

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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Commercial Real Property

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Agricultural Land

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

2007 County Abstract of Assessment for Real Property Compared with the 2006 Certificate of Taxes Levied (CTL) Report

Statistical Reports Section

R&O Statistical Reports

Residential Real Property, Qualified
Commercial Real Property, Qualified
Agricultural Unimproved, Qualified

Preliminary Statistical Reports

Residential Real Property, Qualified
Commercial Real Property, Qualified
Agricultural Unimproved, Qualified

Assessment Survey Section

County Reports Section

2007 County Abstract of Assessment for Real Property, Form 45
2007 County Agricultural Land Detail
County Assessor's Three Year Plan of Assessment

Special Valuation Section

Certification

Map Section

Valuation History Chart Section

2007 Commission Summary

34 Gage

Residential Real Property - Current

Number of Sales	827	COD	22.94
Total Sales Price	\$ 65270138	PRD	112.80
Total Adj. Sales Price	\$ 65409138	COV	56.58
Total Assessed Value	\$ 60809330	STD	59.33
Avg. Adj. Sales Price	\$ 79092.07	Avg. Abs. Dev.	22.25
Avg. Assessed Value	\$ 73530.02	Min	20.00
Median	96.99	Max	1024.25
Wgt. Mean	92.97	95% Median C.I.	96.16 to 97.69
Mean	104.87	95% Wgt. Mean C.I.	91.75 to 94.19
		95% Mean C.I.	100.82 to 108.91
% of Value of the Class of all Real Property Value in the County			44.46
% of Records Sold in the Study Period			8.74
% of Value Sold in the Study Period			9.83
Average Assessed Value of the Base			65,411

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	827	96.99	22.94	112.80
2006	888	98.00	19.78	108.82
2005	818	96.52	21.54	107.94
2004	795	95.17	28.29	111.38
2003	781	94	30.59	112.6
2002	846	93	29.97	112.01
2001	880	94	26.18	109.97

2007 Commission Summary

34 Gage

Commercial Real Property - Current

Number of Sales	84	COD	18.69
Total Sales Price	\$ 14659609	PRD	99.76
Total Adj. Sales Price	\$ 14578609	COV	34.30
Total Assessed Value	\$ 14178600	STD	33.28
Avg. Adj. Sales Price	\$ 173554.87	Avg. Abs. Dev.	18.20
Avg. Assessed Value	\$ 168792.86	Min	21.00
Median	97.36	Max	266.47
Wgt. Mean	97.26	95% Median C.I.	94.77 to 99.17
Mean	97.03	95% Wgt. Mean C.I.	92.96 to 101.56
		95% Mean C.I.	89.91 to 104.14
% of Value of the Class of all Real Property Value in the County			12.09
% of Records Sold in the Study Period			6.95
% of Value Sold in the Study Period			8.43
Average Assessed Value of the Base			139,253

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	84	97.36	18.69	99.76
2006	96	96.90	19.01	100.86
2005	99	98.00	16.79	100.55
2004	87	97.74	6.01	98.33
2003	93	94	63.97	143.84
2002	103	92	44.15	128.42
2001	105	94	49.29	136.81

2007 Opinions of the Property Tax Administrator for Gage 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

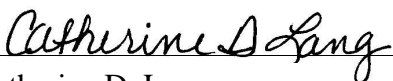
It is my opinion that the level of value of the class of residential real property in Gage County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Gage County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Gage County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Gage 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 Gage County**

Residential Real Property

I. Correlation

RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The median and weighted mean measures of central tendency are within the acceptable range. The mean is slightly outside the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. The assessment actions for 2007 support the change in statistics from the preliminary statistics to the final statistics. The County reports an adjustment to assessor locations Rural Sub North and Cortland to bring them within the acceptable range. These assessment actions improved the county's quality statistics. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the residential class of property in Gage County.

**2007 Correlation Section
for Gage 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	1208	827	68.46
2006	1198	888	74.12
2005	1075	818	76.09
2004	1050	795	75.71
2003	1066	781	73.26
2002	1164	846	72.68
2001	1203	880	73.15

RESIDENTIAL: A review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales. The county has been affected by the substantially changed directive implemented by the department in 2006. Due to increased residential development and numerous remodeled properties, the amount of qualified sales has been reduced in Gage County.

2007 Correlation Section for Gage 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 Gage 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	96.26	0.7	96.93	96.99
2006	92.94	9.64	101.9	98.00
2005	92.36	6.88	98.72	96.52
2004	92.78	1.68	94.34	95.17
2003	91	3.84	94.49	94
2002	92	2.69	94.47	93
2001	86	8.83	93.59	94

RESIDENTIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are very similar and support a level of value with the acceptable range. This has been the historical pattern for Gage County.

2007 Correlation Section for Gage 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 Gage 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)
3.64	2007	0.7
9.73	2006	9.64
2.88	2005	6.88
4.7	2004	1.68
6	2003	4
2.48	2002	2.69
9.39	2001	8.83

RESIDENTIAL: After review of the percent change report, it appears that Gage County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment actions. Knowledge of the county's assessment practices also support consistent treatment of the sold and unsold parcels. Appraisal uniformity has been attained for residential real property in Gage County.

2007 Correlation Section for Gage 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 Gage County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.99	92.97	104.87

RESIDENTIAL: The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows that by hypothetically removing the influence of the nine outliers with selling prices all under \$3900 with ratios all over 360%, the mean is lowered to within acceptable guidelines. Assessment actions may need to be improved to bring the measures closer together and all within acceptable guidelines.

**2007 Correlation Section
for Gage 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	22.94	112.80
Difference	7.94	9.8

RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. By hypothetically removing the influence of four outliers with selling prices of \$2400 or less and ratios over 353%, the COD is brought within acceptable guidelines. The PRD is brought closer to the acceptable range, but not within. This could suggest that the County may be under valuing the high dollar properties compared to the low dollar properties. Further review may be necessary in order to bring this statistics within range.

**2007 Correlation Section
for Gage 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	864	827	-37
Median	96.26	96.99	0.73
Wgt. Mean	91.10	92.97	1.87
Mean	104.94	104.87	-0.07
COD	27.47	22.94	-4.53
PRD	115.20	112.80	-2.4
Min Sales Ratio	7.07	20.00	12.93
Max Sales Ratio	1291.86	1024.25	-267.61

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 residential class of property. The County reports an adjustment to assessor locations Rural Sub North and Cortland to bring them within the acceptable range. These assessment actions improved the county's quality statistics. The number of sales was reduced due to properties being substantially changed and being removed from the measurement process. A full reappraisal of Beatrice will be on file for 2008 and is already half complete.

**2007 Correlation Section
for Gage County**

Commerical Real Property

I. Correlation

COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The measures of central tendency are all within acceptable guidelines. The qualitative statistics are also within the recommended guidelines. The statistics represented in each table demonstrate that the county has sustained an acceptable level of value, and it is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the commercial class of property in Gage County.

**2007 Correlation Section
for Gage 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	166	84	50.6
2006	184	96	52.17
2005	186	99	53.23
2004	177	87	49.15
2003	166	93	56.02
2002	178	103	57.87
2001	181	107	59.12

COMMERCIAL: A review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as possible, using all available sales. Historically, the county has used a similar percentage of sales over the past four years. The substantially changed directive implemented by the department in 2006 has affected Gage County by reducing the number of qualified commercial sales.

2007 Correlation Section for Gage 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 Gage 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	97.53	-0.13	97.4	97.36
2006	96.96	-0.09	96.87	96.90
2005	97.94	0.26	98.2	98.00
2004	91.90	5	96.49	97.74
2003	80	9.9	87.92	94
2002	84	4.35	87.65	92
2001	87	0.83	87.72	94

COMMERCIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are very similar and support a level of value with the acceptable range. This has been the historical pattern for Gage County.

2007 Correlation Section for Gage 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 Gage 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)
-1.72	2007	-0.13
0.13	2006	-0.09
3.06	2005	0.26
16.64	2004	5
19	2003	10
1.91	2002	4.35
7.28	2001	0.83

COMMERCIAL: After review of the percent change report, it appears that Gage County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment actions. Knowledge of the county's assessment practices also support consistent treatment of the sold and unsold parcels. Appraisal uniformity has been attained for commercial real property in Gage County.

2007 Correlation Section for Gage 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 Gage County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.36	97.26	97.03

COMMERCIAL: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the commercial class has kept up with the market.

**2007 Correlation Section
for Gage County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.69	99.76
Difference	0	0

COMMERCIAL: The quality of assessment has been met and demonstrated by the prepared chart. The coefficient of dispersion and price related differential are within the established guidelines. This indicates that the commercial property has been valued uniformly and proportionately.

**2007 Correlation Section
for Gage 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	100	84	-16
Median	97.53	97.36	-0.17
Wgt. Mean	97.53	97.26	-0.27
Mean	106.21	97.03	-9.18
COD	30.72	18.69	-12.03
PRD	108.90	99.76	-9.14
Min Sales Ratio	18.00	21.00	3
Max Sales Ratio	393.33	266.47	-126.86

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 commercial class of property. The County reports an adjustment to assessor location Wymore to bring them within the acceptable range. These assessment actions improved the county's quality statistics. The number of sales was reduced due to properties being substantially changed and being removed from the measurement process.

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

34 Gage

	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	604,994,980	618,648,770	13,653,790	2.26	9,435,790	0.7
2. Recreational	73,660	73,660	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	111,453,330	113,334,205	1,880,875	1.69	*-----	1.69
4. Total Residential (sum lines 1-3)	716,521,970	732,056,635	15,534,665	2.17	9,435,790	0.85
5. Commercial	134,259,005	136,737,690	2,478,685	1.85	2,554,180	-0.06
6. Industrial	31,457,620	31,479,895	22,275	0.07	170,085	-0.47
7. Ag-Farmsite Land, Outbuildings	26,575,130	28,453,470	1,878,340	7.07	3,901,005	-7.61
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	192,291,755	196,671,055	4,379,300	2.28	2,724,265	0.86
10. Total Non-Agland Real Property	908,813,725	928,727,690	19,913,965	2.19	16,061,060	0.42
11. Irrigated	80,151,150	83,948,315	3,797,165	4.74		
12. Dryland	345,790,360	364,610,510	18,820,150	5.44		
13. Grassland	49,481,450	51,906,585	2,425,135	4.9		
14. Wasteland	489,615	507,530	17,915	3.66		
15. Other Agland	0	0	0			
16. Total Agricultural Land	475,912,575	500,972,940	25,060,365	5.27		
17. Total Value of All Real Property (Locally Assessed)	1,384,726,300	1,429,700,630	44,974,330	3.25	16,061,060	2.09

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	827	MEDIAN:	97	COV:	56.58	95% Median C.I.:	96.16 to 97.69
TOTAL Sales Price:	65,270,138	WGT. MEAN:	93	STD:	59.33	95% Wgt. Mean C.I.:	91.75 to 94.19
TOTAL Adj.Sales Price:	65,409,138	MEAN:	105	AVG.ABS.DEV:	22.25	95% Mean C.I.:	100.82 to 108.91
TOTAL Assessed Value:	60,809,330						
AVG. Adj. Sales Price:	79,092	COD:	22.94	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	73,530	PRD:	112.80	MIN Sales Ratio:	20.00		

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

Printed: 03/27/2007 23:44:21

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	119	99.10	101.91	97.86	12.30	104.14	30.32	247.59	96.94 to 100.00	81,630	79,883
10/01/04 TO 12/31/04	99	97.74	101.64	95.77	13.16	106.13	34.01	410.00	96.43 to 99.17	91,475	87,607
01/01/05 TO 03/31/05	72	97.88	103.78	95.23	20.16	108.97	50.00	333.33	95.29 to 99.83	59,038	56,223
04/01/05 TO 06/30/05	142	96.24	102.37	94.44	18.23	108.39	20.00	450.00	94.71 to 97.69	82,675	78,078
07/01/05 TO 09/30/05	103	94.40	105.67	90.94	27.00	116.20	44.00	1024.25	91.15 to 97.41	77,612	70,582
10/01/05 TO 12/31/05	93	98.41	107.25	89.65	24.66	119.63	28.07	704.79	94.24 to 99.00	81,485	73,054
01/01/06 TO 03/31/06	90	97.46	104.47	90.72	29.10	115.16	25.07	360.00	91.52 to 100.00	66,289	60,139
04/01/06 TO 06/30/06	109	91.20	112.53	88.02	42.43	127.85	25.00	587.69	85.16 to 96.99	83,578	73,561
<u>Study Years</u>											
07/01/04 TO 06/30/05	432	97.54	102.31	95.84	15.81	106.75	20.00	450.00	96.65 to 98.14	80,464	77,116
07/01/05 TO 06/30/06	395	95.49	107.66	89.71	31.06	120.01	25.00	1024.25	93.03 to 97.50	77,590	69,607
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	410	96.38	104.55	92.51	22.34	113.02	20.00	1024.25	95.27 to 97.61	76,982	71,217
<u>ALL</u>											
	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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:	827	MEDIAN:	97	COV:	56.58	95% Median C.I.:	96.16 to 97.69
TOTAL Sales Price:	65,270,138	WGT. MEAN:	93	STD:	59.33	95% Wgt. Mean C.I.:	91.75 to 94.19
TOTAL Adj.Sales Price:	65,409,138	MEAN:	105	AVG.ABS.DEV:	22.25	95% Mean C.I.:	100.82 to 108.91
TOTAL Assessed Value:	60,809,330						
AVG. Adj. Sales Price:	79,092	COD:	22.94	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	73,530	PRD:	112.80	MIN Sales Ratio:	20.00		

Printed: 03/27/2007 23:44:21

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	30	95.68	99.59	93.76	25.52	106.22	34.01	385.70	78.95 to 98.53	73,407	68,824
BARNESTON	8	107.91	151.20	94.46	85.09	160.07	44.00	400.00	44.00 to 400.00	17,337	16,376
BEATRICE	519	95.91	99.63	91.86	16.93	108.46	25.00	1024.25	94.98 to 97.09	85,450	78,492
BEATRICE SUBDIVISION	5	96.71	96.16	96.94	3.04	99.19	89.20	100.08	N/A	117,500	113,907
BLUE SPRINGS	22	98.49	164.94	96.30	93.89	171.27	20.00	704.79	82.93 to 138.17	27,072	26,071
CLATONIA	13	99.90	104.49	101.25	11.66	103.20	75.31	133.30	97.42 to 117.30	61,807	62,582
CORTLAND	19	97.56	96.41	95.94	2.33	100.50	84.35	99.44	94.84 to 99.14	126,410	121,273
ELLIS	2	96.37	96.37	95.64	0.95	100.77	95.45	97.29	N/A	12,200	11,667
FILLEY	9	91.15	88.34	89.75	8.39	98.43	72.02	100.00	74.41 to 98.02	74,444	66,813
HOLMESVILLE	7	67.40	77.23	71.57	47.79	107.91	36.71	180.00	36.71 to 180.00	27,857	19,937
LIBERTY	4	127.82	154.00	96.43	54.88	159.70	69.17	291.18	N/A	12,975	12,511
ODELL	20	98.91	109.40	91.89	36.79	119.05	38.16	239.47	84.52 to 120.36	30,065	27,626
PICKRELL	6	100.85	97.67	102.75	25.56	95.05	35.00	166.74	35.00 to 166.74	63,166	64,905
ROCKFORD	1	57.43	57.43	57.43			57.43	57.43	N/A	110,000	63,175
RURAL	66	97.38	103.73	94.94	17.77	109.26	28.07	410.00	95.59 to 98.04	113,107	107,380
RURAL SUB NORTH	15	96.86	98.21	95.79	6.63	102.53	84.89	140.56	91.67 to 100.00	144,886	138,792
RURAL SUB SOUTH	1	96.37	96.37	96.37			96.37	96.37	N/A	230,500	222,140
VIRGINIA	4	102.58	133.46	121.00	35.36	110.29	94.38	234.29	N/A	6,147	7,438
WYMORE	76	100.45	126.24	98.72	41.50	127.87	25.07	450.00	97.85 to 110.86	31,654	31,250
ALL	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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	737	96.82	105.23	92.52	23.91	113.74	20.00	1024.25	95.78 to 97.81	74,378	68,811
2	22	96.99	107.61	94.46	23.56	113.92	44.49	410.00	90.91 to 100.00	101,243	95,635
3	68	97.26	100.04	95.53	12.70	104.72	28.07	282.00	95.60 to 97.98	123,012	117,514
ALL	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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	746	97.08	102.57	93.38	18.24	109.85	25.07	1024.25	96.26 to 97.78	84,313	78,728
2	81	94.71	125.98	82.74	67.58	152.27	20.00	704.79	85.37 to 100.00	31,000	25,648
ALL	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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:	827	MEDIAN:	97	COV:	56.58	95% Median C.I.:	96.16 to 97.69
TOTAL Sales Price:	65,270,138	WGT. MEAN:	93	STD:	59.33	95% Wgt. Mean C.I.:	91.75 to 94.19
TOTAL Adj.Sales Price:	65,409,138	MEAN:	105	AVG.ABS.DEV:	22.25	95% Mean C.I.:	100.82 to 108.91
TOTAL Assessed Value:	60,809,330						
AVG. Adj. Sales Price:	79,092	COD:	22.94	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	73,530	PRD:	112.80	MIN Sales Ratio:	20.00		

Printed: 03/27/2007 23:44:21

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	813	96.84	103.89	92.92	22.11	111.80	20.00	1024.25	96.11 to 97.61	80,056	74,387
06											
07	14	119.19	161.78	102.79	57.17	157.39	80.67	587.69	83.52 to 191.67	23,082	23,726
ALL	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	115	99.71	127.48	94.62	50.06	134.73	20.00	704.79	97.11 to 103.75	34,140	32,302
34-0015	550	96.24	100.22	92.33	16.99	108.56	25.00	1024.25	95.29 to 97.38	86,086	79,479
34-0034	60	94.89	99.47	92.31	23.78	107.76	28.07	385.70	89.17 to 98.14	88,650	81,836
34-0100	31	98.35	118.43	94.16	48.83	125.77	29.13	400.00	84.52 to 120.36	29,957	28,208
48-0300	7	97.50	99.61	96.53	3.75	103.19	94.74	116.67	94.74 to 116.67	78,214	75,502
55-0160	40	96.94	97.19	95.91	4.60	101.34	81.94	140.56	95.48 to 98.49	147,622	141,584
67-0069	8	99.27	136.04	97.90	46.97	138.96	69.17	291.18	69.17 to 291.18	19,561	19,150
76-0002	1	79.62	79.62	79.62			79.62	79.62	N/A	94,500	75,245
76-0082	15	99.72	103.26	99.27	10.73	104.02	75.31	133.30	97.42 to 115.95	78,966	78,391
NonValid School											
ALL	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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	86	95.87	109.57	89.31	48.76	122.68	20.00	450.00	87.27 to 97.88	36,872	32,931
Prior TO 1860											
1860 TO 1899	11	93.03	96.12	88.27	24.35	108.89	52.34	180.00	67.41 to 132.08	49,277	43,497
1900 TO 1919	215	99.72	115.48	96.22	29.77	120.03	25.07	1024.25	98.49 to 100.22	46,376	44,621
1920 TO 1939	114	97.51	105.85	94.29	23.91	112.26	35.59	704.79	95.25 to 99.46	53,070	50,039
1940 TO 1949	35	95.07	95.28	88.23	15.33	107.99	55.78	240.43	86.70 to 99.28	73,890	65,190
1950 TO 1959	62	98.04	97.74	91.16	10.61	107.22	33.40	159.83	94.74 to 100.08	86,078	78,469
1960 TO 1969	105	95.91	104.32	93.25	18.96	111.87	57.43	587.69	94.23 to 98.52	94,408	88,036
1970 TO 1979	92	96.60	100.07	95.44	11.91	104.85	76.47	234.29	93.68 to 98.72	103,334	98,625
1980 TO 1989	26	94.09	92.37	91.92	10.22	100.49	61.02	115.43	88.90 to 99.12	127,678	117,360
1990 TO 1994	19	96.33	93.72	93.54	6.69	100.20	78.75	108.75	88.27 to 100.00	155,063	145,041
1995 TO 1999	29	91.57	91.85	92.02	5.90	99.82	78.35	105.21	87.34 to 95.48	199,381	183,460
2000 TO Present	33	92.65	89.33	89.25	8.86	100.09	72.01	108.93	81.94 to 96.26	190,441	169,968
ALL	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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:	827	MEDIAN:	97	COV:	56.58	95% Median C.I.:	96.16 to 97.69
TOTAL Sales Price:	65,270,138	WGT. MEAN:	93	STD:	59.33	95% Wgt. Mean C.I.:	91.75 to 94.19
TOTAL Adj.Sales Price:	65,409,138	MEAN:	105	AVG.ABS.DEV:	22.25	95% Mean C.I.:	100.82 to 108.91
TOTAL Assessed Value:	60,809,330						
AVG. Adj. Sales Price:	79,092	COD:	22.94	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	73,530	PRD:	112.80	MIN Sales Ratio:	20.00		

