

## Preface

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

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

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

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>45</b>	<b>COD</b>	<b>20.99</b>
Total Sales Price	\$	1138506	<b>PRD</b>	<b>104.96</b>
Total Adj. Sales Price	\$	1183506	COV	32.56
Total Assessed Value	\$	1160050	STD	33.50
Avg. Adj. Sales Price	\$	26300.13	Avg. Abs. Dev.	20.43
Avg. Assessed Value	\$	25778.89	Min	42.50
<b>Median</b>		<b>97.32</b>	Max	223.96
Wgt. Mean		98.02	95% Median C.I.	91.46 to 100.07
Mean		102.88	95% Wgt. Mean C.I.	90.13 to 105.91
			95% Mean C.I.	93.09 to 112.67
% of Value of the Class of all Real Property Value in the County				10.68
% of Records Sold in the Study Period				4.82
% of Value Sold in the Study Period				3.77
Average Assessed Value of the Base				32,988

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>45</b>	<b>97.32</b>	<b>20.99</b>	<b>104.96</b>
<b>2006</b>	46	96.78	27.47	110.85
<b>2005</b>	70	97.11	35.42	111.97
<b>2004</b>	80	94.99	40.27	112.06
<b>2003</b>	83	96	37.79	113.73
<b>2002</b>	72	98	31.9	113.9
<b>2001</b>	66	94	28.07	107.38

## 2007 Commission Summary

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>2</b>	<b>COD</b>	<b>14.45</b>
Total Sales Price	\$	32150	<b>PRD</b>	<b>93.23</b>
Total Adj. Sales Price	\$	32150	COV	20.44
Total Assessed Value	\$	40210	STD	23.84
Avg. Adj. Sales Price	\$	16075.00	Avg. Abs. Dev.	16.86
Avg. Assessed Value	\$	20105.00	Min	99.75
<b>Median</b>		<b>116.61</b>	Max	133.46
Wgt. Mean		125.07	95% Median C.I.	N/A
Mean		116.61	95% Wgt. Mean C.I.	N/A
			95% Mean C.I.	-97.55 to 330.76
% of Value of the Class of all Real Property Value in the County				2.19
% of Records Sold in the Study Period				1.06
% of Value Sold in the Study Period				0.64
Average Assessed Value of the Base				33,365

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>2</b>	<b>116.61</b>	<b>14.45</b>	<b>93.23</b>
<b>2006</b>	8	96.70	34.63	131.13
<b>2005</b>	11	95.94	43.41	131.67
<b>2004</b>	13	99.94	57.08	152.28
<b>2003</b>	14	98	45.03	122.16
<b>2002</b>	19	100	35.55	104.18
<b>2001</b>	18	94	44.45	84.91

## 2007 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>45</b>	<b>COD</b>	<b>18.12</b>
Total Sales Price	\$ 8094204	<b>PRD</b>	<b>103.85</b>
Total Adj. Sales Price	\$ 8094204	COV	27.00
Total Assessed Value	\$ 6223710	STD	21.56
Avg. Adj. Sales Price	\$ 179871.20	Avg. Abs. Dev.	13.12
Avg. Assessed Value	\$ 138304.67	Min	57.26
<b>Median</b>	<b>72.43</b>	Max	154.49
Wgt. Mean	76.89	95% Median C.I.	69.58 to 77.59
Mean	79.85	95% Wgt. Mean C.I.	71.00 to 82.78
		95% Mean C.I.	73.55 to 86.15
% of Value of the Class of all Real Property Value in the County			87.7
% of Records Sold in the Study Period			2.51
% of Value Sold in the Study Period			0.05
Average Assessed Value of the Base			141,043

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>45</b>	<b>72.43</b>	<b>18.12</b>	<b>103.85</b>
<b>2006</b>	44	76.95	12.33	105.00
<b>2005</b>	72	76.81	13.25	104.61
<b>2004</b>	59	77.08	15.35	104.39
<b>2003</b>	46	77	12.56	100.65
<b>2002</b>	41	78	15.16	103.45
<b>2001</b>	54	78	17.12	101.89



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

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

### **Residential Real Property**

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

### **Commercial Real Property**

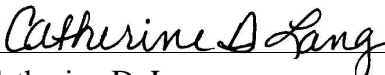
It is my opinion that the level of value of the class of commercial real property in Greeley County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Greeley County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Greeley County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Greeley 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 Greeley County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range, which is best measured by the median measure of central tendency. The coefficient of dispersion and price related differential are both slightly outside the acceptable range. Although these quality statistics improved after the preliminary statistics, they do not support assessment uniformity or assessment vertical uniformity.

Table III shows a significant difference between the trended preliminary ratio and the R&O median and Table IV shows a significant difference between the percent change in the sales file and the abstract. For the 2007 assessment year, the County reported several value changes in many subclasses. In a further review, the difference appears to be attributable to the assessment actions reported by the county in which nearly all residential properties were reviewed and revalued. New depreciation was developed for many parcels and the quality and condition classifications were verified. It is considered that the assessment actions in the county are applied to the sold and unsold parcels in a similar manner.

**2007 Correlation Section  
for Greeley County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>90</b>	<b>45</b>	<b>50</b>
<b>2006</b>	<b>94</b>	<b>46</b>	<b>48.94</b>
<b>2005</b>	<b>100</b>	<b>70</b>	<b>70</b>
<b>2004</b>	<b>111</b>	<b>80</b>	<b>72.07</b>
<b>2003</b>	<b>109</b>	<b>83</b>	<b>76.15</b>
<b>2002</b>	<b>94</b>	<b>72</b>	<b>76.6</b>
<b>2001</b>	<b>91</b>	<b>66</b>	<b>72.53</b>

RESIDENTIAL: The lower percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

**2007 Correlation Section  
for Greeley County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Greeley County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>100.28</b>	<b>7.89</b>	<b>108.19</b>	<b>97.32</b>
<b>2006</b>	<b>96.01</b>	<b>6.33</b>	<b>102.09</b>	<b>96.78</b>
<b>2005</b>	<b>97.56</b>	<b>-2.68</b>	<b>94.94</b>	<b>97.11</b>
<b>2004</b>	<b>98.51</b>	<b>-4.4</b>	<b>94.18</b>	<b>94.99</b>
<b>2003</b>	<b>100</b>	<b>-10.67</b>	<b>89.33</b>	<b>96</b>
<b>2002</b>	<b>90</b>	<b>20.14</b>	<b>108.13</b>	<b>98</b>
<b>2001</b>	<b>82</b>	<b>13.7</b>	<b>93.23</b>	<b>94</b>

RESIDENTIAL: Table III shows a significant difference between the trended preliminary ratio and the R&O median. For the 2007 assessment year, the County reported several value changes in many subclasses. While the R&O median dropped and the assessed value appears to have increased, the disparity may be attributable to the review and revaluation of many subclasses in the county. It is considered that the assessment actions in the county are applied to the sold and unsold parcels in a similar manner.

**2007 Correlation Section  
for Greeley County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Greeley County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.84</b>	<b>2007</b>	<b>7.89</b>
<b>0.31</b>	<b>2006</b>	<b>6.33</b>
<b>1.75</b>	<b>2005</b>	<b>-2.68</b>
<b>-3.14</b>	<b>2004</b>	<b>-4.4</b>
<b>-10.2</b>	<b>2003</b>	<b>-10.67</b>
<b>4.05</b>	<b>2002</b>	<b>20.14</b>
<b>14.97</b>	<b>2001</b>	<b>13.7</b>

RESIDENTIAL: Table IV shows a significant difference between the percent change in the sales file and the abstract. In a further review, the difference appears to be attributable to the assessment actions reported by the county in which nearly all residential properties were reviewed and revalued. New depreciation was developed for many parcels and the quality and condition classifications were verified. It is considered that the assessment actions in the county are applied to the sold and unsold parcels in a similar manner.

## 2007 Correlation Section for Greeley County

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

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

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

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

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

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



**2007 Correlation Section  
for Greeley County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.32</b>	<b>98.02</b>	<b>102.88</b>

RESIDENTIAL: Of the three measures of central tendency, the median and weighted mean are within the acceptable parameters and the mean is above the acceptable parameters. The difference between the mean and weighted suggests that assessments are slightly regressive in the residential class of property.

