

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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	
4121	3	85.89	85.26	81.76	11.31	104.28	70.37	99.52	N/A	227,533	186,036	
4123	6	70.36	73.98	73.15	8.53	101.12	64.97	96.85	64.97 to 96.85	284,525	208,137	
4125	2	92.17	92.17	92.64	0.95	99.49	91.29	93.05	N/A	122,483	113,472	
4127	7	73.94	84.19	74.50	17.43	113.01	68.02	152.78	68.02 to 152.78	319,364	237,928	
4249	5	62.92	79.35	71.73	34.35	110.62	49.95	125.82	N/A	184,050	132,017	
4251	2	87.37	87.37	86.84	30.69	100.60	60.55	114.18	N/A	299,132	259,767	
4253	5	73.74	83.31	76.59	14.30	108.78	71.30	117.21	N/A	225,220	172,493	
4255	6	78.46	82.45	80.32	15.79	102.64	59.73	113.82	59.73 to 113.82	149,595	120,159	
4361	6	83.73	86.25	83.90	15.75	102.80	62.38	113.29	62.38 to 113.29	101,200	84,907	
4363	2	73.91	73.91	73.83	0.22	100.10	73.74	74.07	N/A	49,500	36,547	
4365	6	58.20	56.72	65.30	30.37	86.87	28.34	81.23	28.34 to 81.23	177,255	115,742	
4367	4	69.38	76.07	68.59	33.44	110.91	45.18	120.33	N/A	165,500	113,510	
4495	4	66.40	66.77	68.37	10.68	97.66	55.38	78.92	N/A	123,500	84,437	
4499	3	67.20	66.46	59.86	11.89	111.03	54.10	78.07	N/A	221,310	132,470	
4501	6	78.79	76.58	89.13	22.42	85.91	36.30	101.06	36.30 to 101.06	102,206	91,100	
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	19	68.81	67.88	69.63	21.52	97.49	28.34	101.06	55.38 to 78.92	137,826	95,969	
2	48	74.07	81.29	76.54	20.28	106.21	45.18	152.78	71.71 to 81.23	208,263	159,412	
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421	

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	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421	
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	12,615,357	MEAN:	77	AVG.ABS.DEV:	15.08	95% Mean C.I.:	72.30 to 82.68	
(AgLand) TOTAL Assessed Value:	9,475,220							
AVG. Adj. Sales Price:	188,288	COD:	20.40	MAX Sales Ratio:	152.78			
AVG. Assessed Value:	141,421	PRD:	103.17	MIN Sales Ratio:	28.34			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0123	11	73.94	83.46	74.29	25.01	112.34	49.95	152.78	62.92 to 125.82	259,340	192,676
31-0506	38	73.74	73.18	71.84	20.10	101.88	28.34	120.33	67.20 to 78.23	158,967	114,196
42-0002											
50-0001	15	75.87	81.17	78.31	15.32	103.66	59.73	113.82	70.37 to 91.29	195,800	153,326
50-0503	3	93.05	91.75	91.28	16.54	100.51	68.02	114.18	N/A	261,618	238,811
91-0002											
NonValid School											
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

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	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
10.01 TO 30.00	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
30.01 TO 50.00	2	101.07	101.07	97.32	15.97	103.86	84.93	117.21	N/A	58,620	57,047
50.01 TO 100.00	14	73.30	74.34	72.82	23.18	102.08	28.34	113.82	55.38 to 99.88	70,919	51,641
100.01 TO 180.00	35	73.74	77.64	74.22	18.98	104.60	36.14	152.78	70.37 to 80.56	193,231	143,420
180.01 TO 330.00	7	78.23	85.49	80.78	15.93	105.83	70.18	120.33	70.18 to 120.33	264,064	213,300
330.01 TO 650.00	7	68.81	74.13	73.56	17.94	100.77	54.10	114.18	54.10 to 114.18	410,806	302,202
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

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	3	60.55	65.46	79.31	34.80	82.54	36.30	99.52	N/A	87,533	69,418
DRY-N/A	4	93.94	99.01	102.73	36.50	96.39	55.38	152.78	N/A	52,000	53,417
GRASS	16	71.28	67.42	62.29	18.54	108.24	28.34	99.88	54.10 to 78.07	116,189	72,370
GRASS-N/A	9	78.21	78.33	78.82	14.96	99.37	59.73	120.33	60.55 to 85.14	143,037	112,745
IRRGTD	6	82.75	79.75	79.50	8.54	100.31	64.97	89.62	64.97 to 89.62	172,573	137,200
IRRGTD-N/A	29	73.74	80.60	76.07	19.60	105.95	45.18	125.82	70.37 to 93.05	274,584	208,878
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