Printed: 03/27/2007 23:44:21

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	43	181.82	226.70	226.46	74.36	100.11	20.00	1024.25	100.00 to 250.00	1,824	4,131
5000 TO 9999	28	102.58	118.45	117.65	43.19	100.68	35.00	319.60	78.95 to 131.13	7,310	8,600
Total \$ _____											
1 TO 9999	71	131.13	184.01	147.80	79.95	124.50	20.00	1024.25	100.00 to 180.00	3,988	5,894
10000 TO 29999	113	105.00	117.75	116.36	29.71	101.19	25.07	251.40	100.00 to 113.38	19,075	22,197
30000 TO 59999	173	99.97	99.36	98.43	15.76	100.94	28.07	202.79	98.41 to 101.24	42,999	42,324
60000 TO 99999	237	95.67	93.49	93.42	9.09	100.07	25.00	138.47	94.52 to 96.84	78,449	73,290
100000 TO 149999	122	93.56	90.75	90.68	8.91	100.08	48.26	120.89	91.07 to 94.98	122,562	111,134
150000 TO 249999	98	89.92	89.99	90.24	8.26	99.73	63.05	110.02	87.97 to 94.86	182,253	164,469
250000 TO 499999	13	91.57	85.95	85.19	10.96	100.90	33.40	99.84	83.50 to 96.39	317,346	270,335
ALL											
	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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	37	100.00	147.69	79.78	90.65	185.12	20.00	587.69	59.48 to 138.17	2,420	1,931
5000 TO 9999	32	99.19	126.37	85.76	58.64	147.35	30.32	426.75	77.78 to 125.00	8,612	7,386
Total \$ _____											
1 TO 9999	69	99.85	137.81	84.30	75.70	163.48	20.00	587.69	80.67 to 122.43	5,292	4,461
10000 TO 29999	118	101.67	126.57	94.80	45.50	133.51	25.00	1024.25	100.00 to 106.25	21,212	20,109
30000 TO 59999	195	99.53	102.68	95.36	18.87	107.68	48.26	243.83	97.63 to 100.17	46,743	44,574
60000 TO 99999	234	96.05	97.29	94.70	9.78	102.74	57.43	251.40	95.12 to 97.14	81,471	77,150
100000 TO 149999	140	92.78	91.55	89.58	9.30	102.19	33.40	124.78	89.70 to 94.88	136,695	122,457
150000 TO 249999	61	96.26	94.10	93.67	5.12	100.45	77.70	108.93	94.74 to 97.56	197,125	184,657
250000 TO 499999	10	95.46	93.62	92.99	6.30	100.68	72.01	110.02	84.48 to 99.84	319,950	297,516
ALL											
	827	96.99	104.87	92.97	22.94	112.80	20.00	1024.25	96.16 to 97.69	79,092	73,530

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:	827	MEDIAN:	97	COV:	56.58	95% Median C.I.:	96.16 to 97.69
TOTAL Sales Price:	65,270,138	WGT. MEAN:	93	STD:	59.33	95% Wgt. Mean C.I.:	91.75 to 94.19
TOTAL Adj.Sales Price:	65,409,138	MEAN:	105	AVG.ABS.DEV:	22.25	95% Mean C.I.:	100.82 to 108.91
TOTAL Assessed Value:	60,809,330						
AVG. Adj. Sales Price:	79,092	COD:	22.94	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	73,530	PRD:	112.80	MIN Sales Ratio:	20.00		

Printed: 03/27/2007 23:44:21

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	95.50	108.53	90.04	46.77	120.53	20.00	450.00	87.27 to 97.88	45,999	41,420
10	5	122.43	216.94	109.48	93.63	198.15	94.71	587.69	N/A	11,130	12,185
20	109	100.00	115.63	96.55	30.60	119.76	25.07	426.75	97.42 to 102.22	36,524	35,265
25	12	93.22	174.23	89.13	111.26	195.47	34.01	1024.25	71.66 to 103.37	57,500	51,252
30	517	97.09	101.04	93.18	16.58	108.43	33.40	704.79	95.91 to 98.00	83,992	78,268
35	60	95.79	95.90	92.91	9.29	103.21	72.01	200.37	93.67 to 97.69	146,520	136,138
40	31	94.95	93.50	90.95	6.99	102.80	63.05	113.50	91.90 to 97.72	127,887	116,309
45	2	89.03	89.03	89.02	0.85	100.01	88.27	89.79	N/A	158,150	140,785
<u>ALL</u>	<u>827</u>	<u>96.99</u>	<u>104.87</u>	<u>92.97</u>	<u>22.94</u>	<u>112.80</u>	<u>20.00</u>	<u>1024.25</u>	<u>96.16 to 97.69</u>	<u>79,092</u>	<u>73,530</u>

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	95.50	108.53	90.04	46.77	120.53	20.00	450.00	87.27 to 97.88	45,999	41,420
100	13	122.43	167.97	106.28	57.37	158.04	80.67	587.69	95.49 to 191.67	19,665	20,900
101	503	97.62	103.77	93.94	18.65	110.46	25.07	1024.25	96.65 to 98.53	81,802	76,844
102	52	95.60	99.02	91.43	16.14	108.30	35.59	251.40	92.99 to 97.41	97,412	89,068
103	12	85.28	89.42	87.39	8.22	102.32	78.72	112.90	81.94 to 99.31	128,225	112,057
104	111	96.39	108.08	90.97	26.52	118.82	33.40	704.79	94.83 to 99.38	71,189	64,758
106	5	93.67	92.28	92.67	5.20	99.58	79.37	98.49	N/A	124,240	115,132
111	14	95.66	94.59	93.88	6.82	100.75	80.92	109.77	84.93 to 101.59	108,621	101,977
301	5	82.23	84.80	84.56	6.47	100.28	78.35	94.58	N/A	133,380	112,789
304	20	96.88	97.24	95.13	10.95	102.21	70.98	120.89	91.31 to 101.47	120,045	114,202
305	1	95.25	95.25	95.25			95.25	95.25	N/A	105,000	100,010
<u>ALL</u>	<u>827</u>	<u>96.99</u>	<u>104.87</u>	<u>92.97</u>	<u>22.94</u>	<u>112.80</u>	<u>20.00</u>	<u>1024.25</u>	<u>96.16 to 97.69</u>	<u>79,092</u>	<u>73,530</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	827	MEDIAN:	97	COV:	56.58	95% Median C.I.:	96.16 to 97.69
TOTAL Sales Price:	65,270,138	WGT. MEAN:	93	STD:	59.33	95% Wgt. Mean C.I.:	91.75 to 94.19
TOTAL Adj.Sales Price:	65,409,138	MEAN:	105	AVG.ABS.DEV:	22.25	95% Mean C.I.:	100.82 to 108.91
TOTAL Assessed Value:	60,809,330						
AVG. Adj. Sales Price:	79,092	COD:	22.94	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	73,530	PRD:	112.80	MIN Sales Ratio:	20.00		

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

Printed: 03/27/2007 23:44:21

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	95.50	108.53	90.04	46.77	120.53	20.00	450.00	87.27 to 97.88	45,999	41,420
10	13	138.17	194.43	143.60	64.61	135.40	84.48	587.69	98.00 to 319.60	7,550	10,841
15	1	93.00	93.00	93.00			93.00	93.00	N/A	90,000	83,700
20	89	100.00	122.92	94.00	42.02	130.77	25.07	704.79	98.13 to 106.00	40,688	38,246
25	22	101.66	105.51	96.74	22.67	109.07	57.73	243.83	83.02 to 113.83	44,485	43,033
30	474	96.47	100.87	92.97	16.28	108.51	33.40	1024.25	95.62 to 97.62	84,475	78,533
35	25	91.89	93.06	90.45	11.84	102.89	66.03	166.74	83.72 to 98.52	149,684	135,384
40	97	96.39	96.71	93.43	9.46	103.51	71.46	161.91	94.92 to 97.57	115,758	108,152
50	13	95.78	96.80	96.23	4.16	100.59	88.60	108.68	91.90 to 100.22	96,984	93,329
60	2	93.32	93.32	93.36	0.51	99.96	92.84	93.80	N/A	81,000	75,620
<u>ALL</u>	<u>827</u>	<u>96.99</u>	<u>104.87</u>	<u>92.97</u>	<u>22.94</u>	<u>112.80</u>	<u>20.00</u>	<u>1024.25</u>	<u>96.16 to 97.69</u>	<u>79,092</u>	<u>73,530</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	84	MEDIAN:	97	COV:	34.30	95% Median C.I.:	94.77 to 99.17
TOTAL Sales Price:	14,659,609	WGT. MEAN:	97	STD:	33.28	95% Wgt. Mean C.I.:	92.96 to 101.56
TOTAL Adj.Sales Price:	14,578,609	MEAN:	97	AVG.ABS.DEV:	18.20	95% Mean C.I.:	89.91 to 104.14
TOTAL Assessed Value:	14,178,600						
AVG. Adj. Sales Price:	173,554	COD:	18.69	MAX Sales Ratio:	266.47		
AVG. Assessed Value:	168,792	PRD:	99.76	MIN Sales Ratio:	21.00		

Printed: 03/27/2007 23:44:35

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	99.25	95.02	98.86	4.36	96.11	86.42	99.39	N/A	89,906	88,883
10/01/03 TO 12/31/03	9	98.92	99.96	106.36	12.24	93.99	60.44	139.00	93.05 to 116.50	269,903	287,062
01/01/04 TO 03/31/04	6	96.57	96.63	96.60	2.40	100.03	93.88	100.00	93.88 to 100.00	292,765	282,813
04/01/04 TO 06/30/04	10	100.00	112.41	98.00	23.82	114.70	60.09	266.47	91.37 to 111.00	46,486	45,556
07/01/04 TO 09/30/04	12	80.18	72.95	95.90	28.40	76.07	21.00	103.56	43.02 to 98.94	302,700	290,286
10/01/04 TO 12/31/04	5	97.58	95.15	80.84	21.85	117.71	67.02	143.75	N/A	102,645	82,975
01/01/05 TO 03/31/05	5	100.49	122.27	106.97	23.55	114.30	96.27	198.33	N/A	171,611	183,576
04/01/05 TO 06/30/05	5	96.17	87.47	83.46	10.79	104.81	71.07	100.00	N/A	74,400	62,096
07/01/05 TO 09/30/05	8	97.09	96.34	94.86	15.24	101.56	41.67	140.00	41.67 to 140.00	160,875	152,600
10/01/05 TO 12/31/05	7	88.17	98.46	84.20	31.68	116.94	59.12	192.31	59.12 to 192.31	45,721	38,497
01/01/06 TO 03/31/06	7	100.08	103.13	99.90	8.32	103.23	92.98	119.98	92.98 to 119.98	26,660	26,635
04/01/06 TO 06/30/06	7	96.01	97.14	95.32	22.87	101.91	53.33	171.94	53.33 to 171.94	355,563	338,934
<u>Study Years</u>											
07/01/03 TO 06/30/04	28	98.84	103.16	101.67	13.68	101.46	60.09	266.47	95.05 to 100.00	175,725	178,666
07/01/04 TO 06/30/05	27	96.27	88.88	95.37	23.12	93.20	21.00	198.33	71.07 to 100.00	199,099	189,876
07/01/05 TO 06/30/06	29	96.01	98.68	94.55	19.31	104.37	41.67	192.31	92.98 to 101.56	147,676	139,630
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	33	97.38	92.57	95.03	21.22	97.41	21.00	266.47	87.69 to 98.94	192,941	183,356
01/01/05 TO 12/31/05	25	96.55	100.35	95.82	20.87	104.72	41.67	198.33	94.74 to 100.49	113,484	108,746
<u>ALL</u>	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	2	51.06	51.06	44.08	18.38	115.83	41.67	60.44	N/A	37,860	16,687
BARNESTON	3	111.00	159.16	258.71	49.99	61.52	100.00	266.47	N/A	10,500	27,165
BEATRICE	48	96.14	97.12	97.21	16.11	99.91	53.33	198.33	93.05 to 99.25	219,570	213,454
BEATRICE SUBDIVISION	3	100.40	99.26	98.12	1.19	101.17	96.90	100.49	N/A	1,108,648	1,087,780
BLUE SPRINGS	1	192.31	192.31	192.31			192.31	192.31	N/A	1,300	2,500
CLATONIA	3	62.40	63.66	59.73	38.16	106.58	28.57	100.00	N/A	6,083	3,633
ODELL	8	95.91	93.35	81.02	21.26	115.22	43.02	143.75	43.02 to 143.75	19,175	15,535
PICKRELL	3	95.00	93.31	92.11	4.54	101.30	86.00	98.93	N/A	35,463	32,666
RURAL	2	93.25	93.25	96.16	7.32	96.97	86.42	100.08	N/A	16,922	16,272
VIRGINIA	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420
WYMORE	10	99.18	99.34	98.30	2.62	101.06	94.74	105.00	96.17 to 103.68	29,088	28,593
<u>ALL</u>	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

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:	84	MEDIAN:	97	COV:	34.30	95% Median C.I.:	94.77 to 99.17
TOTAL Sales Price:	14,659,609	WGT. MEAN:	97	STD:	33.28	95% Wgt. Mean C.I.:	92.96 to 101.56
TOTAL Adj.Sales Price:	14,578,609	MEAN:	97	AVG.ABS.DEV:	18.20	95% Mean C.I.:	89.91 to 104.14
TOTAL Assessed Value:	14,178,600						
AVG. Adj. Sales Price:	173,554	COD:	18.69	MAX Sales Ratio:	266.47		
AVG. Assessed Value:	168,792	PRD:	99.76	MIN Sales Ratio:	21.00		

Printed: 03/27/2007 23:44:35

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	76	97.36	97.10	97.06	20.29	100.04	21.00	266.47	94.74 to 99.25	131,931	128,053
2	6	97.49	97.35	97.70	2.36	99.64	93.88	100.49	93.88 to 100.49	752,990	735,660
3	2	93.25	93.25	96.16	7.32	96.97	86.42	100.08	N/A	16,922	16,272
ALL	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

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	68	98.41	99.61	97.82	19.68	101.82	28.57	266.47	95.00 to 100.00	191,171	187,009
2	16	95.18	86.06	92.59	13.32	92.94	21.00	105.00	81.25 to 98.65	98,682	91,371
ALL	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	14	99.72	105.94	98.35	10.31	107.72	86.42	192.31	96.17 to 105.00	21,671	21,313
34-0015	56	97.24	100.11	97.76	17.25	102.41	53.33	266.47	94.35 to 99.25	250,461	244,843
34-0034	2	51.06	51.06	44.08	18.38	115.83	41.67	60.44	N/A	37,860	16,687
34-0100	8	95.91	93.35	81.02	21.26	115.22	43.02	143.75	43.02 to 143.75	19,175	15,535
48-0300											
55-0160											
67-0069	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420
76-0002											
76-0082	3	62.40	63.66	59.73	38.16	106.58	28.57	100.00	N/A	6,083	3,633
NonValid School											
ALL	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

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:	84	MEDIAN:	97	COV:	34.30	95% Median C.I.:	94.77 to 99.17
TOTAL Sales Price:	14,659,609	WGT. MEAN:	97	STD:	33.28	95% Wgt. Mean C.I.:	92.96 to 101.56
TOTAL Adj.Sales Price:	14,578,609	MEAN:	97	AVG.ABS.DEV:	18.20	95% Mean C.I.:	89.91 to 104.14
TOTAL Assessed Value:	14,178,600						
AVG. Adj. Sales Price:	173,554	COD:	18.69	MAX Sales Ratio:	266.47		
AVG. Assessed Value:	168,792	PRD:	99.76	MIN Sales Ratio:	21.00		

Printed: 03/27/2007 23:44:35

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	12	98.09	85.83	96.19	15.44	89.23	21.00	105.00	62.40 to 100.00	26,743	25,722
Prior TO 1860											
1860 TO 1899	9	99.43	111.45	99.97	26.48	111.48	59.12	198.33	81.82 to 171.94	36,866	36,856
1900 TO 1919	21	98.92	105.14	86.80	30.29	121.13	43.02	266.47	73.58 to 111.00	39,419	34,215
1920 TO 1939	9	94.74	88.10	89.63	15.16	98.29	28.57	116.50	80.00 to 103.68	35,651	31,955
1940 TO 1949	1	81.25	81.25	81.25			81.25	81.25	N/A	40,000	32,500
1950 TO 1959	7	95.00	90.59	86.37	12.63	104.88	67.44	116.28	67.44 to 116.28	150,079	129,619
1960 TO 1969	3	98.94	99.97	102.27	3.67	97.75	95.05	105.93	N/A	133,333	136,360
1970 TO 1979	3	96.90	96.59	96.78	2.46	99.80	92.86	100.00	N/A	753,648	729,393
1980 TO 1989	7	94.35	89.94	92.31	9.76	97.43	67.02	100.40	67.02 to 100.40	177,388	163,755
1990 TO 1994	5	96.55	104.11	103.93	10.39	100.17	93.05	139.00	N/A	587,400	610,504
1995 TO 1999	4	97.63	84.42	98.61	16.60	85.61	41.67	100.76	N/A	1,103,500	1,088,132
2000 TO Present	3	103.56	107.85	102.46	6.43	105.26	100.00	119.98	N/A	144,333	147,886
ALL	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

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	5	105.00	105.86	96.03	34.73	110.24	21.00	192.31	N/A	1,260	1,210
5000 TO 9999	10	91.98	86.37	86.30	23.12	100.09	28.57	143.75	60.44 to 100.00	7,469	6,445
Total \$											
1 TO 9999	15	98.75	92.87	87.05	27.59	106.68	21.00	192.31	62.40 to 105.00	5,399	4,700
10000 TO 29999	18	100.00	104.83	104.87	13.75	99.96	43.02	171.94	97.35 to 115.08	18,154	19,039
30000 TO 59999	11	98.93	119.03	112.42	30.43	105.88	81.25	266.47	81.82 to 198.33	38,853	43,678
60000 TO 99999	16	92.92	81.06	81.48	16.64	99.48	41.67	98.94	60.09 to 96.55	73,965	60,270
100000 TO 149999	7	88.17	85.62	85.36	13.17	100.30	67.02	99.39	67.02 to 99.39	131,000	111,825
150000 TO 249999	6	101.78	97.65	98.24	10.75	99.40	68.75	116.28	68.75 to 116.28	197,575	194,098
250000 TO 499999	3	93.88	85.11	85.77	9.43	99.23	67.44	94.00	N/A	324,531	278,335
500000 +	8	99.24	102.93	100.57	7.29	102.34	93.05	139.00	93.05 to 139.00	1,185,493	1,192,278
ALL	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