**2007 Correlation Section  
for Greeley County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.99</b>	<b>104.96</b>
<b>Difference</b>	<b>5.99</b>	<b>1.96</b>

**RESIDENTIAL:** The coefficient of dispersion and price related differential are both slightly outside the acceptable range. Although these quality statistics improved since the preliminary statistics, they do not support assessment uniformity or assessment vertical uniformity.

**2007 Correlation Section  
for Greeley County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>46</b>	<b>45</b>	<b>-1</b>
<b>Median</b>	<b>100.28</b>	<b>97.32</b>	<b>-2.96</b>
<b>Wgt. Mean</b>	<b>95.23</b>	<b>98.02</b>	<b>2.79</b>
<b>Mean</b>	<b>105.35</b>	<b>102.88</b>	<b>-2.47</b>
<b>COD</b>	<b>26.17</b>	<b>20.99</b>	<b>-5.18</b>
<b>PRD</b>	<b>110.63</b>	<b>104.96</b>	<b>-5.67</b>
<b>Min Sales Ratio</b>	<b>54.78</b>	<b>42.50</b>	<b>-12.28</b>
<b>Max Sales Ratio</b>	<b>226.85</b>	<b>223.96</b>	<b>-2.89</b>

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 residential class of property.

**2007 Correlation Section  
for Greeley County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: No assessment actions were reported for the commercial class of property for assessment year 2007. With only two qualified sales, the calculated median is not representative of the commercial class, nor is it an accurate measure of the level of value. Based on the assessment practices of the County, it is assumed that the statutory level has been met for the class.

**2007 Correlation Section  
for Greeley County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>11</b>	<b>2</b>	<b>18.18</b>
<b>2006</b>	<b>17</b>	<b>8</b>	<b>47.06</b>
<b>2005</b>	<b>20</b>	<b>11</b>	<b>55</b>
<b>2004</b>	<b>22</b>	<b>13</b>	<b>59.09</b>
<b>2003</b>	<b>25</b>	<b>14</b>	<b>56</b>
<b>2002</b>	<b>32</b>	<b>21</b>	<b>65.62</b>
<b>2001</b>	<b>32</b>	<b>20</b>	<b>62.5</b>

COMMERCIAL: A cursory view of the percentage of sales used indicates that Greeley County has used a small percentage of available commercial sales. A further analysis of the 11 total commercial sales shows that all sales coded as non-qualified are primarily because of substantial changes after the sale or non-arm's length transactions. It should be assumed that Greeley County has utilized all available arm's length sales for market analysis.

**2007 Correlation Section  
for Greeley County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Greeley County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>102.13</b>	<b>0.46</b>	<b>102.6</b>	<b>116.61</b>
<b>2006</b>	<b>93.46</b>	<b>6</b>	<b>99.07</b>	<b>96.70</b>
<b>2005</b>	<b>88.10</b>	<b>0.18</b>	<b>88.26</b>	<b>95.94</b>
<b>2004</b>	<b>99.94</b>	<b>0.57</b>	<b>100.51</b>	<b>99.94</b>
<b>2003</b>	<b>98</b>	<b>-0.85</b>	<b>97.17</b>	<b>98</b>
<b>2002</b>	<b>110</b>	<b>50.74</b>	<b>165.81</b>	<b>100</b>
<b>2001</b>	<b>94</b>	<b>-69.96</b>	<b>28.24</b>	<b>94</b>

COMMERCIAL: The difference in Table III is attributable to one sale being removed after the preliminary statistics because of physical changes for 2007, and one sale being added after the preliminary statistics that was previously included in the residential sales file. There were no changes to the commercial class of property for 2007, so any reflection of such in the statistics is technically misleading.

**2007 Correlation Section  
for Greeley County**

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

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

**Comparison of Average Value Changes**

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

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



**2007 Correlation Section  
for Greeley County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>27.7</b>	<b>2007</b>	<b>0.46</b>
<b>2.93</b>	<b>2006</b>	<b>6</b>
<b>-6.49</b>	<b>2005</b>	<b>0.18</b>
<b>0</b>	<b>2004</b>	<b>0.57</b>
<b>0</b>	<b>2003</b>	<b>-0.85</b>
<b>-39.13</b>	<b>2002</b>	<b>50.74</b>
<b>0</b>	<b>2001</b>	<b>-69.96</b>

COMMERCIAL: The difference in Table IV is attributable to one sale being removed after the preliminary statistics because of physical changes for 2007, and one sale being added after the preliminary statistics that was previously included in the residential class. There were no changes to the commercial class of property for 2007, so any reflection of such in the statistics is misleading.

## 2007 Correlation Section for Greeley County

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

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

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

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

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

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

**2007 Correlation Section  
for Greeley County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>116.61</b>	<b>125.07</b>	<b>116.61</b>

COMMERCIAL: There are an insufficient number of sales to develop representative measure of central tendency statistics for the 2007 commercial class of property.

**2007 Correlation Section  
for Greeley County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.45</b>	<b>93.23</b>
<b>Difference</b>	<b>0</b>	<b>-4.77</b>

COMMERCIAL: There are an insufficient number of sales to develop representative quality statistics for the 2007 commercial class of property.

**2007 Correlation Section  
for Greeley County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>2</b>	<b>2</b>	<b>0</b>
<b>Median</b>	<b>102.13</b>	<b>116.61</b>	<b>14.48</b>
<b>Wgt. Mean</b>	<b>103.33</b>	<b>125.07</b>	<b>21.74</b>
<b>Mean</b>	<b>102.13</b>	<b>116.61</b>	<b>14.48</b>
<b>COD</b>	<b>2.33</b>	<b>14.45</b>	<b>12.12</b>
<b>PRD</b>	<b>98.84</b>	<b>93.23</b>	<b>-5.61</b>
<b>Min Sales Ratio</b>	<b>99.75</b>	<b>99.75</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>104.51</b>	<b>133.46</b>	<b>28.95</b>

COMMERCIAL: The change shown in this table is attributable to one sale being removed after the preliminary statistics because of physical changes for 2007, and one sale being added after the preliminary statistics that was previously included in the residential class. While the number of sales stayed same, there were no changes to the commercial class of property for 2007, so any reflection of changes in the statistics is misleading.

**2007 Correlation Section  
for Greeley County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified unimproved agricultural statistics indicates that the level of value is also within the acceptable range for the market area represented by a sufficient number of sales. The coefficient of dispersion is within the acceptable range, while the price related differential is slightly outside the acceptable range.

The sales utilization statistics indicate that Greeley County has utilized a reasonable portion of available sales. The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. These statistics support an acceptable level of value best indicated by the median measure of central tendency.

**2007 Correlation Section  
for Greeley County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>115</b>	<b>45</b>	<b>39.13</b>
<b>2006</b>	<b>105</b>	<b>44</b>	<b>41.9</b>
<b>2005</b>	<b>111</b>	<b>72</b>	<b>64.86</b>
<b>2004</b>	<b>96</b>	<b>59</b>	<b>61.46</b>
<b>2003</b>	<b>78</b>	<b>48</b>	<b>61.54</b>
<b>2002</b>	<b>62</b>	<b>41</b>	<b>66.13</b>
<b>2001</b>	<b>67</b>	<b>39</b>	<b>58.21</b>

**AGRICULTURAL UNIMPROVED:** The lower percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Department. It should be considered that the County has utilized an acceptable portion of the available sales.