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Base Stat

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	60.55	73.11	82.33	40.18	88.81	36.30	113.82	N/A	70,920	58,386
DRY-N/A	2	113.43	113.43	112.06	34.70	101.21	74.07	152.78	N/A	58,000	64,997
GRASS	18	68.01	66.61	61.98	18.69	107.46	28.34	99.88	59.73 to 74.58	123,335	76,446
GRASS-N/A	7	78.23	83.53	85.99	12.62	97.13	67.81	120.33	67.81 to 120.33	132,333	113,797
IRRGTD	30	73.84	79.74	74.82	17.85	106.58	45.18	125.82	70.54 to 84.93	255,422	191,102
IRRGTD-N/A	5	81.23	84.70	85.92	17.78	98.58	63.72	114.18	N/A	267,141	229,519
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

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	7	74.07	84.63	89.66	41.25	94.39	36.30	152.78	36.30 to 152.78	67,228	60,275
GRASS	22	73.91	70.95	67.65	18.80	104.88	28.34	120.33	60.55 to 78.23	123,834	83,770
GRASS-N/A	3	72.64	74.26	78.12	6.66	95.05	67.81	82.32	N/A	140,666	109,893
IRRGTD	35	73.94	80.45	76.47	18.36	105.21	45.18	125.82	71.30 to 84.93	257,096	196,590
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

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	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
Total \$											
1 TO 9999	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
10000 TO 29999	3	74.07	70.08	78.46	28.61	89.33	36.30	99.88	N/A	20,733	16,266
30000 TO 59999	9	74.51	87.24	89.61	35.72	97.36	52.67	152.78	55.38 to 117.21	48,602	43,554
60000 TO 99999	9	74.07	73.10	71.22	19.04	102.64	28.34	113.29	62.38 to 84.93	73,211	52,139
100000 TO 149999	9	85.14	86.80	86.47	16.19	100.38	60.55	125.82	72.64 to 99.52	128,098	110,770
150000 TO 249999	12	71.91	78.54	78.38	25.33	100.21	36.14	120.33	62.92 to 96.85	188,497	147,735
250000 TO 499999	22	72.72	72.44	72.10	12.70	100.47	45.18	114.18	68.02 to 80.56	301,541	217,417
500000 +	2	71.52	71.52	71.85	1.87	99.53	70.18	72.85	N/A	700,000	502,970
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

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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	1	36.30	36.30	36.30			36.30	36.30	N/A	10,000	3,630
5000 TO 9999	1	78.07	78.07	78.07			78.07	78.07	N/A	8,050	6,285
Total \$ _____											
1 TO 9999	2	57.19	57.19	54.93	36.52	104.10	36.30	78.07	N/A	9,025	4,957
10000 TO 29999	6	61.60	63.03	53.83	28.51	117.08	28.34	99.88	28.34 to 99.88	44,700	24,061
30000 TO 59999	11	74.07	73.65	67.74	17.69	108.72	36.14	117.21	59.73 to 91.29	71,450	48,403
60000 TO 99999	6	99.11	99.67	90.85	27.20	109.70	60.55	152.78	60.55 to 152.78	81,817	74,335
100000 TO 149999	13	72.53	72.65	68.06	18.30	106.74	45.18	99.52	62.92 to 89.62	177,587	120,870
150000 TO 249999	24	74.91	80.69	77.09	16.38	104.67	54.10	125.82	70.37 to 85.89	258,347	199,158
250000 TO 499999	4	76.47	84.33	81.18	17.50	103.88	70.18	114.18	N/A	416,191	337,843
500000 +	1	72.85	72.85	72.85			72.85	72.85	N/A	878,500	639,975
ALL	67	73.94	77.49	75.11	20.40	103.17	28.34	152.78	70.54 to 78.23	188,288	141,421

2007 Assessment Survey for Franklin County
02/01/2007

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:

\$83,196

7. Part of the budget that is dedicated to the computer system

Franklin County uses a separate computer budget for all county officials coming directly out of the General Fund

8. Adopted budget, or granted budget if different from above:

\$83,196

9. Amount of total budget set aside for appraisal work:

Separate appraisal budget

10. Amount of the total budget set aside for education/workshops:

\$1,200

11. Appraisal/Reappraisal budget, if not part of the total budget:

\$46,275

12. Other miscellaneous funds:

0

13. Total budget:

\$129,471

a. Was any of last year's budget not used?