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:	84	MEDIAN:	97	COV:	34.30	95% Median C.I.:	94.77 to 99.17
TOTAL Sales Price:	14,659,609	WGT. MEAN:	97	STD:	33.28	95% Wgt. Mean C.I.:	92.96 to 101.56
TOTAL Adj.Sales Price:	14,578,609	MEAN:	97	AVG.ABS.DEV:	18.20	95% Mean C.I.:	89.91 to 104.14
TOTAL Assessed Value:	14,178,600						
AVG. Adj. Sales Price:	173,554	COD:	18.69	MAX Sales Ratio:	266.47		
AVG. Assessed Value:	168,792	PRD:	99.76	MIN Sales Ratio:	21.00		

Printed: 03/27/2007 23:44:35

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	7	100.00	88.61	61.13	42.33	144.97	21.00	192.31	21.00 to 192.31	2,792	1,707
5000 TO 9999	8	91.98	84.00	74.50	15.88	112.75	43.02	100.00	43.02 to 100.00	9,555	7,118
Total \$											
1 TO 9999	15	96.27	86.15	71.78	28.87	120.03	21.00	192.31	60.44 to 100.00	6,399	4,593
10000 TO 29999	19	100.00	102.82	94.85	11.82	108.40	41.67	143.75	96.17 to 115.08	20,515	19,458
30000 TO 59999	17	86.00	94.23	83.96	27.99	112.23	53.33	198.33	66.67 to 101.56	51,993	43,652
60000 TO 99999	12	95.54	104.46	91.86	22.47	113.71	67.02	266.47	74.36 to 98.92	87,162	80,067
100000 TO 149999	5	97.58	90.63	89.60	8.55	101.15	68.75	99.39	N/A	136,000	121,853
150000 TO 249999	6	101.78	97.43	94.83	10.96	102.74	67.44	116.28	67.44 to 116.28	220,909	209,485
250000 TO 499999	2	93.94	93.94	93.93	0.06	100.02	93.88	94.00	N/A	336,797	316,340
500000 +	8	99.24	102.93	100.57	7.29	102.34	93.05	139.00	93.05 to 139.00	1,185,493	1,192,278
ALL	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.09	85.83	96.19	15.44	89.23	21.00	105.00	62.40 to 100.00	26,743	25,722
10	12	99.16	111.96	99.87	15.33	112.10	94.44	192.31	96.01 to 116.50	33,290	33,248
20	57	95.06	96.15	96.17	21.08	99.98	28.57	266.47	92.86 to 99.25	166,845	160,454
30	2	97.77	97.77	99.30	3.06	98.46	94.77	100.76	N/A	1,854,000	1,840,935
40	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160
ALL	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

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:	84	MEDIAN:	97	COV:	34.30	95% Median C.I.:	94.77 to 99.17
TOTAL Sales Price:	14,659,609	WGT. MEAN:	97	STD:	33.28	95% Wgt. Mean C.I.:	92.96 to 101.56
TOTAL Adj.Sales Price:	14,578,609	MEAN:	97	AVG.ABS.DEV:	18.20	95% Mean C.I.:	89.91 to 104.14
TOTAL Assessed Value:	14,178,600						
AVG. Adj. Sales Price:	173,554	COD:	18.69	MAX Sales Ratio:	266.47		
AVG. Assessed Value:	168,792	PRD:	99.76	MIN Sales Ratio:	21.00		

Printed: 03/27/2007 23:44:35

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.09	85.83	96.19	15.44	89.23	21.00	105.00	62.40 to 100.00	26,743	25,722
303	1	93.05	93.05	93.05			93.05	93.05	N/A	1,100,000	1,023,535
304	2	98.93	98.93	98.92	0.01	100.00	98.92	98.93	N/A	51,556	51,000
306	1	116.28	116.28	116.28			116.28	116.28	N/A	168,555	196,000
325	1	116.50	116.50	116.50			116.50	116.50	N/A	25,000	29,125
326	1	28.57	28.57	28.57			28.57	28.57	N/A	7,000	2,000
332	1	100.76	100.76	100.76			100.76	100.76	N/A	2,800,000	2,821,370
334	3	98.07	97.45	97.76	2.22	99.69	93.88	100.40	N/A	550,000	537,666
340	1	143.75	143.75	143.75			143.75	143.75	N/A	8,000	11,500
341	1	68.75	68.75	68.75			68.75	68.75	N/A	160,000	110,000
343	1	139.00	139.00	139.00			139.00	139.00	N/A	600,000	833,985
344	7	100.00	132.76	115.49	36.38	114.95	92.86	266.47	92.86 to 266.47	55,271	63,833
350	3	94.74	94.81	91.48	6.22	103.64	86.00	103.68	N/A	28,787	26,333
352	8	77.18	81.69	84.53	16.61	96.63	60.09	115.08	60.09 to 115.08	221,612	187,333
353	18	96.68	100.16	95.91	15.95	104.43	59.12	198.33	91.37 to 100.00	86,021	82,506
386	1	96.55	96.55	96.55			96.55	96.55	N/A	87,000	84,000
406	7	100.00	106.92	87.69	28.31	121.93	43.02	192.31	43.02 to 192.31	10,485	9,195
407	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160
426	1	53.33	53.33	53.33			53.33	53.33	N/A	75,000	40,000
442	4	83.13	83.24	79.85	19.71	104.24	66.67	100.00	N/A	85,250	68,071
470	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
494	1	96.90	96.90	96.90			96.90	96.90	N/A	2,185,944	2,118,180
526	1	96.17	96.17	96.17			96.17	96.17	N/A	30,000	28,850
528	6	96.19	88.07	89.04	11.50	98.91	41.67	100.00	41.67 to 100.00	64,166	57,135
_____ALL_____	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	80.00	80.74	87.55	11.39	92.22	67.44	94.77	N/A	425,666	372,675
03	75	97.38	97.58	98.38	20.07	99.19	21.00	266.47	94.74 to 99.25	114,475	112,616
04	6	99.04	98.29	97.85	2.03	100.45	93.88	100.49	93.88 to 100.49	785,990	769,056
_____ALL_____	84	97.36	97.03	97.26	18.69	99.76	21.00	266.47	94.77 to 99.17	173,554	168,792

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:	864	MEDIAN:	96	COV:	72.58	95% Median C.I.:	95.32 to 97.28
TOTAL Sales Price:	66,716,738	WGT. MEAN:	91	STD:	76.17	95% Wgt. Mean C.I.:	89.49 to 92.70
TOTAL Adj.Sales Price:	66,855,738	MEAN:	105	AVG.ABS.DEV:	26.44	95% Mean C.I.:	99.86 to 110.02
TOTAL Assessed Value:	60,904,380						
AVG. Adj. Sales Price:	77,379	COD:	27.47	MAX Sales Ratio:	1291.86		
AVG. Assessed Value:	70,491	PRD:	115.20	MIN Sales Ratio:	7.07		

Printed: 02/17/2007 13:04:46

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	119	98.69	101.55	97.60	12.36	104.05	30.32	247.59	96.59 to 99.84	81,160	79,214
10/01/04 TO 12/31/04	103	97.65	99.86	94.70	13.84	105.45	34.01	350.00	95.78 to 98.35	89,874	85,110
01/01/05 TO 03/31/05	76	97.08	100.87	94.11	23.34	107.18	18.30	333.33	94.53 to 99.83	56,913	53,561
04/01/05 TO 06/30/05	146	95.46	103.87	93.99	22.48	110.51	20.00	609.76	92.96 to 97.57	81,735	76,825
07/01/05 TO 09/30/05	108	93.44	109.99	90.54	33.23	121.48	44.00	1024.25	90.77 to 97.39	76,484	69,249
10/01/05 TO 12/31/05	98	96.67	104.25	86.98	27.67	119.86	24.75	704.79	92.45 to 98.56	79,903	69,500
01/01/06 TO 03/31/06	95	97.53	103.20	90.71	30.18	113.77	15.79	360.00	91.52 to 100.00	63,732	57,812
04/01/06 TO 06/30/06	119	86.32	114.03	80.14	59.57	142.29	7.07	1291.86	79.77 to 91.34	80,137	64,219
<u>Study Years</u>											
07/01/04 TO 06/30/05	444	97.10	101.80	95.18	17.93	106.96	18.30	609.76	96.19 to 98.02	79,220	75,405
07/01/05 TO 06/30/06	420	93.44	108.26	86.56	38.34	125.07	7.07	1291.86	91.34 to 96.39	75,432	65,296
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	428	95.49	104.97	91.43	26.56	114.81	18.30	1024.25	93.98 to 97.12	75,583	69,105
<u>ALL</u>											
	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28	77,379	70,491

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:	864	MEDIAN:	96	COV:	72.58	95% Median C.I.:	95.32 to 97.28
TOTAL Sales Price:	66,716,738	WGT. MEAN:	91	STD:	76.17	95% Wgt. Mean C.I.:	89.49 to 92.70
TOTAL Adj.Sales Price:	66,855,738	MEAN:	105	AVG.ABS.DEV:	26.44	95% Mean C.I.:	99.86 to 110.02
TOTAL Assessed Value:	60,904,380						
AVG. Adj. Sales Price:	77,379	COD:	27.47	MAX Sales Ratio:	1291.86		
AVG. Assessed Value:	70,491	PRD:	115.20	MIN Sales Ratio:	7.07		

Printed: 02/17/2007 13:04:46

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	34	92.85	91.92	91.06	30.34	100.95	15.79	385.70	73.01 to 98.19	67,587	61,544
BARNESTON	8	107.91	151.20	94.46	85.09	160.07	44.00	400.00	44.00 to 400.00	17,337	16,376
BEATRICE	534	95.71	100.75	90.29	20.58	111.58	10.10	1291.86	94.71 to 97.04	84,288	76,108
BEATRICE SUBDIVISION	8	92.35	74.55	91.16	25.28	81.78	18.30	100.08	18.30 to 100.08	82,300	75,028
BLUE SPRINGS	22	98.49	164.83	96.03	94.00	171.65	20.00	704.79	82.93 to 138.17	27,072	25,997
CLATONIA	13	99.90	104.49	101.25	11.66	103.20	75.31	133.30	97.42 to 117.30	61,807	62,582
CORTLAND	19	85.96	86.18	83.67	11.20	103.01	55.79	109.99	79.77 to 99.14	126,410	105,765
ELLIS	2	96.37	96.37	95.64	0.95	100.77	95.45	97.29	N/A	12,200	11,667
FILLEY	9	91.15	88.34	89.75	8.39	98.43	72.02	100.00	74.41 to 98.02	74,444	66,813
HOLMESVILLE	7	67.40	77.23	71.57	47.79	107.91	36.71	180.00	36.71 to 180.00	27,857	19,937
LIBERTY	4	127.82	154.00	96.43	54.88	159.70	69.17	291.18	N/A	12,975	12,511
ODELL	21	99.46	113.60	93.28	39.55	121.79	38.16	239.47	84.52 to 128.52	29,014	27,063
PICKRELL	6	90.34	83.29	94.33	19.81	88.30	35.00	101.89	35.00 to 101.89	63,166	59,587
ROCKFORD	1	57.43	57.43	57.43			57.43	57.43	N/A	110,000	63,175
RURAL	77	97.24	99.92	93.93	21.15	106.37	18.30	350.00	95.35 to 97.91	102,026	95,836
RURAL SUB NORTH	18	89.70	109.22	95.28	49.03	114.63	40.88	609.76	69.77 to 96.86	133,622	127,315
RURAL SUB SOUTH	2	51.72	51.72	83.73	86.33	61.77	7.07	96.37	N/A	134,250	112,412
VIRGINIA	4	102.58	133.46	121.00	35.36	110.29	94.38	234.29	N/A	6,147	7,438
WYMORE	75	100.00	132.39	98.26	48.12	134.74	25.07	635.33	97.65 to 109.15	31,409	30,863
ALL	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28	77,379	70,491

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	758	96.29	105.89	90.57	27.56	116.91	10.10	1291.86	95.25 to 97.53	73,407	66,487
2	27	91.53	85.76	88.68	33.61	96.70	7.07	350.00	69.65 to 98.13	83,918	74,421
3	79	96.56	102.37	94.97	24.76	107.79	28.07	609.76	94.94 to 97.86	113,257	107,564
ALL	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28	77,379	70,491

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	779	96.86	105.63	91.73	23.03	115.16	10.10	1291.86	95.82 to 97.65	83,539	76,630
2	85	64.89	98.59	67.98	89.74	145.04	7.07	609.76	50.91 to 87.50	20,923	14,223
ALL	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28	77,379	70,491

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:	864	MEDIAN:	96	COV:	72.58	95% Median C.I.:	95.32 to 97.28
TOTAL Sales Price:	66,716,738	WGT. MEAN:	91	STD:	76.17	95% Wgt. Mean C.I.:	89.49 to 92.70
TOTAL Adj.Sales Price:	66,855,738	MEAN:	105	AVG.ABS.DEV:	26.44	95% Mean C.I.:	99.86 to 110.02
TOTAL Assessed Value:	60,904,380						
AVG. Adj. Sales Price:	77,379	COD:	27.47	MAX Sales Ratio:	1291.86		
AVG. Assessed Value:	70,491	PRD:	115.20	MIN Sales Ratio:	7.07		

Printed: 02/17/2007 13:04:47

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	851	96.18	104.00	91.05	26.69	114.23	7.07	1291.86	95.27 to 97.14	78,228	71,224
06											
07	13	122.43	166.59	103.28	58.49	161.29	80.67	587.69	83.52 to 191.67	21,780	22,495
<u>ALL</u>	<u>864</u>	<u>96.26</u>	<u>104.94</u>	<u>91.10</u>	<u>27.47</u>	<u>115.20</u>	<u>7.07</u>	<u>1291.86</u>	<u>95.32 to 97.28</u>	<u>77,379</u>	<u>70,491</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.25	95.25	95.25			95.25	95.25	N/A	105,000	100,010
34-0001	114	99.55	131.52	94.24	54.47	139.55	20.00	704.79	97.06 to 100.89	34,001	32,043
34-0015	572	95.86	101.01	91.03	21.83	110.96	7.07	1291.86	94.87 to 97.09	84,039	76,503
34-0034	67	93.52	96.39	90.29	28.97	106.76	15.79	385.70	86.05 to 96.82	81,965	74,004
34-0100	34	98.91	119.70	95.18	47.89	125.76	29.13	400.00	85.53 to 120.36	28,475	27,103
48-0300	9	97.50	96.81	92.14	5.71	105.07	74.76	116.67	94.74 to 99.25	76,833	70,793
55-0160	41	88.05	85.00	87.39	13.74	97.26	40.88	109.99	81.94 to 95.43	145,729	127,359
67-0069	8	99.27	136.04	97.90	46.97	138.96	69.17	291.18	69.17 to 291.18	19,561	19,150
76-0002	1	79.62	79.62	79.62			79.62	79.62	N/A	94,500	75,245
76-0082	17	99.72	103.11	99.83	9.96	103.29	75.31	133.30	97.42 to 115.95	83,938	83,792
NonValid School	1	95.25	95.25	95.25			95.25	95.25	N/A	105,000	100,010
<u>ALL</u>	<u>864</u>	<u>96.26</u>	<u>104.94</u>	<u>91.10</u>	<u>27.47</u>	<u>115.20</u>	<u>7.07</u>	<u>1291.86</u>	<u>95.32 to 97.28</u>	<u>77,379</u>	<u>70,491</u>

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	110	80.45	98.92	79.63	66.30	124.23	7.07	609.76	64.29 to 94.38	35,042	27,904
Prior TO 1860											
1860 TO 1899	11	93.02	96.12	88.27	24.36	108.89	52.34	180.00	67.41 to 132.08	49,277	43,497
1900 TO 1919	224	99.64	122.15	95.43	37.61	127.99	25.07	1291.86	98.37 to 100.22	46,126	44,020
1920 TO 1939	115	97.51	106.00	94.28	24.02	112.43	35.59	704.79	95.15 to 99.17	52,847	49,826
1940 TO 1949	36	94.94	95.24	88.43	14.96	107.70	55.78	240.43	86.70 to 99.37	74,518	65,895
1950 TO 1959	63	96.39	96.86	90.13	11.15	107.48	33.40	159.83	93.45 to 99.85	86,934	78,350
1960 TO 1969	105	95.91	104.14	92.91	19.26	112.09	57.43	587.69	94.23 to 98.52	94,408	87,713
1970 TO 1979	92	96.35	99.53	94.86	12.13	104.93	76.47	234.29	93.20 to 98.72	103,334	98,019
1980 TO 1989	26	93.02	91.35	90.32	10.72	101.14	61.02	115.43	83.52 to 99.12	127,678	115,320
1990 TO 1994	19	96.33	93.72	93.54	6.69	100.20	78.75	108.75	88.27 to 100.00	155,063	145,041
1995 TO 1999	30	92.44	91.90	91.50	6.47	100.44	78.35	106.12	87.34 to 95.43	197,316	180,536
2000 TO Present	33	81.94	80.12	80.51	13.99	99.52	10.10	101.58	79.73 to 86.09	190,441	153,318
<u>ALL</u>	<u>864</u>	<u>96.26</u>	<u>104.94</u>	<u>91.10</u>	<u>27.47</u>	<u>115.20</u>	<u>7.07</u>	<u>1291.86</u>	<u>95.32 to 97.28</u>	<u>77,379</u>	<u>70,491</u>

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:	864	MEDIAN:	96	COV:	72.58	95% Median C.I.:	95.32 to 97.28
TOTAL Sales Price:	66,716,738	WGT. MEAN:	91	STD:	76.17	95% Wgt. Mean C.I.:	89.49 to 92.70
TOTAL Adj.Sales Price:	66,855,738	MEAN:	105	AVG.ABS.DEV:	26.44	95% Mean C.I.:	99.86 to 110.02
TOTAL Assessed Value:	60,904,380						
AVG. Adj. Sales Price:	77,379	COD:	27.47	MAX Sales Ratio:	1291.86		
AVG. Assessed Value:	70,491	PRD:	115.20	MIN Sales Ratio:	7.07		

Printed: 02/17/2007 13:04:47

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	45	191.67	257.29	280.97	85.15	91.57	20.00	1291.86	100.00 to 266.67	1,910	5,367
5000 TO 9999	30	102.58	117.87	116.86	46.04	100.86	21.53	319.60	78.95 to 131.13	7,373	8,615
Total \$ _____											
1 TO 9999	75	131.13	201.52	162.79	94.06	123.79	20.00	1291.86	100.00 to 181.82	4,095	6,666
10000 TO 29999	132	101.67	111.66	109.50	34.00	101.98	15.79	252.15	100.00 to 108.41	19,321	21,156
30000 TO 59999	181	99.36	98.92	98.07	20.35	100.86	7.07	609.76	97.62 to 100.22	42,700	41,877
60000 TO 99999	238	95.61	92.57	92.58	9.87	100.00	25.00	138.47	94.24 to 96.51	78,462	72,636
100000 TO 149999	127	92.43	88.77	88.61	10.83	100.19	10.10	120.89	88.79 to 94.81	122,905	108,902
150000 TO 249999	98	88.63	87.30	87.28	9.85	100.03	16.96	110.02	85.98 to 91.53	182,253	159,062
250000 TO 499999	13	87.31	80.80	80.61	15.46	100.24	33.40	99.84	72.01 to 95.48	317,346	255,821
ALL _____											
	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28	77,379	70,491