**2007 Correlation Section  
for Greeley County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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



**2007 Correlation Section  
for Greeley County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>74.60</b>	<b>1.14</b>	<b>75.45</b>	<b>72.43</b>
<b>2006</b>	<b>73.89</b>	<b>6.77</b>	<b>78.89</b>	<b>76.95</b>
<b>2005</b>	<b>69.02</b>	<b>23.88</b>	<b>85.5</b>	<b>76.81</b>
<b>2004</b>	<b>73.05</b>	<b>3.47</b>	<b>75.59</b>	<b>77.08</b>
<b>2003</b>	<b>71</b>	<b>11.52</b>	<b>79.18</b>	<b>77</b>
<b>2002</b>	<b>74</b>	<b>2.9</b>	<b>76.15</b>	<b>78</b>
<b>2001</b>	<b>70</b>	<b>5.88</b>	<b>74.12</b>	<b>77</b>

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2007 Correlation Section  
for Greeley County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Greeley County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>2.31</b>	<b>2007</b>	<b>1.14</b>
<b>16.81</b>	<b>2006</b>	<b>6.77</b>
<b>15.13</b>	<b>2005</b>	<b>23.88</b>
<b>7.15</b>	<b>2004</b>	<b>3.47</b>
<b>9.23</b>	<b>2003</b>	<b>11.52</b>
<b>4.61</b>	<b>2002</b>	<b>2.9</b>
<b>12.23</b>	<b>2001</b>	<b>5.88</b>

AGRICULTURAL UNIMPROVED: 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.

## 2007 Correlation Section for Greeley County

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

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

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

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

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

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

**2007 Correlation Section  
for Greeley County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>72.43</b>	<b>76.89</b>	<b>79.85</b>

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency, only the median is within the acceptable range. The hypothetical removal of three outlier sales with ratios over 130 percent brings all three measures within the acceptable range. This is a strong indicator that the level of value for the agricultural class of property is within the acceptable range.

**2007 Correlation Section  
for Greeley County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>18.12</b>	<b>103.85</b>
<b>Difference</b>	<b>0</b>	<b>0.85</b>

**AGRICULTURAL UNIMPROVED:** The coefficient of dispersion is within the acceptable range, while the price related differential is slightly outside the acceptable range.

**2007 Correlation Section  
for Greeley County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>42</b>	<b>45</b>	<b>3</b>
<b>Median</b>	<b>74.60</b>	<b>72.43</b>	<b>-2.17</b>
<b>Wgt. Mean</b>	<b>73.35</b>	<b>76.89</b>	<b>3.54</b>
<b>Mean</b>	<b>74.54</b>	<b>79.85</b>	<b>5.31</b>
<b>COD</b>	<b>12.43</b>	<b>18.12</b>	<b>5.69</b>
<b>PRD</b>	<b>101.62</b>	<b>103.85</b>	<b>2.23</b>
<b>Min Sales Ratio</b>	<b>50.65</b>	<b>57.26</b>	<b>6.61</b>
<b>Max Sales Ratio</b>	<b>102.13</b>	<b>154.49</b>	<b>52.36</b>

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. New market areas were created and several valuation changes were implemented as a result.

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

39 Greeley

	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	28,450,345	30,777,875	2,327,530	8.18	83,745	7.89
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	15,373,390	17,121,710	1,748,320	11.37	*-----	11.37
<b>4. Total Residential (sum lines 1-3)</b>	<b>43,823,735</b>	<b>47,899,585</b>	<b>4,075,850</b>	<b>9.3</b>	<b>83,745</b>	<b>9.11</b>
5. Commercial	6,197,385	6,305,990	108,605	1.75	80,375	0.46
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	25,884,390	23,631,240	-2,253,150	-8.7	869,430	-12.06
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>32,081,775</b>	<b>29,937,230</b>	<b>-2,144,545</b>	<b>-6.68</b>	<b>80,375</b>	<b>-6.94</b>
<b>10. Total Non-Agland Real Property</b>	<b>75,905,510</b>	<b>77,836,815</b>	<b>1,931,305</b>	<b>2.54</b>	<b>1,033,550</b>	<b>1.18</b>
11. Irrigated	98,768,680	106,104,375	7,335,695	7.43		
12. Dryland	25,217,610	21,744,000	-3,473,610	-13.77		
13. Grassland	87,214,230	85,793,750	-1,420,480	-1.63		
14. Wasteland	217,280	177,215	-40,065	-18.44		
15. Other Agland	0	180	180			
<b>16. Total Agricultural Land</b>	<b>211,417,800</b>	<b>213,819,520</b>	<b>2,401,720</b>	<b>1.14</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>287,323,310</b>	<b>291,659,385</b>	<b>4,336,075</b>	<b>1.51</b>	<b>1,033,550</b>	<b>1.15</b>

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



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>97</b>	COV:	32.56	95% Median C.I.:	91.46 to 100.07	(! : Derived)
TOTAL Sales Price:	1,138,506	WGT. MEAN:	98	STD:	33.50	95% Wgt. Mean C.I.:	90.13 to 105.91	
TOTAL Adj.Sales Price:	1,183,506	MEAN:	103	AVG.ABS.DEV:	20.43	95% Mean C.I.:	93.09 to 112.67	
TOTAL Assessed Value:	1,160,050							
AVG. Adj. Sales Price:	26,300	COD:	20.99	MAX Sales Ratio:	223.96			
AVG. Assessed Value:	25,778	PRD:	104.96	MIN Sales Ratio:	42.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	6	90.95	93.35	92.22	26.23	101.23	46.02	157.61	46.02 to 157.61	47,833	44,111
10/01/04 TO 12/31/04	5	100.07	143.19	129.19	44.65	110.84	96.94	223.96	N/A	11,911	15,388
01/01/05 TO 03/31/05	3	99.85	97.77	98.07	2.15	99.69	93.50	99.95	N/A	9,333	9,153
04/01/05 TO 06/30/05	9	99.75	99.76	100.86	18.47	98.91	67.05	135.33	79.45 to 127.69	34,388	34,685
07/01/05 TO 09/30/05	8	93.76	94.85	92.21	14.35	102.87	59.82	129.43	59.82 to 129.43	33,687	31,063
10/01/05 TO 12/31/05	8	99.33	102.26	101.51	27.81	100.73	42.50	156.40	42.50 to 156.40	17,250	17,511
01/01/06 TO 03/31/06	1	93.33	93.33	93.33			93.33	93.33	N/A	30,000	28,000
04/01/06 TO 06/30/06	5	96.16	98.42	100.42	6.45	98.01	91.00	116.17	N/A	12,390	12,442
<u>Study Years</u>											
07/01/04 TO 06/30/05	23	99.28	107.27	99.59	24.07	107.71	46.02	223.96	87.20 to 104.41	29,741	29,619
07/01/05 TO 06/30/06	22	95.90	98.29	95.87	17.18	102.52	42.50	156.40	89.52 to 103.03	22,702	21,764
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	28	98.88	98.86	97.75	18.22	101.13	42.50	156.40	88.20 to 103.03	26,607	26,008
<u>ALL</u>	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	11	99.28	102.08	99.16	9.41	102.94	88.06	129.43	89.52 to 116.17	29,681	29,433
RURAL	1	127.69	127.69	127.69			127.69	127.69	N/A	80,000	102,155
SCOTIA	14	99.48	108.35	101.64	28.16	106.60	42.50	195.69	79.45 to 155.28	23,250	23,631
SPALDING	11	96.94	100.08	95.83	10.78	104.43	82.46	156.40	87.20 to 104.41	30,390	29,124
WOLBACH	8	83.63	95.15	70.74	39.43	134.50	46.02	223.96	46.02 to 223.96	14,650	10,364
<u>ALL</u>	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	44	97.13	102.31	95.87	20.80	106.73	42.50	223.96	91.00 to 100.07	25,079	24,043
2	1	127.69	127.69	127.69			127.69	127.69	N/A	80,000	102,155
<u>ALL</u>	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	40	96.55	102.69	97.98	22.57	104.81	42.50	223.96	89.64 to 102.80	29,288	28,697
2	5	98.00	104.37	101.55	9.45	102.78	91.46	135.33	N/A	2,390	2,427
<u>ALL</u>	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	1,183,506	MEAN:	103	AVG.ABS.DEV:	20.43	95% Mean C.I.:	93.09 to 112.67	
TOTAL Assessed Value:	1,160,050							
AVG. Adj. Sales Price:	26,300	COD:	20.99	MAX Sales Ratio:	223.96			
AVG. Assessed Value:	25,778	PRD:	104.96	MIN Sales Ratio:	42.50			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	44	97.13	100.13	97.13	18.55	103.08	42.50	195.69	91.00 to 100.07	26,710	25,944
06											
07	1	223.96	223.96	223.96			223.96	223.96	N/A	8,256	18,490
ALL	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	19	97.32	99.16	91.66	20.64	108.19	46.02	223.96	88.06 to 103.00	23,352	21,404
39-0055	11	96.94	100.08	95.83	10.78	104.43	82.46	156.40	87.20 to 104.41	30,390	29,124
39-0501	15	102.80	109.64	106.78	27.05	102.68	42.50	195.69	86.68 to 135.33	27,033	28,866
47-0001											
88-0005											
92-0045											
NonValid School											
ALL	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	98.00	104.37	101.55	9.45	102.78	91.46	135.33	N/A	2,390	2,427
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	28	96.55	99.58	95.80	21.17	103.95	42.50	195.69	89.64 to 103.00	20,975	20,094
1920 TO 1939	2	85.03	85.03	83.73	16.77	101.55	70.77	99.28	N/A	27,500	23,025
1940 TO 1949	4	98.87	110.06	102.09	20.02	107.80	87.20	155.28	N/A	37,500	38,285
1950 TO 1959	1	82.46	82.46	82.46			82.46	82.46	N/A	41,500	34,220
1960 TO 1969	1	86.68	86.68	86.68			86.68	86.68	N/A	49,500	42,905
1970 TO 1979											
1980 TO 1989	2	175.83	175.83	136.70	27.38	128.62	127.69	223.96	N/A	44,128	60,322
1990 TO 1994											
1995 TO 1999	2	94.16	94.16	94.16	4.93	100.00	89.52	98.80	N/A	100,000	94,157
2000 TO Present											
ALL	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	1,183,506	MEAN:	103	AVG.ABS.DEV:	20.43	95% Mean C.I.:	93.09 to 112.67	
TOTAL Assessed Value:	1,160,050							
AVG. Adj. Sales Price:	26,300	COD:	20.99	MAX Sales Ratio:	223.96			
AVG. Assessed Value:	25,778	PRD:	104.96	MIN Sales Ratio:	42.50			