\$17,322 in appraisal funds were not used but were rolled over for future reappraisal funds

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

2. Valuation done by:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

3. Pickup work done by:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	36	12	20	68

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

9/03

5. What was the last year the depreciation schedule for this property class was developed using market-derived information?

2/05

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?

Mid to late 90's

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

8, Franklin & the small towns are separate and rural residential

8. How are these defined?

By Location

9. Is "Assessor Location" a usable valuation identity?

Yes

10. Does the assessor location "suburban" mean something other than rural residential?

No assessor location of suburban

11. Are the county's ag residential and rural residential improvements classified and valued in the same manner?

Yes

C. Commercial/Industrial Appraisal Information

1. Data collection done by:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

2. Valuation done by:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

3. Pickup work done by whom:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	1			1

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

2000

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?

2004 for the 2005 assessment year

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?

Partially used in 2000 for elevators and motels

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?

2000

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

8

9. How are these defined?

By Location

10. Is "Assessor Location" a usable valuation identity?

Yes

11. Does the assessor location "suburban" mean something other than rural commercial?

No assessor location of suburban

D. Agricultural Appraisal Information

1. Data collection done by:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

2. Valuation done by:

Assessor and Contract Appraiser, Jerry Knoche

3. Pickup work done by whom:

Assessor, Assessment Staff and Contract Appraiser, Jerry Knoche

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	10	12	13	35

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

In process of writing one, the assessor is working with the county board to establish the parameters

How is your agricultural land defined?

By usage

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?

The Assessor remembers doing an income approach to agland sometime in the mid 1980's.

6. What is the date of the soil survey currently used?

1974

7. What date was the last countywide land use study completed?

In 2004 for assessment year 2005

a. By what method? (Physical inspection, FSA maps, etc.)

FSA Disk

b. By whom?

Assessor and office staff

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

100%

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

2

9. How are these defined?

By geographic characteristics, the market areas are divided by the irrigation canal and the influence of water availability

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: Microsolve

3. Cadastral maps: Are they currently being used? Yes

a. Who maintains the Cadastral Maps? Assessor

4. Does the county have GIS software? Yes

a. Who maintains the GIS software and maps? GIS Workshop

4. Personal Property software: MIPS

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Franklin

c. When was zoning implemented? July 1, 2001

G. Contracted Services

1. Appraisal Services: Jerry Knoche

2. Other Services: GIS Workshop

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—

A drive-by review of all urban residential properties was completed in 2007. This included a drive-by of each residential parcel in Franklin as well as in all of the smaller towns. The properties were reviewed against the current property record card to ensure accuracy of the listing. Parcels were marked for pick up when there was a discrepancy to the card. A sales study was conducted to see what changes in valuation was needed to bring the assessments into the range.

All sales were verified for usability and all pick up work was completed timely.

The assessor also reviewed rosters for accuracy.

2. Commercial—

A drive-by review of all urban commercial properties was completed in 2007. This included a drive-by of each commercial parcel in Franklin as well as in all of the smaller towns. The properties were reviewed against the current property record card to ensure accuracy of the listing. Parcels were marked for pick up when there was a discrepancy to the card. A sales study was conducted to see what if any changes in valuation were warranted.

New pictures were taken of some of the Commercial Properties.

All sales were verified for usability and all pick up work was completed timely.

3. Agricultural—

All sales were verified for usability and all pick up work was completed timely.

4. Other—

A qualified record book is kept current for the use of the appraisers and the general public for Ag, Residential and Commercial sales.