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	42	94.94	129.72	45.11	91.82	287.58	7.07	587.69	50.00 to 100.00	4,418	1,992
5000 TO 9999	34	98.27	121.39	80.11	59.11	151.52	30.32	426.75	73.72 to 122.43	9,297	7,448
Total \$ _____											
1 TO 9999	76	96.40	125.99	67.16	77.00	187.59	7.07	587.69	70.59 to 100.00	6,600	4,433
10000 TO 29999	145	100.00	119.84	82.91	50.45	144.55	10.10	1024.25	96.59 to 103.00	23,811	19,741
30000 TO 59999	201	99.17	107.59	91.60	26.18	117.46	16.96	1291.86	97.53 to 100.15	48,521	44,444
60000 TO 99999	231	95.78	96.75	94.26	9.76	102.64	55.79	251.40	94.98 to 97.14	82,081	77,369
100000 TO 149999	144	91.01	90.39	88.17	10.24	102.52	33.40	124.78	87.97 to 94.25	138,420	122,049
150000 TO 249999	57	94.86	92.79	92.20	5.92	100.64	77.70	105.21	90.55 to 97.24	198,057	182,606
250000 TO 499999	10	95.46	143.85	98.29	61.23	146.35	72.01	609.76	81.01 to 110.02	296,600	291,540
ALL _____											
	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28	77,379	70,491

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:	864	MEDIAN:	96	COV:	72.58	95% Median C.I.:	95.32 to 97.28
TOTAL Sales Price:	66,716,738	WGT. MEAN:	91	STD:	76.17	95% Wgt. Mean C.I.:	89.49 to 92.70
TOTAL Adj.Sales Price:	66,855,738	MEAN:	105	AVG.ABS.DEV:	26.44	95% Mean C.I.:	99.86 to 110.02
TOTAL Assessed Value:	60,904,380						
AVG. Adj. Sales Price:	77,379	COD:	27.47	MAX Sales Ratio:	1291.86		
AVG. Assessed Value:	70,491	PRD:	115.20	MIN Sales Ratio:	7.07		

Printed: 02/17/2007 13:04:47

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	115	81.95	98.08	80.07	63.45	122.48	7.07	609.76	64.89 to 94.83		42,344	33,906
10	5	122.43	216.94	109.48	93.63	198.15	94.71	587.69	N/A		11,130	12,185
20	110	100.00	120.02	96.01	35.94	125.01	25.07	635.33	97.65 to 102.22		36,442	34,989
25	12	93.22	174.23	89.13	111.26	195.47	34.01	1024.25	71.66 to 103.37		57,500	51,252
30	529	96.82	102.68	92.13	19.57	111.45	10.10	1291.86	95.65 to 97.85		83,477	76,909
35	60	94.56	94.34	90.89	10.22	103.80	72.01	200.37	89.08 to 96.59		146,520	133,179
40	31	94.88	92.18	88.87	7.00	103.72	63.05	113.50	91.52 to 97.39		127,887	113,650
45	2	89.03	89.03	89.02	0.85	100.01	88.27	89.79	N/A		158,150	140,785
<u>ALL</u>												
	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28		77,379	70,491

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	115	81.95	98.08	80.07	63.45	122.48	7.07	609.76	64.89 to 94.83		42,344	33,906
100	13	122.43	167.97	106.28	57.37	158.04	80.67	587.69	95.49 to 191.67		19,665	20,900
101	506	97.38	102.79	92.19	19.47	111.50	10.10	1024.25	95.91 to 98.41		81,881	75,483
102	58	95.57	129.71	92.00	48.61	140.98	35.59	1291.86	93.17 to 97.85		92,395	85,004
103	12	85.28	89.42	87.39	8.22	102.32	78.72	112.90	81.94 to 99.31		128,225	112,057
104	114	96.49	107.48	90.32	26.47	118.99	33.40	704.79	94.71 to 99.17		69,833	63,075
106	6	95.62	93.17	93.49	4.93	99.65	79.37	98.49	79.37 to 98.49		124,366	116,273
111	14	95.66	94.59	93.88	6.82	100.75	80.92	109.77	84.93 to 101.59		108,621	101,977
301	5	82.23	84.80	84.56	6.47	100.28	78.35	94.58	N/A		133,380	112,789
304	20	96.88	97.24	95.13	10.95	102.21	70.98	120.89	91.31 to 101.47		120,045	114,202
305	1	95.25	95.25	95.25			95.25	95.25	N/A		105,000	100,010
<u>ALL</u>												
	864	96.26	104.94	91.10	27.47	115.20	7.07	1291.86	95.32 to 97.28		77,379	70,491

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	864	MEDIAN:	96	COV:	72.58	95% Median C.I.:	95.32 to 97.28
TOTAL Sales Price:	66,716,738	WGT. MEAN:	91	STD:	76.17	95% Wgt. Mean C.I.:	89.49 to 92.70
TOTAL Adj.Sales Price:	66,855,738	MEAN:	105	AVG.ABS.DEV:	26.44	95% Mean C.I.:	99.86 to 110.02
TOTAL Assessed Value:	60,904,380						
AVG. Adj. Sales Price:	77,379	COD:	27.47	MAX Sales Ratio:	1291.86		
AVG. Assessed Value:	70,491	PRD:	115.20	MIN Sales Ratio:	7.07		

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

Printed: 02/17/2007 13:04:47

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	115	81.95	98.08	80.07	63.45	122.48	7.07	609.76	64.89 to 94.83	42,344	33,906
10	14	139.09	222.54	148.31	87.56	150.04	84.48	635.33	89.29 to 360.00	8,260	12,251
15	1	33.01	33.01	33.01			33.01	33.01	N/A	90,000	29,705
20	91	100.00	123.44	93.97	42.47	131.37	25.07	704.79	98.19 to 106.00	40,036	37,620
25	23	101.92	157.09	100.99	72.39	155.54	57.73	1291.86	83.33 to 113.83	42,703	43,128
30	482	96.35	100.70	92.57	16.65	108.78	33.40	1024.25	95.45 to 97.58	84,367	78,100
35	25	86.61	88.44	87.76	9.89	100.77	66.03	110.02	81.01 to 98.37	149,684	131,366
40	98	94.97	93.91	89.15	11.82	105.34	10.10	161.91	91.96 to 97.28	115,561	103,019
50	13	95.78	96.75	96.19	4.21	100.59	88.60	108.68	91.26 to 100.22	96,984	93,288
60	2	93.32	93.32	93.36	0.51	99.96	92.84	93.80	N/A	81,000	75,620
<u>ALL</u>	<u>864</u>	<u>96.26</u>	<u>104.94</u>	<u>91.10</u>	<u>27.47</u>	<u>115.20</u>	<u>7.07</u>	<u>1291.86</u>	<u>95.32 to 97.28</u>	<u>77,379</u>	<u>70,491</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	100	MEDIAN:	98	COV:	55.96	95% Median C.I.:	95.00 to 99.39
TOTAL Sales Price:	15,407,972	WGT. MEAN:	98	STD:	59.44	95% Wgt. Mean C.I.:	93.17 to 101.90
TOTAL Adj.Sales Price:	15,366,972	MEAN:	106	AVG.ABS.DEV:	29.95	95% Mean C.I.:	94.56 to 117.86
TOTAL Assessed Value:	14,987,935						
AVG. Adj. Sales Price:	153,669	COD:	30.72	MAX Sales Ratio:	393.33		
AVG. Assessed Value:	149,879	PRD:	108.90	MIN Sales Ratio:	18.00		

Printed: 02/17/2007 13:04:52

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	6	99.32	115.41	115.81	21.44	99.65	86.42	210.71	86.42 to 210.71	69,984	81,049
10/01/03 TO 12/31/03	11	98.92	99.78	106.17	10.19	93.98	60.44	138.89	93.05 to 116.50	226,425	240,385
01/01/04 TO 03/31/04	7	98.07	97.15	96.93	2.35	100.23	93.88	100.31	93.88 to 100.31	275,227	266,773
04/01/04 TO 06/30/04	11	100.00	141.32	100.94	51.70	140.01	60.09	390.40	91.37 to 266.47	42,487	42,885
07/01/04 TO 09/30/04	15	74.36	70.17	94.55	32.79	74.22	18.00	103.56	43.02 to 97.67	250,193	236,554
10/01/04 TO 12/31/04	5	96.79	94.99	78.67	22.03	120.75	67.02	143.75	N/A	91,445	71,936
01/01/05 TO 03/31/05	6	100.25	118.56	106.97	19.76	110.84	96.27	198.33	96.27 to 198.33	143,075	153,046
04/01/05 TO 06/30/05	6	76.79	73.55	72.14	17.28	101.96	36.21	100.00	36.21 to 100.00	77,631	56,001
07/01/05 TO 09/30/05	9	95.23	102.26	95.33	20.15	107.27	41.67	145.83	94.74 to 140.00	147,216	140,342
10/01/05 TO 12/31/05	8	96.91	104.28	90.69	36.98	114.98	59.12	192.31	59.12 to 192.31	47,631	43,197
01/01/06 TO 03/31/06	7	100.08	144.32	102.22	49.48	141.18	92.98	393.33	92.98 to 393.33	26,660	27,252
04/01/06 TO 06/30/06	9	96.01	127.98	97.01	60.84	131.93	49.89	306.67	53.33 to 217.78	292,826	284,058
<u>Study Years</u>											
07/01/03 TO 06/30/04	35	98.93	114.99	103.11	23.93	111.52	60.09	390.40	97.35 to 100.00	151,558	156,276
07/01/04 TO 06/30/05	32	86.85	83.76	93.28	28.53	89.79	18.00	198.33	68.75 to 98.94	172,949	161,321
07/01/05 TO 06/30/06	33	96.01	118.68	96.20	42.19	123.37	41.67	393.33	94.35 to 115.08	137,214	131,998
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	38	97.09	99.00	94.60	30.74	104.66	18.00	390.40	87.69 to 98.94	173,791	164,398
01/01/05 TO 12/31/05	29	96.27	100.25	94.48	26.43	106.11	36.21	198.33	80.46 to 107.14	104,491	98,722
<u>ALL</u>	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	3	60.44	66.70	51.19	31.07	130.31	41.67	98.00	N/A	29,073	14,881
BARNESTON	4	105.50	144.37	256.72	42.05	56.23	100.00	266.47	N/A	7,975	20,473
BEATRICE	59	96.67	103.59	97.96	23.93	105.74	49.89	306.67	94.00 to 99.39	189,802	185,932
BEATRICE SUBDIVISION	3	100.40	99.26	98.12	1.19	101.17	96.90	100.49	N/A	1,108,648	1,087,780
BLUE SPRINGS	1	192.31	192.31	192.31			192.31	192.31	N/A	1,300	2,500
CLATONIA	3	62.40	63.66	59.73	38.16	106.58	28.57	100.00	N/A	6,083	3,633
ODELL	8	95.91	93.35	81.02	21.26	115.22	43.02	143.75	43.02 to 143.75	19,175	15,535
PICKRELL	3	95.00	93.31	92.11	4.54	101.30	86.00	98.93	N/A	35,463	32,666
RURAL	3	86.42	68.17	62.95	31.66	108.28	18.00	100.08	N/A	19,615	12,348
VIRGINIA	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420
WYMORE	12	105.41	149.91	92.57	61.36	161.94	36.21	393.33	94.74 to 169.38	31,948	29,574
<u>ALL</u>	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

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:	100	MEDIAN:	98	COV:	55.96	95% Median C.I.:	95.00 to 99.39
TOTAL Sales Price:	15,407,972	WGT. MEAN:	98	STD:	59.44	95% Wgt. Mean C.I.:	93.17 to 101.90
TOTAL Adj.Sales Price:	15,366,972	MEAN:	106	AVG.ABS.DEV:	29.95	95% Mean C.I.:	94.56 to 117.86
TOTAL Assessed Value:	14,987,935						
AVG. Adj. Sales Price:	153,669	COD:	30.72	MAX Sales Ratio:	393.33		
AVG. Assessed Value:	149,879	PRD:	108.90	MIN Sales Ratio:	18.00		

Printed: 02/17/2007 13:04:52

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	92	97.53	107.90	97.64	32.23	110.51	21.00	393.33	95.00 to 99.39	117,741	114,962
2	5	98.07	97.95	97.73	2.06	100.22	93.88	100.49	N/A	895,188	874,868
3	3	86.42	68.17	62.95	31.66	108.28	18.00	100.08	N/A	19,615	12,348
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

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	81	97.38	107.12	97.96	29.00	109.35	28.57	390.40	94.77 to 100.00	182,033	178,316
2	19	98.00	102.34	87.46	37.98	117.01	18.00	393.33	62.40 to 100.00	32,751	28,645
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	17	103.68	140.51	92.79	50.88	151.42	36.21	393.33	94.74 to 169.38	23,311	21,632
34-0015	67	96.90	105.31	98.30	24.03	107.13	49.89	306.67	94.77 to 100.00	219,176	215,454
34-0034	4	51.06	54.53	43.79	48.36	124.51	18.00	98.00	N/A	28,055	12,286
34-0100	8	95.91	93.35	81.02	21.26	115.22	43.02	143.75	43.02 to 143.75	19,175	15,535
48-0300											
55-0160											
67-0069	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420
76-0002											
76-0082	3	62.40	63.66	59.73	38.16	106.58	28.57	100.00	N/A	6,083	3,633
NonValid School											
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

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:	100	MEDIAN:	98	COV:	55.96	95% Median C.I.:	95.00 to 99.39
TOTAL Sales Price:	15,407,972	WGT. MEAN:	98	STD:	59.44	95% Wgt. Mean C.I.:	93.17 to 101.90
TOTAL Adj.Sales Price:	15,366,972	MEAN:	106	AVG.ABS.DEV:	29.95	95% Mean C.I.:	94.56 to 117.86
TOTAL Assessed Value:	14,987,935						
AVG. Adj. Sales Price:	153,669	COD:	30.72	MAX Sales Ratio:	393.33		
AVG. Assessed Value:	149,879	PRD:	108.90	MIN Sales Ratio:	18.00		

Printed: 02/17/2007 13:04:52

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	19	98.00	102.34	87.46	37.98	117.01	18.00	393.33	62.40 to 100.00	32,751	28,645
Prior TO 1860											
1860 TO 1899	9	100.00	127.28	107.44	42.09	118.46	59.12	306.67	81.82 to 198.33	36,866	39,611
1900 TO 1919	22	98.84	106.95	86.04	34.50	124.31	43.02	266.47	71.07 to 115.66	41,764	35,933
1920 TO 1939	9	87.69	80.78	76.50	23.48	105.59	28.57	116.50	36.21 to 103.68	40,095	30,673
1940 TO 1949	2	83.40	83.40	86.96	16.06	95.90	70.00	96.79	N/A	54,500	47,392
1950 TO 1959	8	95.51	128.06	87.09	49.65	147.05	67.44	390.40	67.44 to 390.40	131,631	114,636
1960 TO 1969	7	98.94	120.84	116.43	24.28	103.79	95.05	210.71	95.05 to 210.71	84,214	98,047
1970 TO 1979	5	100.00	123.83	99.41	27.92	124.57	92.86	217.78	N/A	471,188	468,396
1980 TO 1989	7	94.35	89.94	92.31	9.76	97.43	67.02	100.40	67.02 to 100.40	177,388	163,755
1990 TO 1994	5	93.88	100.87	103.44	13.52	97.52	80.46	138.89	N/A	587,400	607,578
1995 TO 1999	4	97.63	84.42	98.61	16.60	85.61	41.67	100.76	N/A	1,103,500	1,088,132
2000 TO Present	3	103.56	107.85	102.46	6.43	105.26	100.00	119.98	N/A	144,333	147,886
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

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	105.50	175.71	181.97	91.04	96.56	21.00	393.33	21.00 to 393.33	1,712	3,116
5000 TO 9999	10	91.98	87.14	87.02	23.96	100.14	28.57	143.75	60.44 to 107.14	7,469	6,499
Total \$											
1 TO 9999	18	99.38	126.51	101.74	55.83	124.35	21.00	393.33	86.42 to 111.00	4,910	4,995
10000 TO 29999	21	100.00	113.99	111.39	29.56	102.33	18.00	306.67	97.35 to 119.98	17,784	19,810
30000 TO 59999	15	100.00	123.80	118.26	36.29	104.69	70.00	266.47	86.00 to 140.89	43,011	50,864
60000 TO 99999	21	92.86	84.89	84.19	24.08	100.83	36.21	210.71	61.52 to 96.67	73,973	62,280
100000 TO 149999	7	74.36	77.96	78.73	17.36	99.03	49.89	99.39	49.89 to 99.39	127,642	100,486
150000 TO 249999	7	100.31	98.03	98.50	9.35	99.52	68.75	116.28	68.75 to 116.28	193,636	190,732
250000 TO 499999	3	93.88	85.11	85.77	9.43	99.23	67.44	94.00	N/A	324,531	278,335
500000 +	8	99.24	102.92	100.57	7.27	102.34	93.05	138.89	93.05 to 138.89	1,185,493	1,192,200
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

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:	100	MEDIAN:	98	COV:	55.96	95% Median C.I.:	95.00 to 99.39
TOTAL Sales Price:	15,407,972	WGT. MEAN:	98	STD:	59.44	95% Wgt. Mean C.I.:	93.17 to 101.90
TOTAL Adj.Sales Price:	15,366,972	MEAN:	106	AVG.ABS.DEV:	29.95	95% Mean C.I.:	94.56 to 117.86
TOTAL Assessed Value:	14,987,935						
AVG. Adj. Sales Price:	153,669	COD:	30.72	MAX Sales Ratio:	393.33		
AVG. Assessed Value:	149,879	PRD:	108.90	MIN Sales Ratio:	18.00		

Printed: 02/17/2007 13:04:52

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	97.67	81.22	41.02	42.47	197.98	18.00	192.31	21.00 to 111.00	5,327	2,185
5000 TO 9999	10	97.51	146.35	90.94	73.41	160.93	43.02	393.33	60.44 to 390.40	8,044	7,315
Total \$											
1 TO 9999	19	97.67	115.50	72.30	58.69	159.75	18.00	393.33	60.44 to 107.14	6,757	4,885
10000 TO 29999	22	100.00	105.35	89.28	21.41	118.00	36.21	169.38	95.00 to 119.98	22,339	19,944
30000 TO 59999	21	86.00	98.25	83.31	36.00	117.93	49.89	306.67	66.67 to 100.00	56,865	47,376
60000 TO 99999	16	96.34	111.84	97.46	28.59	114.75	67.02	266.47	80.46 to 98.94	79,996	77,968
100000 TO 149999	5	99.25	112.06	99.39	32.07	112.75	68.75	210.71	N/A	124,000	123,242
150000 TO 249999	7	100.31	97.84	95.45	9.54	102.50	67.44	116.28	67.44 to 116.28	213,636	203,921
250000 TO 499999	2	93.94	93.94	93.93	0.06	100.02	93.88	94.00	N/A	336,797	316,340
500000 +	8	99.24	102.92	100.57	7.27	102.34	93.05	138.89	93.05 to 138.89	1,185,493	1,192,200
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	98.00	102.34	87.46	37.98	117.01	18.00	393.33	62.40 to 100.00	32,751	28,645
10	16	99.16	111.89	103.67	15.16	107.93	94.44	192.31	96.67 to 116.50	35,874	37,192
20	62	95.03	106.30	96.95	34.37	109.64	28.57	390.40	91.37 to 100.00	158,430	153,605
30	2	97.77	97.77	99.30	3.06	98.46	94.77	100.76	N/A	1,854,000	1,840,935
40	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