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	5	98.00	104.37	101.55	9.45	102.78	91.46	135.33	N/A	2,390	2,427	
5000 TO 9999	6	96.79	129.78	129.74	44.91	100.03	75.79	223.96	75.79 to 223.96	8,042	10,434	
Total \$ _____												
1 TO 9999	11	98.00	118.23	124.14	28.49	95.24	75.79	223.96	89.64 to 195.69	5,473	6,794	
10000 TO 29999	18	98.11	103.54	103.82	21.17	99.73	42.50	157.61	88.20 to 116.17	17,322	17,984	
30000 TO 59999	11	93.33	87.89	87.89	17.73	100.00	46.02	114.50	59.82 to 104.41	37,409	32,879	
60000 TO 99999	3	95.22	103.37	105.80	14.17	97.70	87.20	127.69	N/A	66,666	70,535	
100000 TO 149999	2	94.16	94.16	94.16	4.93	100.00	89.52	98.80	N/A	100,000	94,157	
ALL												
	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	97.66	94.06	73.25	17.37	128.42	42.50	135.33	42.50 to 135.33	3,825	2,801	
5000 TO 9999	6	96.68	93.13	93.15	7.06	99.98	75.79	100.07	75.79 to 100.07	8,666	8,073	
Total \$ _____												
1 TO 9999	12	97.66	93.60	87.06	12.18	107.51	42.50	135.33	89.64 to 99.95	6,245	5,437	
10000 TO 29999	19	95.63	105.17	90.85	29.45	115.76	46.02	223.96	79.45 to 116.17	20,318	18,459	
30000 TO 59999	11	103.00	108.38	102.51	15.93	105.73	82.46	157.61	86.68 to 155.28	40,227	41,236	
60000 TO 99999	2	94.16	94.16	94.16	4.93	100.00	89.52	98.80	N/A	100,000	94,157	
100000 TO 149999	1	127.69	127.69	127.69			127.69	127.69	N/A	80,000	102,155	
ALL												
	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778	

<b>QUALITY</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	117.54	117.54	115.00	15.14	102.21	99.75	135.33	N/A	1,750	2,012	
0	3	97.32	95.59	95.98	2.24	99.60	91.46	98.00	N/A	2,816	2,703	
20	17	93.50	94.87	92.59	19.06	102.46	42.50	156.40	79.45 to 103.03	18,970	17,564	
25	6	102.24	132.81	120.26	40.96	110.44	75.79	223.96	75.79 to 223.96	14,009	16,847	
30	14	96.07	97.19	92.96	18.85	104.55	46.02	157.61	86.68 to 116.17	42,000	39,042	
35	2	104.86	104.86	102.57	9.19	102.23	95.22	114.50	N/A	48,500	49,747	
40	1	127.69	127.69	127.69			127.69	127.69	N/A	80,000	102,155	
ALL												
	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778	

**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:	45	<b>MEDIAN:</b>	<b>97</b>	COV:	32.56	95% Median C.I.:	91.46 to 100.07	(! : Derived)
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AVG. Assessed Value:	25,778	PRD:	104.96	MIN Sales Ratio:	42.50			

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STYLE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	117.54	117.54	115.00	15.14	102.21	99.75	135.33	N/A	1,750	2,012
0	3	97.32	95.59	95.98	2.24	99.60	91.46	98.00	N/A	2,816	2,703
100	1	223.96	223.96	223.96			223.96	223.96	N/A	8,256	18,490
101	22	96.29	102.44	101.36	21.99	101.07	42.50	195.69	86.68 to 104.41	28,286	28,669
102	2	100.80	100.80	99.98	1.98	100.82	98.80	102.80	N/A	71,000	70,987
104	15	95.22	95.24	89.40	18.75	106.53	46.02	156.40	87.20 to 104.81	26,600	23,781
ALL	45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

CONDITION	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)		2	117.54	117.54	115.00	15.14	102.21	99.75	135.33	N/A	1,750	2,012
0		3	97.32	95.59	95.98	2.24	99.60	91.46	98.00	N/A	2,816	2,703
10		1	89.64	89.64	89.64			89.64	89.64	N/A	7,000	6,275
20		7	93.50	107.45	102.78	32.93	104.54	42.50	223.96	42.50 to 223.96	12,579	12,929
30		28	99.04	100.96	95.74	18.49	105.45	46.02	195.69	88.20 to 103.00	32,017	30,652
35		1	127.69	127.69	127.69			127.69	127.69	N/A	80,000	102,155
40		3	95.22	103.81	90.72	33.81	114.44	59.82	156.40	N/A	33,333	30,238
ALL		45	97.32	102.88	98.02	20.99	104.96	42.50	223.96	91.46 to 100.07	26,300	25,778

**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:	2	<b>MEDIAN:</b>	<b>117</b>	COV:	20.44	95% Median C.I.:	N/A
TOTAL Sales Price:	32,150	WGT. MEAN:	125	STD:	23.84	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	32,150	MEAN:	117	AVG.ABS.DEV:	16.86	95% Mean C.I.:	-97.55 to 330.76
TOTAL Assessed Value:	40,210						
AVG. Adj. Sales Price:	16,075	COD:	14.45	MAX Sales Ratio:	133.46		
AVG. Assessed Value:	20,105	PRD:	93.23	MIN Sales Ratio:	99.75		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230
____Study Years____											
07/01/03 TO 06/30/04	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230
____Calendar Yrs____											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05											
____ALL____	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
SPALDING	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
WOLBACH	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230
____ALL____	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105
____ALL____	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105

**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:	2	<b>MEDIAN:</b>	<b>117</b>	COV:	20.44	95% Median C.I.:	N/A
TOTAL Sales Price:	32,150	WGT. MEAN:	125	STD:	23.84	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	32,150	MEAN:	117	AVG.ABS.DEV:	16.86	95% Mean C.I.:	-97.55 to 330.76
TOTAL Assessed Value:	40,210						
AVG. Adj. Sales Price:	16,075	COD:	14.45	MAX Sales Ratio:	133.46		
AVG. Assessed Value:	20,105	PRD:	93.23	MIN Sales Ratio:	99.75		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105
____ALL____	_____										
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230
39-0055	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
39-0501											
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	_____										
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105