County 31 - Franklin

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,743	Value 336,968,880	Total Growth 888,512 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	339	383,315	0	0	0	0	339	383,315	
2. Res Improv Land	1,282	2,581,495	0	0	4	30,930	1,286	2,612,425	
3. Res Improvements	1,288	33,802,411	0	0	15	284,305	1,303	34,086,716	
4. Res Total	1,627	36,767,221	0	0	15	315,235	1,642	37,082,456	520,420
% of Total	99.08	99.14	0.00	0.00	0.91	0.85	34.61	11.00	58.57
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	140,910	1	140,910	
7. Rec Improvements	0	0	0	0	1	29,100	1	29,100	
8. Rec Total	0	0	0	0	1	170,010	1	170,010	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.02	0.05	0.00
Res+Rec Total	1,627	36,767,221	0	0	16	485,245	1,643	37,252,466	520,420
% of Total	99.02	98.69	0.00	0.00	0.97	1.30	34.64	11.05	58.57

County 31 - Franklin

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,743	Value 336,968,880	Total Growth 888,512 (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	92	123,380	0	0	19	36,120	111	159,500	
10. Comm Improv Land	212	444,380	0	0	16	74,500	228	518,880	
11. Comm Improvements	230	10,116,362	0	0	18	2,157,545	248	12,273,907	
12. Comm Total	322	10,684,122	0	0	37	2,268,165	359	12,952,287	292,937
% of Total	89.69	82.48	0.00	0.00	10.30	17.51	7.56	3.84	32.96
13. Ind UnImp Land	3	10,630	0	0	0	0	3	10,630	
14. Ind Improv Land	7	33,040	0	0	0	0	7	33,040	
15. Ind Improvements	7	122,760	0	0	0	0	7	122,760	
16. Ind Total	10	166,430	0	0	0	0	10	166,430	0
% of Total	***	***	0.00	0.00	0.00	0.00	0.21	0.04	0.00
Comm+Ind Total	332	10,850,552	0	0	37	2,268,165	369	13,118,717	292,937
% of Total	89.97	82.71	0.00	0.00	10.02	17.28	7.77	3.89	32.96
17. Taxable Total	1,959	47,617,773	0	0	53	2,753,410	2,012	50,371,183	813,357
% of Total	97.36	94.53	0.00	0.00	2.63	0.96	42.42	14.94	91.54

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Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	256	0	301	557

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	74	332,070	0	0	1,838	171,143,235	1,912	171,475,305
28. Ag-Improved Land	12	65,105	0	0	762	81,862,985	774	81,928,090
29. Ag-Improvements	13	269,800	0	0	806	32,924,502	819	33,194,302
30. Ag-Total Taxable							2,731	286,597,697

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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	10	2.000	14,590	0	0.000	0	
33. HomeSite Improvements	10		212,615	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	2	2.340	1,175	0	0.000	0	
37. FarmSite Improv	10		57,185	0		0	
38. FarmSite Total							
39. Road & Ditches		9.620			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	5	4.430	17,575	5	4.430	17,575	
32. HomeSite Improv Land	652	642.770	4,229,025	662	644.770	4,243,615	
33. HomeSite Improvements	534		21,954,639	544		22,167,254	0
34. HomeSite Total				549	649.200	26,428,444	
35. FarmSite UnImp Land	12	21.840	11,105	12	21.840	11,105	
36. FarmSite Impr Land	615	2,419.350	1,447,670	617	2,421.690	1,448,845	
37. FarmSite Improv	745		10,969,863	755		11,027,048	75,155
38. FarmSite Total				767	2,443.530	12,486,998	
39. Road & Ditches		8,468.980			8,478.600		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,316	11,571.330	38,915,442	75,155