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:	100	MEDIAN:	98	COV:	55.96	95% Median C.I.:	95.00 to 99.39
TOTAL Sales Price:	15,407,972	WGT. MEAN:	98	STD:	59.44	95% Wgt. Mean C.I.:	93.17 to 101.90
TOTAL Adj.Sales Price:	15,366,972	MEAN:	106	AVG.ABS.DEV:	29.95	95% Mean C.I.:	94.56 to 117.86
TOTAL Assessed Value:	14,987,935						
AVG. Adj. Sales Price:	153,669	COD:	30.72	MAX Sales Ratio:	393.33		
AVG. Assessed Value:	149,879	PRD:	108.90	MIN Sales Ratio:	18.00		

Printed: 02/17/2007 13:04:52

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	19	98.00	102.34	87.46	37.98	117.01	18.00	393.33	62.40 to 100.00	32,751	28,645
303	1	93.05	93.05	93.05			93.05	93.05	N/A	1,100,000	1,023,535
304	2	98.93	98.93	98.92	0.01	100.00	98.92	98.93	N/A	51,556	51,000
306	1	116.28	116.28	116.28			116.28	116.28	N/A	168,555	196,000
309	1	140.89	140.89	140.89			140.89	140.89	N/A	45,000	63,400
325	1	116.50	116.50	116.50			116.50	116.50	N/A	25,000	29,125
326	1	28.57	28.57	28.57			28.57	28.57	N/A	7,000	2,000
332	1	100.76	100.76	100.76			100.76	100.76	N/A	2,800,000	2,821,370
334	3	98.07	97.45	97.76	2.22	99.69	93.88	100.40	N/A	550,000	537,666
340	2	127.68	127.68	116.03	12.59	110.03	111.60	143.75	N/A	29,000	33,650
341	1	68.75	68.75	68.75			68.75	68.75	N/A	160,000	110,000
343	1	138.89	138.89	138.89			138.89	138.89	N/A	600,000	833,355
344	7	103.56	153.11	121.90	54.13	125.60	92.86	306.67	92.86 to 306.67	55,271	67,375
350	4	99.21	125.55	134.74	35.46	93.18	86.00	217.78	N/A	32,840	44,250
352	8	77.18	80.94	84.08	15.65	96.27	60.09	115.08	60.09 to 115.08	221,612	186,329
353	20	96.73	99.96	96.01	15.66	104.12	59.12	198.33	92.98 to 99.39	84,619	81,241
386	1	80.46	80.46	80.46			80.46	80.46	N/A	87,000	70,000
406	9	100.00	137.39	97.66	54.54	140.68	43.02	390.40	87.69 to 192.31	8,933	8,724
407	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160
426	2	57.43	57.43	57.82	7.13	99.32	53.33	61.52	N/A	83,000	47,990
434	1	210.71	210.71	210.71			210.71	210.71	N/A	65,000	136,960
442	4	83.13	100.58	83.10	40.58	121.03	66.67	169.38	N/A	85,250	70,846
470	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
494	1	96.90	96.90	96.90			96.90	96.90	N/A	2,185,944	2,118,180
526	1	36.21	36.21	36.21			36.21	36.21	N/A	70,000	25,350
528	6	96.19	88.07	89.04	11.50	98.91	41.67	100.00	41.67 to 100.00	64,166	57,135
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	80.00	80.74	87.55	11.39	92.22	67.44	94.77	N/A	425,666	372,675
03	91	97.67	107.58	98.74	32.99	108.95	18.00	393.33	95.00 to 100.00	103,011	101,709
04	6	99.04	98.29	97.85	2.03	100.45	93.88	100.49	93.88 to 100.49	785,990	769,056
ALL	100	97.53	106.21	97.53	30.72	108.90	18.00	393.33	95.00 to 99.39	153,669	149,879

2007 Assessment Survey for Gage County

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: 4
4. Other part-time employees: 0
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$195,343
7. Part of the budget that is dedicated to the computer system: \$20,000
8. Adopted budget, or granted budget if different from above: \$194,343
9. Amount of total budget set aside for appraisal work: \$12,000
10. Amount of the total budget set aside for education/workshops: \$8000
11. Appraisal/Reappraisal budget, if not part of the total budget: \$357,000 for a two year Beatrice reappraisal
12. Other miscellaneous funds: \$0
13. Total budget: \$552,343
 - a. Was any of last year's budget not used? Yes- a nominal amount was not used.

B. Residential Appraisal Information

1. Data collection done by: Staff
2. Valuation done by: Contractor
3. Pickup work done by: Urban- Contractor
Suburban, Rural and Res. Ag- Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	472			472

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2002
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2003
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2004
7. **Number of market areas/neighborhoods for this property class:**
Urban-48
Suburban-2
Rural-5
Residential Ag-5
8. **How are these defined?** The market areas are defined by location and similar property characteristics.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** No
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	59			59

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2002
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2004
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?** 2004
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?** 2004
8. **Number of market areas/neighborhoods for this property class?**
Commercial-7
Industrial-2
9. **How are these defined?** The market areas are 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

D. Agricultural Appraisal Information

1. **Data collection done by:** Staff
2. **Valuation done by:** Contractor
3. **Pickup work done by whom:** Staff and contractor

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	416			416

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** There is no written policy at this time to define agricultural land versus residential acreages. The county is currently working toward completing one.

How is your agricultural land defined? It is defined by statute and predominant use of the parcel.

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 income approach was not used.
6. **What is the date of the soil survey currently used?** 2004
7. **What date was the last countywide land use study completed?** 1996
 - a. **By what method?** FSA maps
 - b. **By whom?** Staff
 - c. **What proportion is complete / implemented at this time?** 100% complete
8. **Number of market areas/neighborhoods for this property class:** There are 5 market areas, but the boundary lines have changed for 2007.
9. **How are these defined?** The market areas are defined by location and soil makeup.
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** The entire county has been implemented with special value.

E. Computer, Automation Information and GIS

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

F. Zoning Information

1. **Does the county have zoning?** Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Adams, Beatrice, Clatonia, Cortland, Odell, Pickrell, and Wymore

c. When was zoning implemented? 2000

G. Contracted Services

1. Appraisal Services: Standard Appraisal

2. Other Services: Robert Thoma- prices the pickup work; statistical analysis of Ag land and residential properties.

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

No additional comments provided.

II. Assessment Actions

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

1. Residential— Half of the two year Beatrice reappraisal is complete. Half of the parcels have been physically inspected, photographed and appraised. The new values will not be in place until 2008. Rural Sub North and Cortland properties were adjusted to bring them within the acceptable range.

2. Commercial— Wymore commercial properties were adjusted to bring them within the acceptable range.

3. Agricultural—

Regarding recapture values:

Area 1- there was a 7% increase for all land uses

Area 2- there was no change to irrigated values. There was a 1% increase to dry class 1 soils. There was a 3% increase to dry classes 2 and 3. There was no change to dry class 4. There was a 1% increase to grass class 3.

Area 3- all land uses were given a 3% increase.

Area 4- no changes were made.

Area 5- no changes were made to irrigated or grass. A 5% decrease was given to all dry land.

Regarding greenbelt values:

There was no change made to the irrigated land. Dry class 1 was given a 1% increase. Classes 2 and 3 received a 3% increase. Class 4 dry received no change. Grass classes 1, 2, and 4 had no change. Grass class 3 received an increase of 1%.

County 34 - Gage

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 16,210	Value 1,429,700,630	Total Growth 16,061,060 (Sum 17, 25, & 41)
--	-----------------------	----------------------------	--

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	1,215	5,701,605	95	914,920	138	2,219,970	1,448	8,836,495	
2. Res Improv Land	6,766	53,854,055	247	4,741,210	845	17,414,605	7,858	76,009,870	
3. Res Improvements	6,869	411,243,490	275	28,596,160	859	93,962,755	8,003	533,802,405	
4. Res Total	8,084	470,799,150	370	34,252,290	997	113,597,330	9,451	618,648,770	9,435,790
% of Total	85.53	76.10	3.91	5.53	10.54	18.36	58.30	43.27	58.74
5. Rec UnImp Land	0	0	0	0	2	3,640	2	3,640	
6. Rec Improv Land	0	0	0	0	1	40,000	1	40,000	
7. Rec Improvements	0	0	1	5,205	5	24,815	6	30,020	
8. Rec Total	0	0	1	5,205	7	68,455	8	73,660	0
% of Total	0.00	0.00	12.50	7.06	87.50	92.93	0.04	0.00	0.00
Res+Rec Total	8,084	470,799,150	371	34,257,495	1,004	113,665,785	9,459	618,722,430	9,435,790
% of Total	85.46	76.09	3.92	5.53	10.61	18.37	58.35	43.27	58.74

County 34 - Gage

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 16,210	Value 1,429,700,630	Total Growth 16,061,060 (Sum 17, 25, & 41)
--	-----------------------	----------------------------	--

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	191	2,677,345	12	150,230	6	59,590	209	2,887,165	
10. Comm Improv Land	862	19,541,935	27	390,825	26	411,000	915	20,343,760	
11. Comm Improvements	884	99,094,050	32	4,459,520	39	9,953,195	955	113,506,765	
12. Comm Total	1,075	121,313,330	44	5,000,575	45	10,423,785	1,164	136,737,690	2,554,180
% of Total	92.35	88.71	3.78	3.65	3.86	7.62	7.18	9.56	15.90
13. Ind UnImp Land	8	248,865	5	32,530	1	2,110	14	283,505	
14. Ind Improv Land	14	618,565	13	470,085	3	224,760	30	1,313,410	
15. Ind Improvements	14	7,489,170	13	16,438,840	3	5,954,970	30	29,882,980	
16. Ind Total	22	8,356,600	18	16,941,455	4	6,181,840	44	31,479,895	170,085
% of Total	50.00	26.54	40.90	53.81	9.09	19.63	0.27	2.20	1.05
Comm+Ind Total	1,097	129,669,930	62	21,942,030	49	16,605,625	1,208	168,217,585	2,724,265
% of Total	90.81	77.08	5.13	13.04	4.05	9.87	7.45	11.76	16.96
17. Taxable Total	9,181	600,469,080	433	56,199,525	1,053	130,271,410	10,667	786,940,015	12,160,055
% of Total	86.06	76.30	4.05	4.35	9.87	14.44	65.80	55.04	75.71

County 34 - Gage

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	243	3,864,075	2,944,905	0	0	0
19. Commercial	74	1,702,500	17,096,630	0	0	0
20. Industrial	3	214,305	5,927,320	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	243	3,864,075	2,944,905
19. Commercial	0	0	0	74	1,702,500	17,096,630
20. Industrial	0	0	0	3	214,305	5,927,320
21. Other	0	0	0	0	0	0
22. Total Sch II				320	5,780,880	25,968,855

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	985	141	149	1,275

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	17,470	492	31,477,115	3,326	310,681,580	3,821	342,176,165
28. Ag-Improved Land	0	0	188	17,851,360	1,393	156,136,305	1,581	173,987,665
29. Ag-Improvements	0	0	196	16,134,450	1,526	110,462,335	1,722	126,596,785
30. Ag-Total Taxable							5,543	642,760,615

County 34 - Gage

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	129	133.000	1,213,000	
33. HomeSite Improvements	0		0	139		13,794,530	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	9	25.140	25,070	
36. FarmSite Impr Land	0	0.000	0	159	386.490	516,410	
37. FarmSite Improv	0		0	182		2,339,920	
38. FarmSite Total							
39. Road & Ditches		1.350			893.390		
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	57	57.000	564,000	57	57.000	564,000	
32. HomeSite Improv Land	971	1,013.100	8,627,490	1,100	1,146.100	9,840,490	
33. HomeSite Improvements	1,037		89,135,185	1,176		102,929,715	3,901,005
34. HomeSite Total				1,233	1,203.100	113,334,205	
35. FarmSite UnImp Land	86	223.380	340,380	95	248.520	365,450	
36. FarmSite Impr Land	1,203	3,040.070	3,904,540	1,362	3,426.560	4,420,950	
37. FarmSite Improv	1,464		21,327,150	1,646		23,667,070	0
38. FarmSite Total				1,741	3,675.080	28,453,470	
39. Road & Ditches		10,392.970			11,287.710		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,974	16,165.890	141,787,675	3,901,005

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.000	238,815	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	6	0.000	238,815

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	476	36,140.160	36,138,045
44. Recapture Val			0			40,592,695
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	3,493	365,115.390	350,527,970	3,969	401,255.550	386,666,015
44. Recapture Val			393,523,190			434,115,885

County 34 - Gage

2007 County Abstract of Assessment for Real Property, Form 45

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	238.200	424,895	2,778.890	5,876,485	3,017.090	6,301,380
46. 1A	0.000	0	611.870	1,216,815	8,218.010	17,259,090	8,829.880	18,475,905
47. 2A1	0.000	0	84.000	167,160	1,259.240	2,451,860	1,343.240	2,619,020
48. 2A	0.000	0	194.000	294,640	3,008.810	5,166,815	3,202.810	5,461,455
49. 3A1	0.000	0	0.000	0	27.000	49,510	27.000	49,510
50. 3A	0.000	0	37.000	56,240	170.000	253,340	207.000	309,580
51. 4A1	0.000	0	80.000	91,430	1,784.130	2,246,240	1,864.130	2,337,670
52. 4A	0.000	0	47.570	51,865	521.000	671,655	568.570	723,520
53. Total	0.000	0	1,292.640	2,303,045	17,767.080	33,974,995	19,059.720	36,278,040
Dryland:								
54. 1D1	0.000	0	248.870	300,475	1,207.460	1,625,290	1,456.330	1,925,765
55. 1D	1.000	1,300	1,567.880	1,820,595	4,478.520	5,286,610	6,047.400	7,108,505
56. 2D1	0.000	0	423.320	486,720	708.970	835,660	1,132.290	1,322,380
57. 2D	2.310	2,795	366.070	414,015	3,421.690	3,989,720	3,790.070	4,406,530
58. 3D1	0.000	0	7.560	8,785	251.600	285,525	259.160	294,310
59. 3D	0.000	0	12.310	13,910	968.220	1,100,280	980.530	1,114,190
60. 4D1	0.000	0	438.910	367,450	3,348.460	2,861,675	3,787.370	3,229,125
61. 4D	0.000	0	104.370	84,040	629.410	524,625	733.780	608,665
62. Total	3.310	4,095	3,169.290	3,495,990	15,014.330	16,509,385	18,186.930	20,009,470
Grass:								
63. 1G1	0.000	0	37.160	17,630	298.640	127,985	335.800	145,615
64. 1G	0.000	0	112.080	59,380	551.490	289,725	663.570	349,105
65. 2G1	0.000	0	8.000	4,130	283.680	121,740	291.680	125,870
66. 2G	0.000	0	75.620	37,245	783.420	397,175	859.040	434,420
67. 3G1	0.000	0	1.000	485	362.100	176,320	363.100	176,805
68. 3G	0.000	0	4.120	2,020	726.690	353,490	730.810	355,510
69. 4G1	0.000	0	169.000	74,670	1,946.720	840,530	2,115.720	915,200
70. 4G	0.000	0	197.090	75,920	2,648.560	899,805	2,845.650	975,725
71. Total	0.000	0	604.070	271,480	7,601.300	3,206,770	8,205.370	3,478,250
72. Waste	0.000	0	220.680	9,930	1,213.280	54,600	1,433.960	64,530
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	48.630		0.000		225.890		274.520	
75. Total	3.310	4,095	5,286.680	6,080,445	41,595.990	53,745,750	46,885.980	59,830,290

County 34 - Gage

2007 County Abstract of Assessment for Real Property, Form 45

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	3.000	4,860	3.000	4,860
46. 1A	0.000	0	58.000	81,220	72.000	116,640	130.000	197,860
47. 2A1	0.000	0	7.000	8,400	0.000	0	7.000	8,400
48. 2A	0.000	0	62.000	86,790	59.000	83,190	121.000	169,980
49. 3A1	0.000	0	0.000	0	2.000	2,050	2.000	2,050
50. 3A	0.000	0	2.000	1,740	38.000	38,950	40.000	40,690
51. 4A1	0.000	0	0.000	0	52.000	41,340	52.000	41,340
52. 4A	0.000	0	0.000	0	9.000	7,155	9.000	7,155
53. Total	0.000	0	129.000	178,150	235.000	294,185	364.000	472,335
Dryland:								
54. 1D1	0.000	0	444.940	471,635	1,614.520	1,711,385	2,059.460	2,183,020
55. 1D	0.000	0	327.380	347,020	6,993.540	7,413,155	7,320.920	7,760,175
56. 2D1	0.000	0	119.000	116,025	731.790	713,495	850.790	829,520
57. 2D	0.000	0	483.650	471,560	8,104.820	7,901,765	8,588.470	8,373,325
58. 3D1	0.000	0	44.000	38,500	420.500	365,865	464.500	404,365
59. 3D	0.000	0	486.100	405,890	5,634.270	4,697,085	6,120.370	5,102,975
60. 4D1	0.000	0	41.000	31,365	2,028.860	1,551,505	2,069.860	1,582,870
61. 4D	0.000	0	133.000	97,755	702.490	516,335	835.490	614,090
62. Total	0.000	0	2,079.070	1,979,750	26,230.790	24,870,590	28,309.860	26,850,340
Grass:								
63. 1G1	0.000	0	11.770	6,120	109.790	42,325	121.560	48,445
64. 1G	0.000	0	30.000	15,600	586.980	301,665	616.980	317,265
65. 2G1	0.000	0	20.000	9,800	265.540	123,640	285.540	133,440
66. 2G	0.000	0	62.000	30,380	1,889.360	920,370	1,951.360	950,750
67. 3G1	0.000	0	7.000	3,430	392.400	191,215	399.400	194,645
68. 3G	0.000	0	198.460	96,255	6,293.950	3,004,850	6,492.410	3,101,105
69. 4G1	0.000	0	13.500	5,805	913.360	405,205	926.860	411,010
70. 4G	0.000	0	135.090	54,665	2,667.310	1,074,480	2,802.400	1,129,145
71. Total	0.000	0	477.820	222,055	13,118.690	6,063,750	13,596.510	6,285,805
72. Waste	0.000	0	115.150	5,180	855.090	38,480	970.240	43,660
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	2,801.040	2,385,135	40,439.570	31,267,005	43,240.610	33,652,140