**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	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	_____										
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105

**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:	2	<b>MEDIAN:</b>	<b>117</b>	COV:	20.44	95% Median C.I.:	N/A
TOTAL Sales Price:	32,150	WGT. MEAN:	125	STD:	23.84	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	32,150	MEAN:	117	AVG.ABS.DEV:	16.86	95% Mean C.I.:	-97.55 to 330.76
TOTAL Assessed Value:	40,210						
AVG. Adj. Sales Price:	16,075	COD:	14.45	MAX Sales Ratio:	133.46		
AVG. Assessed Value:	20,105	PRD:	93.23	MIN Sales Ratio:	99.75		

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980	
Total \$ _____												
1 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980	
10000 TO 29999	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230	
ALL _____												
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980	
Total \$ _____												
1 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980	
30000 TO 59999	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230	
ALL _____												
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105	

<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230	
15	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980	
ALL _____												
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	133.46	133.46	133.46			133.46	133.46	N/A	24,150	32,230	
384	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980	
ALL _____												
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
02												
03	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105	
04												
ALL _____												
	2	116.61	116.61	125.07	14.45	93.23	99.75	133.46	N/A	16,075	20,105	

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>72</b>	COV:	27.00	95% Median C.I.:	69.58 to 77.59	(!: Derived)
(AgLand) TOTAL Sales Price:	8,094,204	WGT. MEAN:	77	STD:	21.56	95% Wgt. Mean C.I.:	71.00 to 82.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,094,204	MEAN:	80	AVG.ABS.DEV:	13.12	95% Mean C.I.:	73.55 to 86.15	
(AgLand) TOTAL Assessed Value:	6,223,710							
AVG. Adj. Sales Price:	179,871	COD:	18.12	MAX Sales Ratio:	154.49			
AVG. Assessed Value:	138,304	PRD:	103.85	MIN Sales Ratio:	57.26			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	116.87	116.87	106.67	32.20	109.56	79.24	154.49	N/A	178,327	190,220
10/01/03 TO 12/31/03	5	74.08	80.41	76.89	15.70	104.57	63.89	109.52	N/A	136,977	105,326
01/01/04 TO 03/31/04	7	73.09	75.14	78.33	9.08	95.93	64.39	95.57	64.39 to 95.57	293,014	229,520
04/01/04 TO 06/30/04	6	79.77	93.92	92.06	29.06	102.02	65.62	144.01	65.62 to 144.01	149,537	137,663
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	69.71	69.52	69.06	5.15	100.67	64.04	74.81	N/A	171,022	118,108
01/01/05 TO 03/31/05	4	79.31	89.69	75.05	24.00	119.51	70.04	130.10	N/A	160,262	120,273
04/01/05 TO 06/30/05	4	72.33	77.46	76.93	10.38	100.68	67.67	97.50	N/A	104,123	80,105
07/01/05 TO 09/30/05	1	66.25	66.25	66.25			66.25	66.25	N/A	552,000	365,695
10/01/05 TO 12/31/05	3	78.11	78.87	79.27	7.08	99.49	70.96	87.54	N/A	132,585	105,103
01/01/06 TO 03/31/06	8	65.36	68.55	65.53	11.73	104.60	57.26	93.05	57.26 to 93.05	184,383	120,830
04/01/06 TO 06/30/06	2	69.76	69.76	73.95	10.74	94.34	62.27	77.25	N/A	54,452	40,265
<u>Study Years</u>											
07/01/03 TO 06/30/04	20	76.27	86.27	83.70	22.00	103.06	63.89	154.49	69.58 to 83.53	199,493	166,984
07/01/04 TO 06/30/05	11	72.23	79.74	73.59	15.04	108.36	64.04	130.10	67.67 to 97.50	142,782	105,076
07/01/05 TO 06/30/06	14	67.54	70.77	68.21	12.21	103.75	57.26	93.05	62.27 to 78.11	180,980	123,441
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	73.95	81.13	80.52	17.64	100.77	64.04	144.01	69.01 to 81.95	216,336	174,184
01/01/05 TO 12/31/05	12	72.33	80.95	73.86	15.51	109.61	66.25	130.10	70.04 to 87.54	167,275	123,543
<u>ALL</u>											
	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>72</b>	COV:	27.00	95% Median C.I.:	69.58 to 77.59	(! : Derived)
(AgLand) TOTAL Sales Price:	8,094,204	WGT. MEAN:	77	STD:	21.56	95% Wgt. Mean C.I.:	71.00 to 82.78	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,094,204	MEAN:	80	AVG.ABS.DEV:	13.12	95% Mean C.I.:	73.55 to 86.15	
(AgLand) TOTAL Assessed Value:	6,223,710							
AVG. Adj. Sales Price:	179,871	COD:	18.12	MAX Sales Ratio:	154.49			
AVG. Assessed Value:	138,304	PRD:	103.85	MIN Sales Ratio:	57.26			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2043	3	69.26	93.17	77.94	37.42	119.54	66.25	144.01	N/A	415,680	323,983	
2045	1	97.50	97.50	97.50			97.50	97.50	N/A	93,664	91,320	
2047	2	78.79	78.79	77.26	11.11	101.98	70.04	87.54	N/A	200,025	154,535	
2049	2	75.10	75.10	77.74	5.43	96.60	71.02	79.17	N/A	172,942	134,440	
2135	3	69.01	67.95	70.93	9.82	95.80	57.26	77.59	N/A	103,866	73,676	
2137	3	77.25	76.15	75.00	2.17	101.53	73.09	78.11	N/A	131,634	98,728	
2139	1	79.24	79.24	79.24			79.24	79.24	N/A	226,655	179,605	
2141	1	125.36	125.36	125.36			125.36	125.36	N/A	120,559	151,135	
2327	2	112.73	112.73	109.36	37.05	103.08	70.96	154.49	N/A	141,378	154,612	
2329	2	79.89	79.89	82.68	9.34	96.62	72.43	87.35	N/A	96,000	79,377	
2331	2	72.68	72.68	71.95	1.93	101.01	71.27	74.08	N/A	174,000	125,190	
2333	2	63.97	63.97	63.95	0.12	100.02	63.89	64.04	N/A	216,000	138,140	
2423	6	68.63	70.69	69.03	6.99	102.40	64.39	81.95	64.39 to 81.95	149,467	103,180	
2425	3	62.27	61.91	63.04	3.60	98.21	58.37	65.09	N/A	95,479	60,190	
2427	6	79.17	82.56	77.33	16.18	106.76	65.62	109.52	65.62 to 109.52	141,242	109,221	
2429	6	74.80	84.63	77.02	21.90	109.89	62.80	130.10	62.80 to 130.10	278,065	214,152	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

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	79.24	88.01	79.67	21.80	110.47	66.25	144.01	66.25 to 144.01	251,337	200,232	
2	38	71.75	78.35	76.12	16.96	102.93	57.26	154.49	69.01 to 77.36	166,706	126,896	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