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 31 - Franklin

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,964.810	4,091,465	2,964.810	4,091,465
46. 1A	40.000	60,000	0.000	0	4,591.310	5,509,540	4,631.310	5,569,540
47. 2A1	13.730	16,065	0.000	0	3,569.620	4,176,440	3,583.350	4,192,505
48. 2A	0.000	0	0.000	0	2,839.840	3,209,045	2,839.840	3,209,045
49. 3A1	0.000	0	0.000	0	635.560	521,165	635.560	521,165
50. 3A	0.000	0	0.000	0	916.500	742,375	916.500	742,375
51. 4A1	4.000	3,560	0.000	0	588.940	477,045	592.940	480,605
52. 4A	0.000	0	0.000	0	661.340	469,555	661.340	469,555
53. Total	57.730	79,625	0.000	0	16,767.920	19,196,630	16,825.650	19,276,255
Dryland:								
54. 1D1	0.000	0	0.000	0	624.380	496,410	624.380	496,410
55. 1D	37.320	33,910	0.000	0	6,873.650	5,430,210	6,910.970	5,464,120
56. 2D1	7.690	5,805	0.000	0	1,347.660	1,017,500	1,355.350	1,023,305
57. 2D	0.000	0	0.000	0	998.340	579,040	998.340	579,040
58. 3D1	0.000	0	0.000	0	235.890	125,020	235.890	125,020
59. 3D	0.000	0	0.000	0	524.880	207,335	524.880	207,335
60. 4D1	36.100	15,180	0.000	0	4,281.340	1,669,750	4,317.440	1,684,930
61. 4D	16.380	6,055	0.000	0	2,873.220	1,005,730	2,889.600	1,011,785
62. Total	97.490	60,950	0.000	0	17,759.360	10,530,995	17,856.850	10,591,945
Grass:								
63. 1G1	0.000	0	0.000	0	314.290	152,675	314.290	152,675
64. 1G	27.700	12,615	0.000	0	4,914.760	2,237,420	4,942.460	2,250,035
65. 2G1	0.000	0	0.000	0	995.870	413,585	995.870	413,585
66. 2G	10.950	4,220	0.000	0	2,763.860	1,066,615	2,774.810	1,070,835
67. 3G1	0.000	0	0.000	0	84.750	31,790	84.750	31,790
68. 3G	0.000	0	0.000	0	263.970	101,325	263.970	101,325
69. 4G1	17.410	6,010	0.000	0	22,386.930	7,723,485	22,404.340	7,729,495
70. 4G	40.780	13,050	0.000	0	44,604.230	14,497,410	44,645.010	14,510,460
71. Total	96.840	35,895	0.000	0	76,328.660	26,224,305	76,425.500	26,260,200
72. Waste	10.150	510	0.000	0	3,143.760	157,260	3,153.910	157,770
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	6.650		0.000		2,362.050		2,368.700	
75. Total	262.210	176,980	0.000	0	113,999.700	56,109,190	114,261.910	56,286,170

County 31 - Franklin

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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	790.880	1,186,320	790.880	1,186,320
46. 1A	89.500	134,265	0.000	0	63,539.400	95,309,190	63,628.900	95,443,455
47. 2A1	0.000	0	0.000	0	2,334.820	3,000,300	2,334.820	3,000,300
48. 2A	1.460	1,820	0.000	0	4,662.510	5,804,825	4,663.970	5,806,645
49. 3A1	0.000	0	0.000	0	713.290	641,975	713.290	641,975
50. 3A	0.000	0	0.000	0	28.820	25,650	28.820	25,650
51. 4A1	0.000	0	0.000	0	7,380.040	6,568,340	7,380.040	6,568,340
52. 4A	0.000	0	0.000	0	12,175.290	9,496,785	12,175.290	9,496,785
53. Total	90.960	136,085	0.000	0	91,625.050	122,033,385	91,716.010	122,169,470
Dryland:								
54. 1D1	0.000	0	0.000	0	162.150	148,375	162.150	148,375
55. 1D	42.460	38,855	0.000	0	31,480.150	28,803,665	31,522.610	28,842,520
56. 2D1	0.000	0	0.000	0	1,160.210	875,995	1,160.210	875,995
57. 2D	32.630	18,925	0.000	0	3,440.970	1,895,220	3,473.600	1,914,145
58. 3D1	0.000	0	0.000	0	435.710	230,915	435.710	230,915
59. 3D	0.000	0	0.000	0	49.350	21,220	49.350	21,220
60. 4D1	0.000	0	0.000	0	5,193.060	2,164,470	5,193.060	2,164,470
61. 4D	0.000	0	0.000	0	4,618.290	1,778,085	4,618.290	1,778,085
62. Total	75.090	57,780	0.000	0	46,539.890	35,917,945	46,614.980	35,975,725
Grass:								
63. 1G1	0.000	0	0.000	0	20.370	9,775	20.370	9,775
64. 1G	9.400	4,280	0.000	0	9,067.440	4,171,515	9,076.840	4,175,795
65. 2G1	0.000	0	0.000	0	1,669.480	693,210	1,669.480	693,210
66. 2G	16.320	6,285	0.000	0	2,947.180	1,130,935	2,963.500	1,137,220
67. 3G1	0.000	0	0.000	0	222.260	84,380	222.260	84,380
68. 3G	0.000	0	0.000	0	181.430	62,600	181.430	62,600
69. 4G1	0.000	0	0.000	0	20,644.320	7,098,465	20,644.320	7,098,465
70. 4G	0.000	0	0.000	0	62,092.000	19,899,700	62,092.000	19,899,700
71. Total	25.720	10,565	0.000	0	96,844.480	33,150,580	96,870.200	33,161,145
72. Waste	0.000	0	0.000	0	1,802.650	89,745	1,802.650	89,745
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	191.770	204,430	0.000	0	236,812.070	191,191,655	237,003.840	191,396,085