County 34 - Gage

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	309.230	483,240	781.840	1,258,125	1,091.070	1,741,365
46. 1A	0.000	0	367.830	597,585	4,660.090	7,538,870	5,027.920	8,136,455
47. 2A1	0.000	0	54.000	77,300	1,601.620	2,267,765	1,655.620	2,345,065
48. 2A	0.000	0	94.000	135,100	3,125.670	4,445,600	3,219.670	4,580,700
49. 3A1	0.000	0	2.000	2,670	136.000	166,380	138.000	169,050
50. 3A	0.000	0	26.000	34,710	1,898.570	2,150,675	1,924.570	2,185,385
51. 4A1	0.000	0	87.280	93,550	1,396.340	1,343,925	1,483.620	1,437,475
52. 4A	0.000	0	7.000	6,420	256.300	230,905	263.300	237,325
53. Total	0.000	0	947.340	1,430,575	13,856.430	19,402,245	14,803.770	20,832,820
Dryland:								
54. 1D1	0.000	0	615.700	724,075	2,160.340	2,483,875	2,776.040	3,207,950
55. 1D	0.000	0	1,089.730	1,268,645	16,008.790	18,525,350	17,098.520	19,793,995
56. 2D1	0.000	0	320.010	348,170	4,019.830	4,381,255	4,339.840	4,729,425
57. 2D	0.000	0	1,289.500	1,398,220	18,605.580	20,116,125	19,895.080	21,514,345
58. 3D1	0.000	0	37.000	39,780	1,263.740	1,352,610	1,300.740	1,392,390
59. 3D	0.000	0	657.170	675,345	12,146.980	12,405,455	12,804.150	13,080,800
60. 4D1	0.000	0	851.450	756,225	10,161.410	8,923,920	11,012.860	9,680,145
61. 4D	0.000	0	378.860	320,260	1,515.780	1,236,825	1,894.640	1,557,085
62. Total	0.000	0	5,239.420	5,530,720	65,882.450	69,425,415	71,121.870	74,956,135
Grass:								
63. 1G1	0.000	0	67.230	34,555	274.590	120,655	341.820	155,210
64. 1G	4.640	3,945	100.070	70,150	1,331.660	826,320	1,436.370	900,415
65. 2G1	0.000	0	79.000	33,195	819.210	453,405	898.210	486,600
66. 2G	0.000	0	161.730	100,015	3,113.740	1,744,860	3,275.470	1,844,875
67. 3G1	0.000	0	66.730	32,170	653.570	331,145	720.300	363,315
68. 3G	0.000	0	578.760	305,970	8,696.840	4,357,185	9,275.600	4,663,155
69. 4G1	0.000	0	319.930	164,305	4,040.520	1,817,345	4,360.450	1,981,650
70. 4G	0.000	0	780.920	319,315	4,565.510	1,874,665	5,346.430	2,193,980
71. Total	4.640	3,945	2,154.370	1,059,675	23,495.640	11,525,580	25,654.650	12,589,200
72. Waste	0.000	0	254.610	11,470	2,328.260	104,795	2,582.870	116,265
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		156.860		156.860	
75. Total	4.640	3,945	8,595.740	8,032,440	105,562.780	100,458,035	114,163.160	108,494,420

County 34 - Gage

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	307.670	613,805	746.510	1,488,990	1,054.180	2,102,795
46. 1A	0.000	0	480.800	959,200	3,958.430	7,855,155	4,439.230	8,814,355
47. 2A1	0.000	0	210.210	371,320	564.060	1,001,880	774.270	1,373,200
48. 2A	0.000	0	380.640	616,105	2,762.420	4,396,975	3,143.060	5,013,080
49. 3A1	0.000	0	0.000	0	183.000	278,010	183.000	278,010
50. 3A	0.000	0	221.000	320,320	1,346.390	1,984,590	1,567.390	2,304,910
51. 4A1	0.000	0	360.000	493,265	2,043.320	2,799,315	2,403.320	3,292,580
52. 4A	0.000	0	64.000	86,760	355.300	463,225	419.300	549,985
53. Total	0.000	0	2,024.320	3,460,775	11,959.430	20,268,140	13,983.750	23,728,915
Dryland:								
54. 1D1	0.000	0	1,167.360	1,812,320	2,397.140	3,715,775	3,564.500	5,528,095
55. 1D	0.000	0	3,819.070	5,711,205	31,227.200	46,705,960	35,046.270	52,417,165
56. 2D1	0.000	0	797.660	1,065,560	5,222.330	6,974,325	6,019.990	8,039,885
57. 2D	0.000	0	3,694.960	4,442,490	37,455.790	44,865,005	41,150.750	49,307,495
58. 3D1	0.000	0	571.080	672,140	4,581.240	5,393,345	5,152.320	6,065,485
59. 3D	0.000	0	2,424.930	2,687,010	27,734.570	30,694,600	30,159.500	33,381,610
60. 4D1	0.000	0	3,641.330	3,572,090	26,932.600	26,220,310	30,573.930	29,792,400
61. 4D	0.000	0	801.070	712,660	4,646.960	4,101,195	5,448.030	4,813,855
62. Total	0.000	0	16,917.460	20,675,475	140,197.830	168,670,515	157,115.290	189,345,990
Grass:								
63. 1G1	0.000	0	104.800	53,705	202.500	112,095	307.300	165,800
64. 1G	0.000	0	379.870	228,365	1,588.780	958,000	1,968.650	1,186,365
65. 2G1	0.000	0	168.000	84,700	1,653.990	854,315	1,821.990	939,015
66. 2G	0.000	0	391.190	213,520	3,605.880	1,900,940	3,997.070	2,114,460
67. 3G1	0.000	0	200.400	96,140	2,339.570	1,134,580	2,539.970	1,230,720
68. 3G	0.000	0	868.290	419,750	11,810.650	5,639,270	12,678.940	6,059,020
69. 4G1	0.000	0	1,192.040	510,935	6,114.000	2,565,320	7,306.040	3,076,255
70. 4G	0.000	0	1,750.820	644,910	9,048.340	3,656,860	10,799.160	4,301,770
71. Total	0.000	0	5,055.410	2,252,025	36,363.710	16,821,380	41,419.120	19,073,405
72. Waste	0.000	0	637.890	28,720	3,483.970	156,795	4,121.860	185,515
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		15.360		0.000		15.360	
75. Total	0.000	0	24,635.080	26,416,995	192,004.940	205,916,830	216,640.020	232,333,825

County 34 - Gage

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	6.000	10,380	168.000	303,740	174.000	314,120
46. 1A	0.000	0	79.230	133,900	574.110	1,006,305	653.340	1,140,205
47. 2A1	0.000	0	9.000	12,690	51.000	71,910	60.000	84,600
48. 2A	0.000	0	21.000	29,610	359.710	507,190	380.710	536,800
49. 3A1	0.000	0	0.000	0	24.000	24,960	24.000	24,960
50. 3A	0.000	0	0.000	0	208.000	228,245	208.000	228,245
51. 4A1	0.000	0	26.110	20,495	259.000	204,715	285.110	225,210
52. 4A	0.000	0	0.000	0	104.000	82,065	104.000	82,065
53. Total	0.000	0	141.340	207,075	1,747.820	2,429,130	1,889.160	2,636,205
Dryland:								
54. 1D1	6.650	7,250	140.790	153,215	2,027.190	2,161,855	2,174.630	2,322,320
55. 1D	2.000	2,180	1,245.270	1,324,755	10,946.390	11,642,485	12,193.660	12,969,420
56. 2D1	0.000	0	159.030	152,915	2,433.180	2,278,195	2,592.210	2,431,110
57. 2D	0.000	0	1,266.220	1,197,255	14,936.550	14,080,975	16,202.770	15,278,230
58. 3D1	0.000	0	92.000	77,200	2,570.600	2,154,065	2,662.600	2,231,265
59. 3D	0.000	0	561.370	444,965	10,424.050	8,271,605	10,985.420	8,716,570
60. 4D1	0.000	0	489.410	363,260	9,563.190	7,058,235	10,052.600	7,421,495
61. 4D	0.000	0	107.000	78,645	2,733.540	1,999,520	2,840.540	2,078,165
62. Total	8.650	9,430	4,061.090	3,792,210	55,634.690	49,646,935	59,704.430	53,448,575
Grass:								
63. 1G1	0.000	0	11.000	4,360	125.070	58,785	136.070	63,145
64. 1G	0.000	0	129.000	72,260	769.520	417,340	898.520	489,600
65. 2G1	0.000	0	24.000	10,800	999.600	480,020	1,023.600	490,820
66. 2G	0.000	0	203.210	101,875	1,604.800	796,175	1,808.010	898,050
67. 3G1	0.000	0	48.000	24,270	2,453.700	1,207,700	2,501.700	1,231,970
68. 3G	0.000	0	547.890	270,650	6,508.160	3,198,150	7,056.050	3,468,800
69. 4G1	0.000	0	199.200	91,560	2,735.150	1,218,420	2,934.350	1,309,980
70. 4G	0.000	0	189.400	78,925	5,830.660	2,448,635	6,020.060	2,527,560
71. Total	0.000	0	1,351.700	654,700	21,026.660	9,825,225	22,378.360	10,479,925
72. Waste	0.000	0	111.000	4,995	2,056.740	92,565	2,167.740	97,560
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	8.650	9,430	5,665.130	4,658,980	80,465.910	61,993,855	86,139.690	66,662,265

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	4,534.640	7,579,620	45,565.760	76,368,695	50,100.400	83,948,315
77.Dry Land	11.960	13,525	31,466.330	35,474,145	302,960.090	329,122,840	334,438.380	364,610,510
78.Grass	4.640	3,945	9,643.370	4,459,935	101,606.000	47,442,705	111,254.010	51,906,585
79.Waste	0.000	0	1,339.330	60,295	9,937.340	447,235	11,276.670	507,530
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	48.630	0	15.360	0	382.750	0	446.740	0
82.Total	16.600	17,470	46,983.670	47,573,995	460,069.190	453,381,475	507,069.460	500,972,940

2007 Agricultural Land Detail

County 34 - Gage

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3,017.090	15.83%	6,301,380	17.37%	2,088.562
1A	8,829.880	46.33%	18,475,905	50.93%	2,092.429
2A1	1,343.240	7.05%	2,619,020	7.22%	1,949.778
2A	3,202.810	16.80%	5,461,455	15.05%	1,705.207
3A1	27.000	0.14%	49,510	0.14%	1,833.703
3A	207.000	1.09%	309,580	0.85%	1,495.555
4A1	1,864.130	9.78%	2,337,670	6.44%	1,254.027
4A	568.570	2.98%	723,520	1.99%	1,272.525
Irrigated Total	19,059.720	100.00%	36,278,040	100.00%	1,903.387

Dry:

1D1	1,456.330	8.01%	1,925,765	9.62%	1,322.341
1D	6,047.400	33.25%	7,108,505	35.53%	1,175.464
2D1	1,132.290	6.23%	1,322,380	6.61%	1,167.881
2D	3,790.070	20.84%	4,406,530	22.02%	1,162.651
3D1	259.160	1.42%	294,310	1.47%	1,135.630
3D	980.530	5.39%	1,114,190	5.57%	1,136.314
4D1	3,787.370	20.82%	3,229,125	16.14%	852.603
4D	733.780	4.03%	608,665	3.04%	829.492
Dry Total	18,186.930	100.00%	20,009,470	100.00%	1,100.211

Grass:

1G1	335.800	4.09%	145,615	4.19%	433.636
1G	663.570	8.09%	349,105	10.04%	526.101
2G1	291.680	3.55%	125,870	3.62%	431.534
2G	859.040	10.47%	434,420	12.49%	505.704
3G1	363.100	4.43%	176,805	5.08%	486.931
3G	730.810	8.91%	355,510	10.22%	486.460
4G1	2,115.720	25.78%	915,200	26.31%	432.571
4G	2,845.650	34.68%	975,725	28.05%	342.883
Grass Total	8,205.370	100.00%	3,478,250	100.00%	423.899

Irrigated Total	19,059.720	40.65%	36,278,040	60.63%	1,903.387
Dry Total	18,186.930	38.79%	20,009,470	33.44%	1,100.211
Grass Total	8,205.370	17.50%	3,478,250	5.81%	423.899
Waste	1,433.960	3.06%	64,530	0.11%	45.001
Other	0.000	0.00%	0	0.00%	0.000
Exempt	274.520	0.59%			
Market Area Total	46,885.980	100.00%	59,830,290	100.00%	1,276.080

As Related to the County as a Whole

Irrigated Total	19,059.720	38.04%	36,278,040	43.21%	
Dry Total	18,186.930	5.44%	20,009,470	5.49%	
Grass Total	8,205.370	7.38%	3,478,250	6.70%	
Waste	1,433.960	12.72%	64,530	12.71%	
Other	0.000	0.00%	0	0.00%	
Exempt	274.520	61.45%			
Market Area Total	46,885.980	9.25%	59,830,290	11.94%	

2007 Agricultural Land Detail

County 34 - Gage

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	3.000	0.82%	4,860	1.03%	1,620.000
1A	130.000	35.71%	197,860	41.89%	1,522.000
2A1	7.000	1.92%	8,400	1.78%	1,200.000
2A	121.000	33.24%	169,980	35.99%	1,404.793
3A1	2.000	0.55%	2,050	0.43%	1,025.000
3A	40.000	10.99%	40,690	8.61%	1,017.250
4A1	52.000	14.29%	41,340	8.75%	795.000
4A	9.000	2.47%	7,155	1.51%	795.000
Irrigated Total	364.000	100.00%	472,335	100.00%	1,297.623

Dry:

1D1	2,059.460	7.27%	2,183,020	8.13%	1,059.996
1D	7,320.920	25.86%	7,760,175	28.90%	1,059.999
2D1	850.790	3.01%	829,520	3.09%	974.999
2D	8,588.470	30.34%	8,373,325	31.19%	974.949
3D1	464.500	1.64%	404,365	1.51%	870.538
3D	6,120.370	21.62%	5,102,975	19.01%	833.769
4D1	2,069.860	7.31%	1,582,870	5.90%	764.723
4D	835.490	2.95%	614,090	2.29%	735.005
Dry Total	28,309.860	100.00%	26,850,340	100.00%	948.444

Grass:

1G1	121.560	0.89%	48,445	0.77%	398.527
1G	616.980	4.54%	317,265	5.05%	514.222
2G1	285.540	2.10%	133,440	2.12%	467.325
2G	1,951.360	14.35%	950,750	15.13%	487.224
3G1	399.400	2.94%	194,645	3.10%	487.343
3G	6,492.410	47.75%	3,101,105	49.34%	477.650
4G1	926.860	6.82%	411,010	6.54%	443.443
4G	2,802.400	20.61%	1,129,145	17.96%	402.920
Grass Total	13,596.510	100.00%	6,285,805	100.00%	462.310

Irrigated Total	364.000	0.84%	472,335	1.40%	1,297.623
Dry Total	28,309.860	65.47%	26,850,340	79.79%	948.444
Grass Total	13,596.510	31.44%	6,285,805	18.68%	462.310
Waste	970.240	2.24%	43,660	0.13%	44.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	43,240.610	100.00%	33,652,140	100.00%	778.253

As Related to the County as a Whole

Irrigated Total	364.000	0.73%	472,335	0.56%	
Dry Total	28,309.860	8.46%	26,850,340	7.36%	
Grass Total	13,596.510	12.22%	6,285,805	12.11%	
Waste	970.240	8.60%	43,660	8.60%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	43,240.610	8.53%	33,652,140	6.72%	

2007 Agricultural Land Detail

County 34 - Gage

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,091.070	7.37%	1,741,365	8.36%	1,596.015
1A	5,027.920	33.96%	8,136,455	39.06%	1,618.254
2A1	1,655.620	11.18%	2,345,065	11.26%	1,416.427
2A	3,219.670	21.75%	4,580,700	21.99%	1,422.723
3A1	138.000	0.93%	169,050	0.81%	1,225.000
3A	1,924.570	13.00%	2,185,385	10.49%	1,135.518
4A1	1,483.620	10.02%	1,437,475	6.90%	968.897
4A	263.300	1.78%	237,325	1.14%	901.348
Irrigated Total	14,803.770	100.00%	20,832,820	100.00%	1,407.264

Dry:

1D1	2,776.040	3.90%	3,207,950	4.28%	1,155.584
1D	17,098.520	24.04%	19,793,995	26.41%	1,157.643
2D1	4,339.840	6.10%	4,729,425	6.31%	1,089.769
2D	19,895.080	27.97%	21,514,345	28.70%	1,081.390
3D1	1,300.740	1.83%	1,392,390	1.86%	1,070.459
3D	12,804.150	18.00%	13,080,800	17.45%	1,021.606
4D1	11,012.860	15.48%	9,680,145	12.91%	878.985
4D	1,894.640	2.66%	1,557,085	2.08%	821.836
Dry Total	71,121.870	100.00%	74,956,135	100.00%	1,053.911

Grass:

1G1	341.820	1.33%	155,210	1.23%	454.069
1G	1,436.370	5.60%	900,415	7.15%	626.868
2G1	898.210	3.50%	486,600	3.87%	541.744
2G	3,275.470	12.77%	1,844,875	14.65%	563.239
3G1	720.300	2.81%	363,315	2.89%	504.394
3G	9,275.600	36.16%	4,663,155	37.04%	502.733
4G1	4,360.450	17.00%	1,981,650	15.74%	454.459
4G	5,346.430	20.84%	2,193,980	17.43%	410.363
Grass Total	25,654.650	100.00%	12,589,200	100.00%	490.718

Irrigated Total	14,803.770	12.97%	20,832,820	19.20%	1,407.264
Dry Total	71,121.870	62.30%	74,956,135	69.09%	1,053.911
Grass Total	25,654.650	22.47%	12,589,200	11.60%	490.718
Waste	2,582.870	2.26%	116,265	0.11%	45.013
Other	0.000	0.00%	0	0.00%	0.000
Exempt	156.860	0.14%			
Market Area Total	114,163.160	100.00%	108,494,420	100.00%	950.345

As Related to the County as a Whole

Irrigated Total	14,803.770	29.55%	20,832,820	24.82%	
Dry Total	71,121.870	21.27%	74,956,135	20.56%	
Grass Total	25,654.650	23.06%	12,589,200	24.25%	
Waste	2,582.870	22.90%	116,265	22.91%	
Other	0.000	0.00%	0	0.00%	
Exempt	156.860	35.11%			
Market Area Total	114,163.160	22.51%	108,494,420	21.66%	

2007 Agricultural Land Detail

County 34 - Gage

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,054.180	7.54%	2,102,795	8.86%	1,994.721
1A	4,439.230	31.75%	8,814,355	37.15%	1,985.559
2A1	774.270	5.54%	1,373,200	5.79%	1,773.541
2A	3,143.060	22.48%	5,013,080	21.13%	1,594.967
3A1	183.000	1.31%	278,010	1.17%	1,519.180
3A	1,567.390	11.21%	2,304,910	9.71%	1,470.540
4A1	2,403.320	17.19%	3,292,580	13.88%	1,370.013
4A	419.300	3.00%	549,985	2.32%	1,311.674
Irrigated Total	13,983.750	100.00%	23,728,915	100.00%	1,696.892
Dry:					
1D1	3,564.500	2.27%	5,528,095	2.92%	1,550.875
1D	35,046.270	22.31%	52,417,165	27.68%	1,495.656
2D1	6,019.990	3.83%	8,039,885	4.25%	1,335.531
2D	41,150.750	26.19%	49,307,495	26.04%	1,198.216
3D1	5,152.320	3.28%	6,065,485	3.20%	1,177.233
3D	30,159.500	19.20%	33,381,610	17.63%	1,106.835
4D1	30,573.930	19.46%	29,792,400	15.73%	974.438
4D	5,448.030	3.47%	4,813,855	2.54%	883.595
Dry Total	157,115.290	100.00%	189,345,990	100.00%	1,205.140
Grass:					
1G1	307.300	0.74%	165,800	0.87%	539.537
1G	1,968.650	4.75%	1,186,365	6.22%	602.628
2G1	1,821.990	4.40%	939,015	4.92%	515.378
2G	3,997.070	9.65%	2,114,460	11.09%	529.002
3G1	2,539.970	6.13%	1,230,720	6.45%	484.541
3G	12,678.940	30.61%	6,059,020	31.77%	477.880
4G1	7,306.040	17.64%	3,076,255	16.13%	421.056
4G	10,799.160	26.07%	4,301,770	22.55%	398.343
Grass Total	41,419.120	100.00%	19,073,405	100.00%	460.497
<hr/>					
Irrigated Total	13,983.750	6.45%	23,728,915	10.21%	1,696.892
Dry Total	157,115.290	72.52%	189,345,990	81.50%	1,205.140
Grass Total	41,419.120	19.12%	19,073,405	8.21%	460.497
Waste	4,121.860	1.90%	185,515	0.08%	45.007
Other	0.000	0.00%	0	0.00%	0.000
Exempt	15.360	0.01%			
Market Area Total	216,640.020	100.00%	232,333,825	100.00%	1,072.441