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

Base Stat

State Stat Run

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>72</b>	COV:	27.00	95% Median C.I.:	69.58 to 77.59	(!: Derived)
(AgLand) TOTAL Sales Price:	8,094,204	WGT. MEAN:	77	STD:	21.56	95% Wgt. Mean C.I.:	71.00 to 82.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,094,204	MEAN:	80	AVG.ABS.DEV:	13.12	95% Mean C.I.:	73.55 to 86.15	
(AgLand) TOTAL Assessed Value:	6,223,710							
AVG. Adj. Sales Price:	179,871	COD:	18.12	MAX Sales Ratio:	154.49			
AVG. Assessed Value:	138,304	PRD:	103.85	MIN Sales Ratio:	57.26			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
06-0006	1	77.59	77.59	77.59			77.59	77.59	N/A	157,600	122,280	
39-0010	23	71.27	72.96	71.88	10.74	101.51	58.37	109.52	65.62 to 77.25	149,746	107,635	
39-0055	7	71.02	75.93	77.30	13.66	98.24	57.26	97.50	57.26 to 97.50	141,942	109,717	
39-0501	14	76.09	93.28	81.68	31.35	114.21	62.80	154.49	69.26 to 130.10	249,917	204,127	
47-0001												
88-0005												
92-0045												
NonValid School												
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	130.10	130.10	130.10			130.10	130.10	N/A	10,000	13,010	
30.01 TO 50.00	1	62.27	62.27	62.27			62.27	62.27	N/A	24,000	14,945	
50.01 TO 100.00	5	72.43	73.45	71.53	11.29	102.69	57.26	93.05	N/A	95,412	68,248	
100.01 TO 180.00	15	71.27	80.25	79.12	18.09	101.43	58.37	154.49	69.01 to 81.95	122,096	96,607	
180.01 TO 330.00	13	72.23	74.24	73.04	10.12	101.63	64.04	97.50	65.09 to 79.17	170,026	124,193	
330.01 TO 650.00	6	81.38	95.14	88.78	27.64	107.16	65.62	144.01	65.62 to 144.01	210,725	187,090	
650.01 +	4	67.76	73.47	73.27	13.20	100.27	62.80	95.57	N/A	569,248	417,087	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	72.43	72.43	72.43			72.43	72.43	N/A	60,000	43,455	
GRASS	30	71.63	77.64	77.16	15.51	100.63	58.37	144.01	68.82 to 77.59	175,693	135,556	
GRASS-N/A	6	80.44	79.67	73.27	17.23	108.73	57.26	109.52	57.26 to 109.52	213,045	156,097	
IRRGTD	4	72.43	86.16	72.25	22.49	119.26	69.71	130.10	N/A	141,529	102,253	
IRRGTD-N/A	4	75.22	92.21	83.56	32.74	110.34	63.89	154.49	N/A	229,750	191,987	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>72</b>	COV:	27.00	95% Median C.I.:	69.58 to 77.59	(! : Derived)
(AgLand) TOTAL Sales Price:	8,094,204	WGT. MEAN:	77	STD:	21.56	95% Wgt. Mean C.I.:	71.00 to 82.78	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,094,204	MEAN:	80	AVG.ABS.DEV:	13.12	95% Mean C.I.:	73.55 to 86.15	
(AgLand) TOTAL Assessed Value:	6,223,710							
AVG. Adj. Sales Price:	179,871	COD:	18.12	MAX Sales Ratio:	154.49			
AVG. Assessed Value:	138,304	PRD:	103.85	MIN Sales Ratio:	57.26			

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<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	72.43	72.43	72.43			72.43	72.43	N/A	60,000	43,455	
GRASS	33	72.23	77.36	75.95	15.07	101.86	58.37	144.01	68.82 to 77.59	189,505	143,923	
GRASS-N/A	3	87.54	84.77	85.92	19.90	98.67	57.26	109.52	N/A	98,466	84,600	
IRRGTD	7	71.27	90.62	79.27	31.22	114.31	63.89	154.49	63.89 to 154.49	171,445	135,903	
IRRGTD-N/A	1	79.17	79.17	79.17			79.17	79.17	N/A	285,000	225,640	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

<b>MAJORITY LAND USE &gt; 50%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	72.43	72.43	72.43			72.43	72.43	N/A	60,000	43,455	
GRASS	35	72.23	77.71	76.11	16.28	102.10	57.26	144.01	68.82 to 77.59	182,402	138,824	
GRASS-N/A	1	87.54	87.54	87.54			87.54	87.54	N/A	165,000	144,435	
IRRGTD	8	73.04	89.19	79.25	28.01	112.54	63.89	154.49	63.89 to 154.49	185,639	147,120	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	2	96.19	96.19	82.22	35.26	116.98	62.27	130.10	N/A	17,000	13,977	
30000 TO 59999	1	93.05	93.05	93.05			93.05	93.05	N/A	31,995	29,770	
60000 TO 99999	13	72.43	75.67	75.77	13.33	99.87	57.26	109.52	67.67 to 81.95	78,081	59,165	
100000 TO 149999	5	87.35	103.87	103.20	29.23	100.65	74.81	154.49	N/A	129,651	133,807	
150000 TO 249999	17	70.96	76.16	75.56	13.31	100.79	63.89	144.01	65.09 to 79.24	191,317	144,567	
250000 TO 499999	3	71.27	72.02	72.03	6.34	99.99	65.62	79.17	N/A	278,500	200,600	
500000 +	4	67.76	73.47	73.27	13.20	100.27	62.80	95.57	N/A	569,248	417,087	
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304	

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>72</b>	COV:	27.00	95% Median C.I.:	69.58 to 77.59	(!: Derived)
(AgLand) TOTAL Sales Price:	8,094,204	WGT. MEAN:	77	STD:	21.56	95% Wgt. Mean C.I.:	71.00 to 82.78	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,094,204	MEAN:	80	AVG.ABS.DEV:	13.12	95% Mean C.I.:	73.55 to 86.15	
(AgLand) TOTAL Assessed Value:	6,223,710							
AVG. Adj. Sales Price:	179,871	COD:	18.12	MAX Sales Ratio:	154.49			
AVG. Assessed Value:	138,304	PRD:	103.85	MIN Sales Ratio:	57.26			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	3	93.05	95.14	87.47	24.30	108.77	62.27	130.10	N/A	21,998	19,241
30000 TO 59999	4	64.69	64.77	64.25	10.75	100.81	57.26	72.43	N/A	65,556	42,121
60000 TO 99999	10	77.31	80.20	79.46	11.23	100.94	67.67	109.52	69.01 to 97.50	87,043	69,164
100000 TO 149999	13	70.96	72.55	71.92	8.32	100.87	64.04	87.54	65.09 to 77.59	169,242	121,721
150000 TO 249999	11	79.17	91.79	84.98	27.87	108.02	63.89	154.49	65.62 to 144.01	219,854	186,829
250000 TO 499999	3	66.25	66.10	65.91	3.25	100.30	62.80	69.26	N/A	570,558	376,028
500000 +	1	95.57	95.57	95.57			95.57	95.57	N/A	565,320	540,265
ALL	45	72.43	79.85	76.89	18.12	103.85	57.26	154.49	69.58 to 77.59	179,871	138,304