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	148.690	215,710	0.000	0	108,392.970	141,230,015	108,541.660	141,445,725
77.Dry Land	172.580	118,730	0.000	0	64,299.250	46,448,940	64,471.830	46,567,670
78.Grass	122.560	46,460	0.000	0	173,173.140	59,374,885	173,295.700	59,421,345
79.Waste	10.150	510	0.000	0	4,946.410	247,005	4,956.560	247,515
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	6.650	0	0.000	0	2,362.050	0	2,368.700	0
82.Total	453.980	381,410	0.000	0	350,811.770	247,300,845	351,265.750	247,682,255

2007 Agricultural Land Detail

County 31 - Franklin

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,964.810	17.62%	4,091,465	21.23%	1,380.009
1A	4,631.310	27.53%	5,569,540	28.89%	1,202.584
2A1	3,583.350	21.30%	4,192,505	21.75%	1,169.995
2A	2,839.840	16.88%	3,209,045	16.65%	1,130.009
3A1	635.560	3.78%	521,165	2.70%	820.009
3A	916.500	5.45%	742,375	3.85%	810.010
4A1	592.940	3.52%	480,605	2.49%	810.545
4A	661.340	3.93%	469,555	2.44%	710.005
Irrigated Total	16,825.650	100.00%	19,276,255	100.00%	1,145.646

Dry:

1D1	624.380	3.50%	496,410	4.69%	795.044
1D	6,910.970	38.70%	5,464,120	51.59%	790.644
2D1	1,355.350	7.59%	1,023,305	9.66%	755.011
2D	998.340	5.59%	579,040	5.47%	580.002
3D1	235.890	1.32%	125,020	1.18%	529.992
3D	524.880	2.94%	207,335	1.96%	395.014
4D1	4,317.440	24.18%	1,684,930	15.91%	390.261
4D	2,889.600	16.18%	1,011,785	9.55%	350.147
Dry Total	17,856.850	100.00%	10,591,945	100.00%	593.158

Grass:

1G1	314.290	0.41%	152,675	0.58%	485.777
1G	4,942.460	6.47%	2,250,035	8.57%	455.245
2G1	995.870	1.30%	413,585	1.57%	415.300
2G	2,774.810	3.63%	1,070,835	4.08%	385.912
3G1	84.750	0.11%	31,790	0.12%	375.103
3G	263.970	0.35%	101,325	0.39%	383.850
4G1	22,404.340	29.32%	7,729,495	29.43%	344.999
4G	44,645.010	58.42%	14,510,460	55.26%	325.018
Grass Total	76,425.500	100.00%	26,260,200	100.00%	343.605

Irrigated Total	16,825.650	14.73%	19,276,255	34.25%	1,145.646
Dry Total	17,856.850	15.63%	10,591,945	18.82%	593.158
Grass Total	76,425.500	66.89%	26,260,200	46.65%	343.605
Waste	3,153.910	2.76%	157,770	0.28%	50.023
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2,368.700	2.07%			
Market Area Total	114,261.910	100.00%	56,286,170	100.00%	492.606

As Related to the County as a Whole

Irrigated Total	16,825.650	15.50%	19,276,255	13.63%	
Dry Total	17,856.850	27.70%	10,591,945	22.75%	
Grass Total	76,425.500	44.10%	26,260,200	44.19%	
Waste	3,153.910	63.63%	157,770	63.74%	
Other	0.000	0.00%	0	0.00%	
Exempt	2,368.700	100.00%			
Market Area Total	114,261.910	32.53%	56,286,170	22.73%	

2007 Agricultural Land Detail

County 31 - Franklin

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	790.880	0.86%	1,186,320	0.97%	1,500.000
1A	63,628.900	69.38%	95,443,455	78.12%	1,500.001
2A1	2,334.820	2.55%	3,000,300	2.46%	1,285.024
2A	4,663.970	5.09%	5,806,645	4.75%	1,245.000
3A1	713.290	0.78%	641,975	0.53%	900.019
3A	28.820	0.03%	25,650	0.02%	890.006
4A1	7,380.040	8.05%	6,568,340	5.38%	890.014
4A	12,175.290	13.27%	9,496,785	7.77%	780.004
Irrigated Total	91,716.010	100.00%	122,169,470	100.00%	1,332.040