As Related to the County as a Whole

Irrigated Total	13,983.750	27.91%	23,728,915	28.27%	
Dry Total	157,115.290	46.98%	189,345,990	51.93%	
Grass Total	41,419.120	37.23%	19,073,405	36.75%	
Waste	4,121.860	36.55%	185,515	36.55%	
Other	0.000	0.00%	0	0.00%	
Exempt	15.360	3.44%			
Market Area Total	216,640.020	42.72%	232,333,825	46.38%	

2007 Agricultural Land Detail

County 34 - Gage

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	174.000	9.21%	314,120	11.92%	1,805.287
1A	653.340	34.58%	1,140,205	43.25%	1,745.193
2A1	60.000	3.18%	84,600	3.21%	1,410.000
2A	380.710	20.15%	536,800	20.36%	1,409.997
3A1	24.000	1.27%	24,960	0.95%	1,040.000
3A	208.000	11.01%	228,245	8.66%	1,097.331
4A1	285.110	15.09%	225,210	8.54%	789.905
4A	104.000	5.51%	82,065	3.11%	789.086
Irrigated Total	1,889.160	100.00%	2,636,205	100.00%	1,395.437

Dry:

1D1	2,174.630	3.64%	2,322,320	4.34%	1,067.915
1D	12,193.660	20.42%	12,969,420	24.27%	1,063.619
2D1	2,592.210	4.34%	2,431,110	4.55%	937.852
2D	16,202.770	27.14%	15,278,230	28.58%	942.939
3D1	2,662.600	4.46%	2,231,265	4.17%	838.002
3D	10,985.420	18.40%	8,716,570	16.31%	793.467
4D1	10,052.600	16.84%	7,421,495	13.89%	738.266
4D	2,840.540	4.76%	2,078,165	3.89%	731.609
Dry Total	59,704.430	100.00%	53,448,575	100.00%	895.219

Grass:

1G1	136.070	0.61%	63,145	0.60%	464.062
1G	898.520	4.02%	489,600	4.67%	544.896
2G1	1,023.600	4.57%	490,820	4.68%	479.503
2G	1,808.010	8.08%	898,050	8.57%	496.706
3G1	2,501.700	11.18%	1,231,970	11.76%	492.453
3G	7,056.050	31.53%	3,468,800	33.10%	491.606
4G1	2,934.350	13.11%	1,309,980	12.50%	446.429
4G	6,020.060	26.90%	2,527,560	24.12%	419.856
Grass Total	22,378.360	100.00%	10,479,925	100.00%	468.306

Irrigated Total	1,889.160	2.19%	2,636,205	3.95%	1,395.437
Dry Total	59,704.430	69.31%	53,448,575	80.18%	895.219
Grass Total	22,378.360	25.98%	10,479,925	15.72%	468.306
Waste	2,167.740	2.52%	97,560	0.15%	45.005
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	86,139.690	100.00%	66,662,265	100.00%	773.885

As Related to the County as a Whole

Irrigated Total	1,889.160	3.77%	2,636,205	3.14%	
Dry Total	59,704.430	17.85%	53,448,575	14.66%	
Grass Total	22,378.360	20.11%	10,479,925	20.19%	
Waste	2,167.740	19.22%	97,560	19.22%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	86,139.690	16.99%	66,662,265	13.31%	

2007 Agricultural Land Detail

County 34 - Gage

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	4,534.640	7,579,620	45,565.760	76,368,695
Dry	11.960	13,525	31,466.330	35,474,145	302,960.090	329,122,840
Grass	4.640	3,945	9,643.370	4,459,935	101,606.000	47,442,705
Waste	0.000	0	1,339.330	60,295	9,937.340	447,235
Other	0.000	0	0.000	0	0.000	0
Exempt	48.630	0	15.360	0	382.750	0
Total	16.600	17,470	46,983.670	47,573,995	460,069.190	453,381,475

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	50,100.400	83,948,315	50,100.400	9.88%	83,948,315	16.76%	1,675.601
Dry	334,438.380	364,610,510	334,438.380	65.96%	364,610,510	72.78%	1,090.217
Grass	111,254.010	51,906,585	111,254.010	21.94%	51,906,585	10.36%	466.559
Waste	11,276.670	507,530	11,276.670	2.22%	507,530	0.10%	45.007
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	446.740	0	446.740	0.09%	0	0.00%	0.000
Total	507,069.460	500,972,940	507,069.460	100.00%	500,972,940	100.00%	987.976

* Department of Property Assessment & Taxation Calculates

**Gage County
3-Year Plan
2006**

COUNTY DESCRIPTION

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Only	Improvement
Residential/Recreation	9435		\$ 605,591,665		\$ 82,955,700	\$ 522,635,965
Commercial/Industrial	1201		\$ 165,897,880		\$ 24,588,860	\$ 141,309,020
Agricultural	5545/ 507,376.76		\$ 613,917,040		\$491,075,850	\$ 122,841,190
Total	16,181		\$ 1,385,406,585		\$598,620,410	\$ 786,786,175

Budget, Staffing, and Contracts

Budget

2006 Proposed Budget = \$194,990.00 (including salaries)

\$8000 is allotted for education, lodging, and other travel related expenses.

Proposed Appraisal Budget = \$6000 (Contracted) Appraisal Maintenance \$38,000
(Contracted)

Budget Comments

An additional amount of approximately \$178,500 being requested to help obtain a reappraisal of the the City of Beatrice Residential Properties for 2007 (this being a 2 year project)

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system.

Real Property Appraisal Technician: responsible for all 521's, updating and developing the GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work.

Contract Appraiser

Bob Thoma is contracted for approximately 240 hours. His responsibilities include developing valuation studies, for agricultural properties..

Contract Appraiser

Darrell Stanard is contracted for 4 days a month. His responsibilities include sales verification, appraisal maintenance and pickup work and developing valuation studies.

2006 R & O Statistics

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>	<u>Confidence Intervals around the median</u>
Residential	98.00	19.78	108.82	97.28-98.66
Commercial	96.90	19.01	100.86	95.56-98.58
Agricultural Special Value	80.00	N/A	N/A	N/A
Agricultural Recapture	75.24	21.10	108.33	72.89-79.56

Statistical Definitions

Median Ratio: the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Coefficient of Dispersion (COD): a measurement of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Average Absolute Deviation (AVG.ABS.DEV.): the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Price Related Differential (PRD): a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Mean Ratio: the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Weighted mean ratio: the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

3 Year Appraisal Plan

Appraisal Definitions

50-001.02 **Appraisal** shall mean a written opinion of value of real property. An appraisal shall set forth an opinion of value of an adequately described property, as of a specified date, and shall be supported by an analysis of relevant data. For the purposes of property taxation, appraisal, reappraisal, and mass appraisal are interchangeable terms; except, reappraisal may mean a subsequent or second appraisal needed to correct an error in an appraisal. For purposes of these regulations the term appraisal shall be used, unless the context requires otherwise. All appraisals shall meet the standards as promulgated by the Appraisal Standards Board of the Appraisal Foundation in the Uniform Standards of Professional Appraisal Practice, effective as currently updated, including Standard 6, Mass Appraisal and Reporting in conjunction with existing “Statements on Appraisal Standards” and “Advisory Opinions”. A copy of the Uniform Standards of Professional Appraisal Practice is on file at the office of the Property Tax Administrator.

Reg 50-001.22 **Appraisal or assessed value adjustment** shall mean an action taken by the assessor, Tax Equalization and Review Commission, Agricultural and Horticultural Land Valuation Board or other lawful body that changes the valuation of a class or subclass of property by a percentage, and is based primarily on the analysis of an assessment sales ratio study. This contrasts to an appraisal update which is a change or model calibration based on appraisal process and rooted in the analysis of the market.

Reg 50-001.06 **Appraisal maintenance**, or pick-up work, is the collection of specific data relating to new construction, remodeling, additions, alterations, and removals of existing buildings or structures. Pick-up work may also include: changes in zoning, use or annexation, the addition, deletion or change in characteristics of encumbrances such as leases, easements, or special programs (eg., Conservation Reserve Program); and the addition, deletion or change in characteristics external to the property, including, but not limited to, amenities such as paving, utilities and proximity to favorable or unfavorable influences, such as schools, libraries, city dumps, sewage treatment facilities, or meatpacking plants. The data shall be gathered in a systematic process so that all properties are treated uniformly. The value of property analyzed in an appraisal maintenance project shall be equalized with comparable properties.

Reg 50-001-.03 **Appraisal process** shall mean a systematic analysis of the factors that affect the value of real property. It is a documented, orderly program by which the problem is defined, the work necessary to solve the problem is planned, and the necessary data gathered, classified, analyzed, and interpreted into a written opinion of value. In the assessment process, it is the function for determining assessed value. For purposes of property taxation, it shall include the

grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.

Reg 50-001-.05 **Appraisal update** shall mean an appraisal in which all or a part of the data collection process is determined to be unnecessary (a limited appraisal) but there is a need to adjust values on all of the properties within a defined class or subclass. This includes, but is not limited to recalibration of a market model or cost model involving implementation of more current cost data or adjustments to value by a percentage, and applied uniformly to all property within a defined class or subclass of property.

Reg 50-001.19 **Market Analysis** is a study of general real estate market conditions that affect the competitive supply, demand, and prices for particular types of facilities of properties.

2007

Residential

For 2007, the county plans to reappraise half of the residential properties in Beatrice. This will include a physical inspection of all homes located in Beatrice. There are approximately 5500 residential parcels in Beatrice, so reviewing half of these properties would be approximately 2750.

The physical inspection will include verifying all information located on the property record card along with taking new digital pictures. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation and the sales comparison approach through modeling within the CAMA system. The 50% of properties chosen for review in the first year will be chosen as to represent the entire population of Beatrice. The aggregated change in value in the 50% that were physically reviewed will be applied to the other 50% of the properties. Completion of this project also depends on obtaining a contract for appraisal services. Sales review and pick-up work will also be completed for residential purposes.

Commercial

There will only be appraisal maintenance for the commercial properties in 2007, since all commercial and industrial properties were reappraised in 2004. However, it is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class. Sales review and pickup work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by the contract appraiser by utilizing the county's current CAMA system. Sales review and pick-up work will also be completed for agricultural properties.

2008

Residential

For 2008, the county plans to reappraise the other half of the residential properties in Beatrice. This will include a physical inspection of all homes located in Beatrice. There are approximately 5500 residential parcels in Beatrice, so reviewing half of these properties would be approximately 2750. The physical inspection will include verifying all information located on the property record card along with taking new digital pictures. Interior inspection will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation and the sales comparison approach through modeling within the CAMA system. The aggregated change in value in the 50% that were physically reviewed will be applied to the other 50% of the properties. Completion of this project also depends on obtaining a contract for appraisal service or developing an in-house appraisal staff. Sales review and pick-up work will also be completed for residential properties.

Commercial

There will be an appraisal maintenance for the commercial properties in 2008. It is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class. Sales review and pick-up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by the contract appraiser by utilizing the county's current CAMA system. Sales review and pick-up work will also be completed for agricultural properties.

2009

Residential

For 2009, there will only be appraisal maintenance for the residential properties. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pickup work will also be completed.

Commercial

For 2009, the county will need to determine if we begin a new cycle for reappraisal or do an in house appraisal based on sales information and data. Sales review and pick-up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. Sales review and pick-up work will also be completed for agricultural properties.

Patricia Milligan, Gage County Assessor

2007 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Gage 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.

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

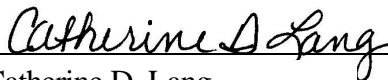
It is my opinion that the level of value of the special valuation of the class of agricultural land in Gage County is 73% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Gage County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Gage County is 71% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Gage County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

Special Value Section Correlation for Gage County

I. Agricultural Land Value Correlation

This correlation section does not apply to Gage County as Gage County is 100% special value, and is measured by the 994 analysis.

Special Value Section Correlation for Gage County

II. Special Value Correlation

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Gage County with the assessor. The County accepted the results and offered to additional information to dispute the preliminary measurement process. Based upon a review of the preliminary statistics, the County made minor increases to irrigated, dry and grass values. Each land use is within the acceptable range.

COUNTY REPORT OF THE 2007 SPECIAL VALUATION PROCESS

GAGE

2006 ABSTRACT DATA		2007 ABSTRACT DATA		Rates Used	
MAJOR AGLAND USE	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	9.60%	49,825	9.88%	50,100	IRRIGATED RATE 7.50%
Dryland	64.51%	334,942	65.96%	334,438	DRYLAND RATE 5.40%
Grassland	21.46%	111,398	21.94%	111,254	GRASS RATE 3.80%
* Waste	2.17%	11,277	2.22%	11,277	
* Other	0.00%	0	0.00%	0	
All Agland	97.74%	507,443	100.00%	507,069	
Non-Agland	2.26%	11,740			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
8,226,560	79,939,797	IRRIGATED	109,687,463	165.11	72.88%
26,304,992	347,553,081	DRYLAND	487,129,481	78.54	71.35%
2,564,187	49,874,544	GRASSLAND	67,478,606	23.02	73.91%
37,095,739	477,367,422	All IRR-DRY-GRASS	664,295,550	74.76	71.86%

ESTIMATED LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	2007 Indicated Level of Value
8,271,979	81,061,287	IRRIGATED	110,293,057	165.11	73.50%
26,265,403	352,058,621	DRYLAND	486,396,349	78.54	72.38%
2,560,862	50,105,364	GRASSLAND	67,391,107	23.02	74.35%
37,098,244	483,225,272	All IRR-DRY-GRASS	664,080,513	74.76	72.77%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation	
2006	@ \$ 1,604.40
2007	@ \$ 1,617.98
PERCENT CHANGE	= 0.85%

Average Value Per Acre of DRY Agricultural Land - Special Valuation	
2006	@ \$ 1,037.65
2007	@ \$ 1,052.69
PERCENT CHANGE	= 1.45%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation	
2006	@ \$ 447.71
2007	@ \$ 450.37
PERCENT CHANGE	= 0.59%

NOTES: * Waste and other classes are excluded from the measurement process.

COUNTY REPORT OF THE 2007 SPECIAL VALUATION PROCESS

GAGE

2006 ABSTRACT DATA

2007 ABSTRACT DATA

Rates Used

MAJOR AGLAND USE	2006 % of ALL CLASSIFIED AGLAND	2006 ABSTRACT ACRES	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	9.60%	49,825			IRRIGATED RATE
Dryland	64.51%	334,942			7.50%
Grassland	21.46%	111,398			DRYLAND RATE
* Waste	2.17%	11,277			5.40%
* Other	0.00%	0			GRASS RATE
All Agland	97.74%	507,443			3.80%
Non-Agland	2.26%	11,740			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2006 ABSTRACT

Estimated Rent	2006 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
8,226,560	79,939,797	IRRIGATED	109,687,463	165.11	72.88%
26,304,992	347,553,081	DRYLAND	487,129,481	78.54	71.35%
2,564,187	49,874,544	GRASSLAND	67,478,606	23.02	73.91%
37,095,739	477,367,422	All IRR-DRY-GRASS	664,295,550	74.76	71.86%

ESTIMATED LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	2007 Indicated Level of Value
		IRRIGATED			
		DRYLAND			
		GRASSLAND			
		All IRR-DRY-GRASS			

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation	
2006	@ \$ 1,604.40
2007	@
PERCENT CHANGE	= -2.96%

Average Value Per Acre of DRY Agricultural Land - Special Valuation	
2006	@ \$ 1,037.65
2007	@
PERCENT CHANGE	= -3.99%

Average Value Per Acre of GRASS Agricultural Land - Special Valuation	
2006	@ \$ 447.71
2007	@
PERCENT CHANGE	= -3.70%

NOTES: * Waste and other classes are excluded from the measurement process.

Special Value Section Correlation for Gage County

III. Recapture Value Correlation

Gage County has been recognized as having a value that has influence outside of the agricultural market. The County's recapture values are set from the influenced sales that occur in Gage County. It should be noted that properties in market are 2 have the same special value as recapture value. This area within the County is the base for determining the special value for the remainder of the County. This area did reduce in size for 2007. The County's overall calculated median is 71% for recapture values. There is not any other information available at this time that would suggest a level of value different than the median. The preliminary median was 66%, and the County reported several increased to the recapture valuations, including a 7% overall increase in Area 1. The assessment actions would be consistent with the statistical change in the sales file. The median and mean measures of central tendency are within acceptable guidelines. The weighted mean is just below acceptable guidelines. The Reports and Opinion statistics along with the assessment practices in Gage County support a level of value at 71% for the recapture value.