**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:	46	<b>MEDIAN:</b>	<b>100</b>	COV:	32.18	95% Median C.I.:	88.29 to 113.86	(! : Derived)
TOTAL Sales Price:	1,145,406	WGT. MEAN:	95	STD:	33.90	95% Wgt. Mean C.I.:	87.22 to 103.24	
TOTAL Adj.Sales Price:	1,190,406	MEAN:	105	AVG.ABS.DEV:	26.25	95% Mean C.I.:	95.55 to 115.15	
TOTAL Assessed Value:	1,133,625							
AVG. Adj. Sales Price:	25,878	COD:	26.17	MAX Sales Ratio:	226.85			
AVG. Assessed Value:	24,644	PRD:	110.63	MIN Sales Ratio:	54.78			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	7	111.31	110.93	101.95	21.51	108.81	76.64	163.41	76.64 to 163.41	41,985	42,804
10/01/04 TO 12/31/04	5	111.69	114.29	111.93	19.89	102.11	69.83	151.20	N/A	11,911	13,332
01/01/05 TO 03/31/05	3	141.90	143.18	142.59	3.55	100.41	136.25	151.38	N/A	9,333	13,308
04/01/05 TO 06/30/05	9	90.01	86.53	81.60	18.33	106.04	54.78	119.33	62.84 to 104.50	34,388	28,062
07/01/05 TO 09/30/05	8	82.88	91.65	87.25	23.12	105.04	59.72	150.10	59.72 to 150.10	33,687	29,392
10/01/05 TO 12/31/05	8	123.43	120.69	109.78	29.72	109.94	63.91	226.85	63.91 to 226.85	17,250	18,936
01/01/06 TO 03/31/06	1	94.53	94.53	94.53			94.53	94.53	N/A	30,000	28,360
04/01/06 TO 06/30/06	5	100.60	99.32	96.63	12.60	102.79	75.28	127.73	N/A	12,390	11,972
____Study Years____											
07/01/04 TO 06/30/05	24	104.50	106.51	95.34	23.93	111.71	54.78	163.41	82.89 to 134.21	28,789	27,448
07/01/05 TO 06/30/06	22	93.36	104.08	95.07	28.60	109.48	59.72	226.85	79.00 to 127.73	22,702	21,584
____Calendar Yrs____											
01/01/05 TO 12/31/05	28	93.52	103.82	91.16	31.19	113.89	54.78	226.85	79.16 to 120.34	26,607	24,254
____ALL____											
	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	11	100.60	106.14	96.28	19.26	110.24	70.00	151.20	84.50 to 150.10	29,681	28,577
RURAL	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960
SCOTIA	14	93.36	102.22	94.19	29.59	108.52	62.84	163.41	66.08 to 135.55	23,250	21,900
SPALDING	12	130.91	119.78	99.05	24.95	120.93	54.78	226.85	79.16 to 141.30	28,433	28,162
WOLBACH	8	86.15	88.78	80.85	15.68	109.81	69.83	111.68	69.83 to 111.68	14,650	11,845
____ALL____											
	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**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	45	100.60	105.47	94.89	26.66	111.15	54.78	226.85	88.29 to 113.86	24,675	23,414
2	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960
____ALL____											
	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**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	41	99.95	106.32	95.27	27.88	111.61	54.78	226.85	84.50 to 120.34	28,742	27,382
2	5	101.95	97.36	91.67	12.32	106.21	70.00	119.33	N/A	2,390	2,191
____ALL____											
	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**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:	46	<b>MEDIAN:</b>	<b>100</b>	COV:	32.18	95% Median C.I.:	88.29 to 113.86	(!: Derived)
TOTAL Sales Price:	1,145,406	WGT. MEAN:	95	STD:	33.90	95% Wgt. Mean C.I.:	87.22 to 103.24	
TOTAL Adj.Sales Price:	1,190,406	MEAN:	105	AVG.ABS.DEV:	26.25	95% Mean C.I.:	95.55 to 115.15	
TOTAL Assessed Value:	1,133,625							
AVG. Adj. Sales Price:	25,878	COD:	26.17	MAX Sales Ratio:	226.85			
AVG. Assessed Value:	24,644	PRD:	110.63	MIN Sales Ratio:	54.78			

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	45	100.60	106.14	95.41	25.99	111.25	54.78	226.85	89.27 to 113.86	26,270	25,063
06											
07	1	69.83	69.83	69.83			69.83	69.83	N/A	8,256	5,765
ALL	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	19	94.85	98.83	92.20	18.56	107.19	69.83	151.20	81.25 to 111.68	23,352	21,532
39-0055	12	130.91	119.78	99.05	24.95	120.93	54.78	226.85	79.16 to 141.30	28,433	28,162
39-0501	15	94.53	102.07	95.33	27.65	107.07	62.84	163.41	75.28 to 133.00	27,033	25,770
47-0001											
88-0005											
92-0045											
NonValid School											
ALL	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	101.95	97.36	91.67	12.32	106.21	70.00	119.33	N/A	2,390	2,191
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	29	111.69	113.32	100.47	27.07	112.79	59.72	226.85	88.29 to 134.21	20,489	20,585
1920 TO 1939	2	85.29	85.29	83.55	22.52	102.09	66.08	104.50	N/A	27,500	22,975
1940 TO 1949	4	92.27	93.72	82.90	23.11	113.05	54.78	135.55	N/A	37,500	31,086
1950 TO 1959	1	79.16	79.16	79.16			79.16	79.16	N/A	41,500	32,850
1960 TO 1969	1	82.89	82.89	82.89			82.89	82.89	N/A	49,500	41,030
1970 TO 1979											
1980 TO 1989	2	84.89	84.89	97.13	17.74	87.40	69.83	99.95	N/A	44,128	42,862
1990 TO 1994											
1995 TO 1999	2	97.91	97.91	97.90	13.69	100.01	84.50	111.31	N/A	100,000	97,900
2000 TO Present											
ALL	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**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:	46	<b>MEDIAN:</b>	<b>100</b>	COV:	32.18	95% Median C.I.:	88.29 to 113.86	(! : Derived)
TOTAL Sales Price:	1,145,406	WGT. MEAN:	95	STD:	33.90	95% Wgt. Mean C.I.:	87.22 to 103.24	
TOTAL Adj.Sales Price:	1,190,406	MEAN:	105	AVG.ABS.DEV:	26.25	95% Mean C.I.:	95.55 to 115.15	
TOTAL Assessed Value:	1,133,625							
AVG. Adj. Sales Price:	25,878	COD:	26.17	MAX Sales Ratio:	226.85			
AVG. Assessed Value:	24,644	PRD:	110.63	MIN Sales Ratio:	54.78			

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	5	101.95	97.36	91.67	12.32	106.21	70.00	119.33	N/A	2,390	2,191
5000 TO 9999	7	113.86	121.56	120.53	18.91	100.86	69.83	151.38	69.83 to 151.38	7,879	9,497
Total \$ _____											
1 TO 9999	12	111.69	111.48	115.39	17.89	96.61	69.83	151.38	91.04 to 141.30	5,592	6,452
10000 TO 29999	18	130.37	119.09	111.82	24.17	106.50	59.72	226.85	75.28 to 136.25	17,322	19,369
30000 TO 59999	11	82.89	84.08	83.92	8.53	100.19	66.08	94.85	76.64 to 94.53	37,409	31,395
60000 TO 99999	3	89.27	81.33	83.19	16.87	97.76	54.78	99.95	N/A	66,666	55,463
100000 TO 149999	2	97.91	97.91	97.90	13.69	100.01	84.50	111.31	N/A	100,000	97,900
ALL _____	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**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	5	101.95	97.36	91.67	12.32	106.21	70.00	119.33	N/A	2,390	2,191
5000 TO 9999	5	111.69	100.12	95.85	21.74	104.45	63.91	141.30	N/A	8,231	7,890
Total \$ _____											
1 TO 9999	10	103.23	98.74	94.91	18.79	104.03	63.91	141.30	69.83 to 119.33	5,310	5,040
10000 TO 29999	23	120.34	115.85	103.40	25.30	112.04	59.72	226.85	92.19 to 135.55	18,404	19,030
30000 TO 59999	10	85.59	89.83	85.20	17.92	105.44	54.78	163.41	76.64 to 94.85	43,400	36,975
60000 TO 99999	2	92.22	92.22	91.36	8.38	100.94	84.50	99.95	N/A	90,000	82,227
100000 TO 149999	1	111.31	111.31	111.31			111.31	111.31	N/A	100,000	111,305
ALL _____	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	111.92	111.92	110.86	6.63	100.95	104.50	119.33	N/A	1,750	1,940
0	3	91.04	87.66	83.73	11.70	104.70	70.00	101.95	N/A	2,816	2,358
20	18	117.10	111.50	97.37	30.09	114.52	59.72	226.85	73.36 to 136.25	18,300	17,818
25	6	111.69	111.44	103.68	18.74	107.48	69.83	151.20	69.83 to 151.20	14,009	14,525
30	14	91.41	99.97	92.89	23.82	107.62	54.78	163.41	79.00 to 127.73	42,000	39,012
35	2	92.06	92.06	91.40	3.03	100.73	89.27	94.85	N/A	48,500	44,327
40	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960
ALL _____	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644

**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:	46	<b>MEDIAN:</b>	<b>100</b>	COV:	32.18	95% Median C.I.:	88.29 to 113.86	(!: Derived)
TOTAL Sales Price:	1,145,406	WGT. MEAN:	95	STD:	33.90	95% Wgt. Mean C.I.:	87.22 to 103.24	
TOTAL Adj.Sales Price:	1,190,406	MEAN:	105	AVG.ABS.DEV:	26.25	95% Mean C.I.:	95.55 to 115.15	
TOTAL Assessed Value:	1,133,625							
AVG. Adj. Sales Price:	25,878	COD:	26.17	MAX Sales Ratio:	226.85			
AVG. Assessed Value:	24,644	PRD:	110.63	MIN Sales Ratio:	54.78			