Dry:

1D1	162.150	0.35%	148,375	0.41%	915.047
1D	31,522.610	67.62%	28,842,520	80.17%	914.978
2D1	1,160.210	2.49%	875,995	2.43%	755.031
2D	3,473.600	7.45%	1,914,145	5.32%	551.055
3D1	435.710	0.93%	230,915	0.64%	529.974
3D	49.350	0.11%	21,220	0.06%	429.989
4D1	5,193.060	11.14%	2,164,470	6.02%	416.800
4D	4,618.290	9.91%	1,778,085	4.94%	385.009
Dry Total	46,614.980	100.00%	35,975,725	100.00%	771.763

Grass:

1G1	20.370	0.02%	9,775	0.03%	479.872
1G	9,076.840	9.37%	4,175,795	12.59%	460.049
2G1	1,669.480	1.72%	693,210	2.09%	415.225
2G	2,963.500	3.06%	1,137,220	3.43%	383.742
3G1	222.260	0.23%	84,380	0.25%	379.645
3G	181.430	0.19%	62,600	0.19%	345.036
4G1	20,644.320	21.31%	7,098,465	21.41%	343.845
4G	62,092.000	64.10%	19,899,700	60.01%	320.487
Grass Total	96,870.200	100.00%	33,161,145	100.00%	342.325

Irrigated Total	91,716.010	38.70%	122,169,470	63.83%	1,332.040
Dry Total	46,614.980	19.67%	35,975,725	18.80%	771.763
Grass Total	96,870.200	40.87%	33,161,145	17.33%	342.325
Waste	1,802.650	0.76%	89,745	0.05%	49.785
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	237,003.840	100.00%	191,396,085	100.00%	807.565

As Related to the County as a Whole

Irrigated Total	91,716.010	84.50%	122,169,470	86.37%	
Dry Total	46,614.980	72.30%	35,975,725	77.25%	
Grass Total	96,870.200	55.90%	33,161,145	55.81%	
Waste	1,802.650	36.37%	89,745	36.26%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	237,003.840	67.47%	191,396,085	77.27%	

2007 Agricultural Land Detail

County 31 - Franklin

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	148.690	215,710	0.000	0	108,392.970	141,230,015
Dry	172.580	118,730	0.000	0	64,299.250	46,448,940
Grass	122.560	46,460	0.000	0	173,173.140	59,374,885
Waste	10.150	510	0.000	0	4,946.410	247,005
Other	0.000	0	0.000	0	0.000	0
Exempt	6.650	0	0.000	0	2,362.050	0
Total	453.980	381,410	0.000	0	350,811.770	247,300,845

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	108,541.660	141,445,725	108,541.660	30.90%	141,445,725	57.11%	1,303.146
Dry	64,471.830	46,567,670	64,471.830	18.35%	46,567,670	18.80%	722.294
Grass	173,295.700	59,421,345	173,295.700	49.33%	59,421,345	23.99%	342.889
Waste	4,956.560	247,515	4,956.560	1.41%	247,515	0.10%	49.936
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	2,368.700	0	2,368.700	0.67%	0	0.00%	0.000
Total	351,265.750	247,682,255	351,265.750	100.00%	247,682,255	100.00%	705.113

* Department of Property Assessment & Taxation Calculates

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

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (Herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the level of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural and horticultural land and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 78% of its recapture value as defined in 77-1343 when the land is disqualified for special valuations under 77-1347.

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

General Description of Real Property in Franklin County:

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

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	1,710	36%	11%
Commercial	354	8%	4%
Industrial	10		0.5%
Recreational	1		0.5%
Agricultural	2,655	56%	84%
Special Value			

Agricultural land – taxable acres 350,586

Other pertinent facts: 85% of Franklin County is agricultural and of that 31% Irrigated, 18% Dry, 49% Pasture, 1% Waste, 12% Residential, 3% Commercial, Industrial, and Recreational, 1% Exempt.

New Property: For assessment year 2006, an estimated **75** building permits and /or information statements were filed for new property construction/additions in the county.