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5853

Type: Qualified

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

NUMBER of Sales:	131	MEDIAN:	71	COV:	34.22	95% Median C.I.:	66.96 to 73.94	(! : Derived)
(AgLand) TOTAL Sales Price:	22,962,524	WGT. MEAN:	68	STD:	25.30	95% Wgt. Mean C.I.:	65.31 to 71.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,962,524	MEAN:	74	AVG.ABS.DEV:	17.57	95% Mean C.I.:	69.61 to 78.27	
(AgLand) TOTAL Assessed Value:	15,702,465							
AVG. Adj. Sales Price:	175,286	COD:	24.81	MAX Sales Ratio:	194.97			
AVG. Assessed Value:	119,866	PRD:	108.12	MIN Sales Ratio:	28.45			

Printed: 04/03/2007 15:23:23

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	6	78.54	81.58	76.57	13.12	106.54	65.80	103.65	65.80 to 103.65	126,752	97,056
10/01/03 TO 12/31/03	11	90.64	88.81	86.59	10.27	102.56	67.88	102.99	78.14 to 102.64	134,809	116,730
01/01/04 TO 03/31/04	13	79.56	83.75	76.40	17.08	109.61	62.97	113.92	66.66 to 103.31	124,748	95,313
04/01/04 TO 06/30/04	7	118.41	115.38	98.53	31.43	117.10	57.35	194.97	57.35 to 194.97	69,857	68,828
07/01/04 TO 09/30/04	2	74.90	74.90	72.68	16.47	103.05	62.56	87.23	N/A	262,000	190,415
10/01/04 TO 12/31/04	12	69.22	67.23	67.55	17.69	99.53	28.45	91.05	51.76 to 79.55	223,537	151,004
01/01/05 TO 03/31/05	20	70.85	75.38	73.50	21.85	102.56	46.61	107.51	59.50 to 88.84	179,530	131,946
04/01/05 TO 06/30/05	6	66.56	63.93	67.05	15.15	95.34	37.95	80.36	37.95 to 80.36	172,853	115,891
07/01/05 TO 09/30/05	5	56.70	81.20	57.27	60.97	141.79	42.81	182.64	N/A	160,355	91,834
10/01/05 TO 12/31/05	19	63.22	61.86	63.38	16.59	97.60	35.87	92.81	53.04 to 71.69	224,302	142,153
01/01/06 TO 03/31/06	17	70.29	69.33	64.57	24.16	107.37	40.30	113.17	50.31 to 86.29	190,013	122,695
04/01/06 TO 06/30/06	13	48.44	55.05	54.11	22.77	101.73	35.33	73.94	45.13 to 69.99	190,805	103,242
<u>Study Years</u>											
07/01/03 TO 06/30/04	37	83.63	90.88	82.39	21.52	110.31	57.35	194.97	78.14 to 95.49	117,679	96,952
07/01/04 TO 06/30/05	40	70.51	71.19	70.55	19.29	100.91	28.45	107.51	63.01 to 78.26	195,854	138,178
07/01/05 TO 06/30/06	54	60.25	64.36	61.15	25.80	105.26	35.33	182.64	53.89 to 69.99	199,522	122,001
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	34	77.81	83.91	73.61	26.20	114.00	28.45	194.97	66.96 to 89.74	156,387	115,110
01/01/05 TO 12/31/05	50	67.08	69.45	67.01	23.25	103.63	35.87	182.64	59.50 to 71.66	193,824	129,887
<u>ALL</u>											
	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5853

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

NUMBER of Sales:	131	MEDIAN:	71	COV:	34.22	95% Median C.I.:	66.96 to 73.94	(!: Derived)
(AgLand) TOTAL Sales Price:	22,962,524	WGT. MEAN:	68	STD:	25.30	95% Wgt. Mean C.I.:	65.31 to 71.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,962,524	MEAN:	74	AVG.ABS.DEV:	17.57	95% Mean C.I.:	69.61 to 78.27	
(AgLand) TOTAL Assessed Value:	15,702,465							
AVG. Adj. Sales Price:	175,286	COD:	24.81	MAX Sales Ratio:	194.97			
AVG. Assessed Value:	119,866	PRD:	108.12	MIN Sales Ratio:	28.45			

Printed: 04/03/2007 15:23:24

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3925	4	84.94	96.24	66.69	41.41	144.30	55.88	159.18	N/A	193,000	128,720	
3927	12	61.25	66.62	61.22	24.17	108.81	42.81	107.51	47.35 to 74.97	214,395	131,262	
3929	6	63.30	61.89	63.19	10.84	97.95	45.41	74.75	45.41 to 74.75	237,460	150,042	
3931	4	85.16	85.83	84.49	10.14	101.59	74.71	98.30	N/A	161,753	136,670	
3969	3	102.64	93.70	89.46	10.51	104.74	73.05	105.42	N/A	102,166	91,403	
3971	1	80.36	80.36	80.36			80.36	80.36	N/A	180,000	144,655	
3973	3	63.38	63.61	63.61	1.23	100.00	62.56	64.89	N/A	228,296	145,215	
3975	3	70.29	69.44	69.32	2.50	100.17	66.38	71.65	N/A	213,333	147,886	
4161	2	73.10	73.10	75.66	8.82	96.63	66.66	79.55	N/A	358,075	270,907	
4163	16	61.70	60.06	65.34	25.29	91.92	28.45	95.49	43.35 to 74.96	164,394	107,415	
4165	5	87.23	89.72	89.46	6.62	100.30	81.18	106.28	N/A	190,808	170,688	
4167	5	83.76	85.51	84.72	14.10	100.93	68.43	101.60	N/A	163,463	138,483	
4209	5	63.22	74.67	65.42	33.69	114.14	50.31	113.17	N/A	251,884	164,779	
4211	8	91.57	88.12	87.23	12.49	101.02	68.97	103.31	68.97 to 103.31	82,182	71,688	
4213	1	91.05	91.05	91.05			91.05	91.05	N/A	80,000	72,840	
4215	11	73.10	88.02	72.56	30.31	121.31	53.89	194.97	61.02 to 118.41	147,388	106,943	
4401	4	51.38	54.13	60.81	27.06	89.01	35.33	78.44	N/A	133,893	81,426	
4403	7	70.99	72.74	72.02	11.31	101.00	57.87	92.81	57.87 to 92.81	186,191	134,090	
4405	5	57.35	79.94	55.29	48.68	144.58	49.61	182.64	N/A	230,963	127,700	
4407	7	62.24	73.89	67.72	23.34	109.11	56.07	113.92	56.07 to 113.92	123,813	83,849	
4455	2	55.59	55.59	54.84	25.00	101.35	41.69	69.48	N/A	100,245	54,977	
4457	9	69.99	68.73	60.63	30.51	113.36	40.30	120.74	41.26 to 92.44	222,175	134,701	
4459	5	71.66	71.90	67.85	15.79	105.97	46.61	89.64	N/A	102,030	69,224	
4461	3	48.44	57.88	59.87	21.55	96.69	46.95	78.26	N/A	142,666	85,408	
ALL	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	7	71.02	74.43	74.38	8.72	100.07	66.38	95.49	66.38 to 95.49	282,003	209,765	
2	8	70.34	66.64	64.21	19.75	103.80	46.61	89.64	46.61 to 89.64	117,268	75,293	
3	31	70.37	71.27	64.10	25.92	111.18	35.33	182.64	57.63 to 78.44	184,609	118,335	
4	62	71.26	75.22	70.05	26.37	107.39	28.45	194.97	64.89 to 77.36	176,185	123,414	
5	23	70.90	76.46	67.91	25.50	112.58	41.69	113.92	61.10 to 93.40	147,998	100,506	
ALL	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866	

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5853

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

NUMBER of Sales:	131	MEDIAN:	71	COV:	34.22	95% Median C.I.:	66.96 to 73.94	(! : Derived)
(AgLand) TOTAL Sales Price:	22,962,524	WGT. MEAN:	68	STD:	25.30	95% Wgt. Mean C.I.:	65.31 to 71.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,962,524	MEAN:	74	AVG.ABS.DEV:	17.57	95% Mean C.I.:	69.61 to 78.27	
(AgLand) TOTAL Assessed Value:	15,702,465							
AVG. Adj. Sales Price:	175,286	COD:	24.81	MAX Sales Ratio:	194.97			
AVG. Assessed Value:	119,866	PRD:	108.12	MIN Sales Ratio:	28.45			

Printed: 04/03/2007 15:23:24

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866
ALL											
	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	22	86.57	85.06	72.83	22.83	116.79	49.61	182.64	68.97 to 93.40	147,338	107,312
34-0015	38	72.61	73.89	71.86	24.56	102.83	28.45	194.97	63.38 to 80.36	170,945	122,847
34-0034	17	73.05	75.06	70.25	17.33	106.85	45.41	105.42	63.22 to 90.64	205,053	144,051
34-0100	17	62.48	60.93	59.55	22.34	102.31	35.33	82.57	46.61 to 78.26	170,858	101,750
48-0300	6	68.47	65.56	64.06	7.93	102.35	47.35	71.65	47.35 to 71.65	285,337	182,775
55-0160	10	64.26	68.60	64.28	25.60	106.72	42.81	107.51	46.52 to 101.48	203,695	130,937
67-0069	16	65.86	72.96	68.42	30.85	106.63	40.30	113.92	50.31 to 99.81	133,903	91,621
76-0002											
76-0082	5	66.24	89.59	66.03	43.46	135.69	55.88	159.18	N/A	188,640	124,552
NonValid School											
ALL											
	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	8	49.69	61.56	53.67	46.60	114.71	28.45	103.31	28.45 to 103.31	41,417	22,227
30.01 TO 50.00	16	68.70	86.41	67.55	47.71	127.92	35.33	194.97	46.95 to 103.65	64,913	43,848
50.01 TO 100.00	41	70.90	74.52	69.37	22.45	107.41	41.69	118.41	63.38 to 82.57	121,188	84,072
100.01 TO 180.00	58	71.90	72.75	69.33	19.33	104.93	40.30	120.74	64.89 to 74.97	227,245	157,544
180.01 TO 330.00	7	70.29	67.60	65.40	17.16	103.37	41.26	92.44	41.26 to 92.44	402,663	263,346
330.01 TO 650.00	1	63.22	63.22	63.22			63.22	63.22	N/A	625,000	395,095
ALL											
	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5853

Type: Qualified

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

NUMBER of Sales:	131	MEDIAN:	71	COV:	34.22	95% Median C.I.:	66.96 to 73.94	(!: Derived)
(AgLand) TOTAL Sales Price:	22,962,524	WGT. MEAN:	68	STD:	25.30	95% Wgt. Mean C.I.:	65.31 to 71.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,962,524	MEAN:	74	AVG.ABS.DEV:	17.57	95% Mean C.I.:	69.61 to 78.27	
(AgLand) TOTAL Assessed Value:	15,702,465							
AVG. Adj. Sales Price:	175,286	COD:	24.81	MAX Sales Ratio:	194.97			
AVG. Assessed Value:	119,866	PRD:	108.12	MIN Sales Ratio:	28.45			

Printed: 04/03/2007 15:23:24

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	182.64	182.64	182.64			182.64	182.64	N/A	7,000	12,785	
DRY	35	71.69	75.56	67.81	26.41	111.44	37.95	194.97	63.01 to 80.36	147,957	100,326	
DRY-N/A	70	71.28	74.42	69.53	22.88	107.03	28.45	159.18	68.43 to 77.36	178,810	124,334	
GRASS	3	50.31	53.54	51.65	15.64	103.65	43.35	66.96	N/A	78,800	40,703	
GRASS-N/A	9	63.62	67.95	64.85	35.47	104.78	35.33	103.31	35.87 to 102.99	90,696	58,813	
IRRGTD-N/A	13	66.38	67.44	67.10	13.58	100.50	47.35	88.84	57.87 to 79.55	323,662	217,187	
ALL	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	182.64	182.64	182.64			182.64	182.64	N/A	7,000	12,785	
DRY	64	71.34	75.75	70.29	23.98	107.77	37.95	194.97	67.78 to 78.44	161,777	113,708	
DRY-N/A	41	71.66	73.33	67.25	24.15	109.03	28.45	159.18	62.56 to 78.26	179,060	120,425	
GRASS	7	50.31	55.33	53.26	27.03	103.89	35.87	89.64	35.87 to 89.64	82,303	43,836	
GRASS-N/A	5	79.56	76.96	72.31	26.99	106.44	35.33	103.31	N/A	95,308	68,916	
IRRGTD	5	71.65	72.44	72.17	9.07	100.37	58.32	81.99	N/A	330,460	238,508	
IRRGTD-N/A	8	62.85	64.31	63.82	12.81	100.77	47.35	88.84	47.35 to 88.84	319,414	203,862	
ALL	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
! zeroes!	1	182.64	182.64	182.64			182.64	182.64	N/A	7,000	12,785	
DRY	102	71.32	74.12	69.14	22.85	107.19	28.45	194.97	68.43 to 74.96	170,741	118,055	
DRY-N/A	3	95.13	98.20	61.94	41.66	158.54	40.30	159.18	N/A	93,191	57,725	
GRASS	11	63.62	66.98	64.07	30.26	104.55	35.87	103.31	41.69 to 102.99	88,431	56,654	
GRASS-N/A	1	35.33	35.33	35.33			35.33	35.33	N/A	79,920	28,235	
IRRGTD	12	68.54	67.79	67.78	13.86	100.02	47.35	88.84	57.87 to 79.55	298,551	202,362	
IRRGTD-N/A	1	63.22	63.22	63.22			63.22	63.22	N/A	625,000	395,095	
ALL	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866	

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5853

Type: Qualified

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

NUMBER of Sales:	131	MEDIAN:	71	COV:	34.22	95% Median C.I.:	66.96 to 73.94	(! : Derived)
(AgLand) TOTAL Sales Price:	22,962,524	WGT. MEAN:	68	STD:	25.30	95% Wgt. Mean C.I.:	65.31 to 71.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,962,524	MEAN:	74	AVG.ABS.DEV:	17.57	95% Mean C.I.:	69.61 to 78.27	
(AgLand) TOTAL Assessed Value:	15,702,465							
AVG. Adj. Sales Price:	175,286	COD:	24.81	MAX Sales Ratio:	194.97			
AVG. Assessed Value:	119,866	PRD:	108.12	MIN Sales Ratio:	28.45			

Printed: 04/03/2007 15:23:24

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	182.64	182.64	182.64			182.64	182.64	N/A	7,000	12,785	
Total \$ _____												
1 TO 9999	1	182.64	182.64	182.64			182.64	182.64	N/A	7,000	12,785	
10000 TO 29999	3	103.31	120.34	114.81	19.57	104.82	98.53	159.18	N/A	18,952	21,758	
30000 TO 59999	12	67.97	75.41	70.44	43.76	107.05	28.45	194.97	43.35 to 90.05	44,915	31,640	
60000 TO 99999	24	80.96	80.17	79.58	21.78	100.75	35.33	118.41	68.43 to 95.13	82,971	66,027	
100000 TO 149999	22	75.08	77.62	77.33	21.61	100.37	37.95	120.74	69.01 to 90.64	120,284	93,020	
150000 TO 249999	39	67.78	68.62	68.33	19.97	100.42	40.30	106.28	57.80 to 74.97	190,093	129,897	
250000 TO 499999	27	62.97	64.64	63.95	14.92	101.09	46.69	92.44	56.93 to 71.02	320,925	205,216	
500000 +	3	63.22	61.34	61.26	20.19	100.14	41.26	79.55	N/A	547,822	335,585	
ALL _____												
	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	11	53.40	77.54	54.26	71.78	142.92	28.45	182.64	35.33 to 159.18	39,114	21,222	
30000 TO 59999	16	75.66	77.87	68.16	31.43	114.24	37.95	194.97	46.95 to 89.64	69,055	47,066	
60000 TO 99999	34	70.51	71.08	65.40	22.46	108.69	40.30	113.92	57.63 to 78.14	122,820	80,322	
100000 TO 149999	31	72.37	76.15	71.22	20.72	106.92	46.69	120.74	63.62 to 81.18	174,133	124,026	
150000 TO 249999	33	72.13	72.33	68.26	18.66	105.98	41.26	106.28	62.56 to 78.44	276,020	188,398	
250000 TO 499999	6	70.86	70.40	70.06	5.20	100.49	63.22	79.55	63.22 to 79.55	457,441	320,505	
ALL _____												
	131	70.82	73.94	68.38	24.81	108.12	28.45	194.97	66.96 to 73.94	175,286	119,866	

REPORT OF SPECIAL VALUATION PROCEDURES/METHODOLOGY
FOR ASSESSMENT YEAR 2007
GAGE COUNTY
March 1, 2007

- GENERAL INFORMATION:

On December 1, 1999, the Gage County Board of Supervisors officially adopted temporary zoning regulations for Gage County. At their December 29, 1999 Board meeting, Resolution 1033 was passed stating that the special valuation or greenbelt provision is available in Gage County beginning with tax year 2000 and that the Gage County Assessor will implement the special valuation or greenbelt provision beginning with tax year 2000 for those land owners who make application on the prescribed form and meet all qualifying criteria.

The special valuation or greenbelt provision was implemented to recognize influences on sales of agricultural and horticultural land where such influences were for other than agricultural or horticultural purposes. These nonagricultural or horticultural influences include, but not limited to, residential, commercial, or recreational uses. By recognizing these influences, the assessed value determination can be based upon the lands value as if the lands only available use is for agricultural or horticultural purposes.

Gage County lies adjacent to Lancaster County on the north and approximately 20 miles south of the city of Lincoln. Within the past few years, Highway 77 from Lincoln south through Cortland into Beatrice has been reconfigured from two-lane to a four-lane highway providing for easy access to the city of Lincoln from Gage County, particularly northern Gage County. Northern Gage County has experienced, during the past few years, a proliferation of rural residential subdivisions which influence the sale price of agricultural or horticultural land. Additionally, Highway 77 has an influence on adjacent agricultural land for not only residential development but for commercial development. Sales of agricultural or horticultural land within close proximity to the city of Beatrice are reflecting development or developmental potential for residential and/or commercial uses.

An analysis indicates that agricultural or horticultural sales in the southwestern most portion of Gage County are not experiencing the nonagricultural or horticultural influences that are being experienced in other areas of Gage County.

- Since 1994, Gage County has been divided into agricultural or horticultural neighborhoods for valuation purposes. Initially, the county was divided into two areas - north of Highway 136 and south of Highway 136. A study and sales review by Great Plains Appraisal Company of Lincoln recommended the division

of the county into three (3) neighborhoods. These neighborhood boundaries were redefined in 1995 and the county was divided into four (4) areas. The four neighborhood areas were further refined for tax year 2002 with the addition of a neighborhood or area 5 made up of townships or portions of townships from existing areas 2 and 3. There has been further minor realignment of neighborhood boundaries during subsequent years. The county neighborhoods were developed to account for the different market influences and reactions on similar type land capability groups and soil classes throughout the county.

- Methodology (influenced or recapture value).

In determining recapture value on agricultural or horticultural land, Gage County utilizes the *sales comparison approach*. It is recognized in the appraisal of real property that sale prices of comparable properties are usually considered the best evidence of market value. It is further recognized that when selecting comparable sales, they are selected based on their similarity to the subject property.

All agricultural/horticultural qualified sales are reviewed and analyzed by neighborhood and, at the same time, each neighborhood is reviewed for possible realignment. In determining recapture value within each neighborhood, arms length sales are broken down and grouped by similar number of acres sold (ie. < 40 acres, 40 - 100 acres, etc.), similar predominate soil class (ie. class 1, class 2 etc.), and similar land capability group (ie. irrigated, dryland etc.) - and plotted on a sale map and sale spreadsheet. From these sales, an analysis is made to determine the comparable sales to be used in determining ranges of values. It is from these ranges of values that we determine the most appropriate value for each land capability group. In accordance with existing statutes, agricultural or horticultural land is assessed at 75% of market value.

- Methodology (Uninfluenced or "special value").

As was pointed out in paragraph 4 under "General Information", an analysis indicates that agricultural sales in the southwestern most portion of Gage County are not experiencing the nonagricultural or horticultural influences that are being experienced in other areas of Gage County.

To determine the special value on agricultural or horticultural land, Gage County utilizes the *sales comparison approach*. Sales in the southwestern most portion of the county where agricultural or horticultural land is being purchased with the sole purpose of continued agricultural or horticultural use is used as our basis for determining the special value. It is our belief that the difference between sale values per acre in the noninfluenced areas and sale values per acre in the influenced areas for similar land capability groups, with similar soil classes, and similar number of acres sold are due to the nonagricultural and horticultural influences. As

with the recapture value analysis, arms length sales are broken down and grouped by similar number of acres sold (ie. < 40 acres, 40 - 100 acres, etc.), similar predominate soil class (ie. Class 1, class 2 etc.), and similar land capability group (ie. irrigated, dryland etc.) - and plotted on a sale map and sale spreadsheet. From these sales, an analysis is made to determine the comparable sales to be used in determining ranges of values. It is from these ranges of values that we determine the most appropriate value for each land capability group. In accordance with existing statutes, agricultural or horticultural land is then assessed at 75% of the market value. These values become the base values used for the special valuation or greenbelt value for those properties where special valuation application has been made and where the property meets the special valuation criteria.

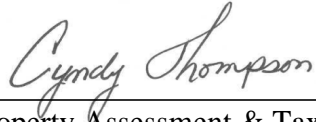
-END-

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 Gage County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8327.

Dated this 9th day of April, 2007.



Property Assessment & Taxation