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

Current Resources:

- A. Staffing consists of a Deputy and a Clerk. The Assessor and Deputy take the training that is necessary to keep their certificates current. The budget for 2005-2006 was \$82,439.
- B. The cadastral maps were flown in the fall of 1984. Ownership and splits are kept current. The maps are very worn. In 2000 we purchased a GIS program for the all property in the county. In 2006, a CD was purchased from the FSA office to check the land usage on the GIS program.
- C. The property record cards are color coded for Agricultural, Residential, Commercial, Improvements on Leased Land and Exempt. The cards that have Residential, Commercial, Industrial, or Agricultural improvements have a CAMA pricing sheet, current photo, and a sketch of the house or business. All rural cards have a print-out showing the number of acres, land use and current value per acre, improvement values and the prior year value; they also have an outbuilding printout that shows the building dimensions, depreciation and value.
- D. The software for pricing the improvements is Microsolve. The Assessment Administration programming is from MIPS. GIS Workshop provides the programming and support for our GIS system.
- E. We have no Web site for property record information access.

Current Assessment Procedures for Real Property

- A. The real restate transfers are photo copied as they are brought in from the Clerk’s office to make a sales book that is available to the public. From the information on the real estate transfer statements the name on the real estate card, the counter book, the cadastral maps and the rolodex file are all changed and a sheet for the sales book is made. Building permits are received from the zoning manager and from the towns that have building permit ordinances. All sales are reviewed.
- B. Drive by reviews of the residential properties in town will be done on an annual basis. New photos will be taken every two years, or as the property is altered.
- C. Assessment sales ratio studies are done annually with new sales added, and old sales deleted.
- D. The market approach and the cost approach are used mainly for our residential properties; all three approaches are used on the commercial. Our information to determine value is arrayed by age, quality, size, location, condition and the amenities to the property. Land valuation studies are done by land usage. Sales are plotted by township and usage to determine market areas
- E. Reconciliation of final value and documentation is done by doing a ratio study using the sales in the sales file.
- F. Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Franklin County is in compliance to state statutes.
- G. Notices of valuation are mailed to every real estate owner each year. One page notices showing land use, number of acres and current value per acre are mailed to each rural land owner.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98.71%	5.92%	101.58%
Commercial	97.63%	7.11%	96.26%
Agricultural Land	78.05%	18.05%	102.22%
Special Value Agland			

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2006 Reports & Opinions.

Assessment Actions Planned for the Assessment Year 2007:

- 1. Residential properties will be reviewed and any new information discovered will be added or deleted from the property.
- 2. Commercial properties will be reviewed and updated as necessary.
- 3. Ag Land use will be checked using the information available from the FSA and NRD offices.
- 4. An inventory of Ag improvements will be started in the fall of 2006 with photos being taken as the sites are inventoried.

5. A new set of Cadastral maps for the rural properties will be printed using our GIS information.

Assessment Action Planned for the Assessment Year 2008:

Residential properties will be reviewed and any new information discovered will be added to or deleted from the property. New pictures of the residential properties will be taken.

Commercial properties will be reviewed and updated as necessary. New pictures will be taken.

Ag Land use will be checked using the information available from the FSA and NRD offices.

There will be an ongoing inventory of the Ag buildings. New pictures will be taken as the farm sites are inventoried.

A new set of Cadastral maps for the residential properties will be printed.

Assessment Action Planned for the Assessment Year 2009:

Residential properties will be reviewed and any new information discovered will be added to or deleted from the property.

Commercial properties will be reviewed and updated as necessary.

Ag Land use will be checked using the information available from the FSA and NRD offices.

The inventory of all Ag buildings and residences will be completed.

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

1. Record Maintenance, Mapping updates, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Land & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report

3. Personal Property; administer annual filing of 835 schedules; prepare subsequent notices of incomplete filings or failure to file and penalties applied as required. **Postcard notices are mailed to all persons or businesses filing schedules in the previous year**
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. **Applications are mailed to those that have an application on file.**
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 250 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance. **Pre printed forms are mailed to the previous years applicants.**
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization – attends county board of equalization meetings for valuation protests – assemble and provide information.
12. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation
13. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and /or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

A request for \$84,143 for the Assessor’s office and \$40,275 for the Appraisal Fund was submitted to the Franklin County Board Supervisors for approval for the 2006-2007 budget year.

The Franklin County Assessor’s office will work to maintain an efficient and professional office.

Respectfully submitted:

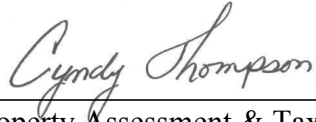
Assessor Signature: _____ Date:

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 Franklin County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8297.

Dated this 9th day of April, 2007.



Property Assessment & Taxation