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	111.92	111.92	110.86	6.63	100.95	104.50	119.33	N/A	1,750	1,940	
0	3	91.04	87.66	83.73	11.70	104.70	70.00	101.95	N/A	2,816	2,358	
100	1	69.83	69.83	69.83			69.83	69.83	N/A	8,256	5,765	
101	22	100.28	105.33	95.98	23.05	109.73	62.84	163.41	84.50 to 134.08	28,286	27,150	
102	2	95.16	95.16	101.75	16.98	93.52	79.00	111.31	N/A	71,000	72,242	
104	16	99.68	111.37	92.41	35.84	120.51	54.78	226.85	75.28 to 141.90	25,368	23,444	
<u>ALL</u>												
	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	2	111.92	111.92	110.86	6.63	100.95	104.50	119.33	N/A	1,750	1,940	
0	3	91.04	87.66	83.73	11.70	104.70	70.00	101.95	N/A	2,816	2,358	
10	2	127.58	127.58	127.48	10.75	100.08	113.86	141.30	N/A	6,950	8,860	
20	7	120.34	109.71	110.41	21.25	99.37	63.91	151.38	63.91 to 151.38	12,579	13,889	
30	28	93.36	101.39	92.26	27.13	109.89	54.78	163.41	79.16 to 111.69	32,017	29,540	
35	1	99.95	99.95	99.95			99.95	99.95	N/A	80,000	79,960	
40	3	89.27	132.46	100.62	54.37	131.64	81.25	226.85	N/A	33,333	33,540	
<u>ALL</u>												
	46	100.28	105.35	95.23	26.17	110.63	54.78	226.85	88.29 to 113.86	25,878	24,644	



**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:	2	<b>MEDIAN:</b>	<b>102</b>	COV:	3.30	95% Median C.I.:	N/A
TOTAL Sales Price:	32,150	WGT. MEAN:	103	STD:	3.37	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	32,150	MEAN:	102	AVG.ABS.DEV:	2.38	95% Mean C.I.:	71.89 to 132.37
TOTAL Assessed Value:	33,220						
AVG. Adj. Sales Price:	16,075	COD:	2.33	MAX Sales Ratio:	104.51		
AVG. Assessed Value:	16,610	PRD:	98.84	MIN Sales Ratio:	99.75		

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/03 TO 09/30/03	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
____Study Years____											
07/01/03 TO 06/30/04	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
____Calendar Yrs____											
01/01/04 TO 12/31/04											
01/01/05 TO 12/31/05											
____ALL____	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
SPALDING	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
WOLBACH	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
____ALL____	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**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	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610
____ALL____	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	2	<b>MEDIAN:</b>	<b>102</b>	COV:	3.30	95% Median C.I.:	N/A
TOTAL Sales Price:	32,150	WGT. MEAN:	103	STD:	3.37	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	32,150	MEAN:	102	AVG.ABS.DEV:	2.38	95% Mean C.I.:	71.89 to 132.37
TOTAL Assessed Value:	33,220						
AVG. Adj. Sales Price:	16,075	COD:	2.33	MAX Sales Ratio:	104.51		
AVG. Assessed Value:	16,610	PRD:	98.84	MIN Sales Ratio:	99.75		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610
____ALL____	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
39-0055	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
39-0501											
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**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	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**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:	2	<b>MEDIAN:</b>	<b>102</b>	COV:	3.30	95% Median C.I.:	N/A
TOTAL Sales Price:	32,150	WGT. MEAN:	103	STD:	3.37	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	32,150	MEAN:	102	AVG.ABS.DEV:	2.38	95% Mean C.I.:	71.89 to 132.37
TOTAL Assessed Value:	33,220						
AVG. Adj. Sales Price:	16,075	COD:	2.33	MAX Sales Ratio:	104.51		
AVG. Assessed Value:	16,610	PRD:	98.84	MIN Sales Ratio:	99.75		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
Total \$ _____											
1 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
10000 TO 29999	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
ALL _____											
	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
Total \$ _____											
1 TO 9999	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
10000 TO 29999	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
ALL _____											
	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
15	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
ALL _____											
	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	104.51	104.51	104.51			104.51	104.51	N/A	24,150	25,240
384	1	99.75	99.75	99.75			99.75	99.75	N/A	8,000	7,980
ALL _____											
	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610
04											
ALL _____											
	2	102.13	102.13	103.33	2.33	98.84	99.75	104.51	N/A	16,075	16,610

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>75</b>	COV:	16.24	95% Median C.I.:	69.92 to 79.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,068,834	WGT. MEAN:	73	STD:	12.10	95% Wgt. Mean C.I.:	70.23 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,068,834	MEAN:	75	AVG.ABS.DEV:	9.27	95% Mean C.I.:	70.88 to 78.20	
(AgLand) TOTAL Assessed Value:	5,185,035							
AVG. Adj. Sales Price:	168,305	COD:	12.43	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	123,453	PRD:	101.62	MIN Sales Ratio:	50.65			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	99.92	99.92	99.92			99.92	99.92	N/A	130,000	129,900
10/01/03 TO 12/31/03	5	76.08	79.43	77.13	9.77	102.98	67.22	102.13	N/A	136,977	105,650
01/01/04 TO 03/31/04	7	76.88	76.02	75.50	5.20	100.69	69.04	81.30	69.04 to 81.30	293,014	221,232
04/01/04 TO 06/30/04	5	83.74	83.88	80.98	10.75	103.58	70.79	101.51	N/A	146,036	118,261
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	69.24	65.17	64.81	12.02	100.55	50.65	75.62	N/A	171,022	110,843
01/01/05 TO 03/31/05	4	77.44	76.88	75.74	9.28	101.51	65.44	87.22	N/A	160,262	121,380
04/01/05 TO 06/30/05	4	72.22	73.78	72.23	8.07	102.14	64.43	86.25	N/A	104,123	75,211
07/01/05 TO 09/30/05	1	66.88	66.88	66.88			66.88	66.88	N/A	552,000	369,200
10/01/05 TO 12/31/05	3	80.83	74.17	72.46	11.37	102.36	57.05	84.63	N/A	132,585	96,071
01/01/06 TO 03/31/06	7	61.04	64.93	62.33	11.71	104.17	53.26	83.15	53.26 to 83.15	120,484	75,099
04/01/06 TO 06/30/06	2	70.01	70.01	78.00	20.42	89.75	55.71	84.30	N/A	54,452	42,472
<u>Study Years</u>											
07/01/03 TO 06/30/04	18	76.93	80.48	77.81	10.17	103.43	67.22	102.13	74.52 to 83.74	199,787	155,449
07/01/04 TO 06/30/05	11	72.96	72.56	71.24	10.31	101.85	50.65	87.22	64.43 to 86.25	142,782	101,717
07/01/05 TO 06/30/06	13	66.51	67.99	66.67	14.62	101.99	53.26	84.63	57.05 to 83.15	146,311	97,542
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	75.62	76.47	75.05	10.03	101.89	50.65	101.51	69.92 to 81.30	219,623	164,831
01/01/05 TO 12/31/05	12	73.46	74.34	71.93	10.84	103.35	57.05	87.22	65.44 to 84.63	167,275	120,315
<u>ALL</u>	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>75</b>	COV:	16.24	95% Median C.I.:	69.92 to 79.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,068,834	WGT. MEAN:	73	STD:	12.10	95% Wgt. Mean C.I.:	70.23 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,068,834	MEAN:	75	AVG.ABS.DEV:	9.27	95% Mean C.I.:	70.88 to 78.20	
(AgLand) TOTAL Assessed Value:	5,185,035							
AVG. Adj. Sales Price:	168,305	COD:	12.43	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	123,453	PRD:	101.62	MIN Sales Ratio:	50.65			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2043	2	68.40	68.40	68.37	2.22	100.04	66.88	69.92	N/A	540,000	369,200	
2045	1	86.25	86.25	86.25			86.25	86.25	N/A	93,664	80,785	
2047	2	80.88	80.88	80.89	0.06	99.99	80.83	80.93	N/A	200,025	161,797	
2049	2	79.14	79.14	80.54	2.73	98.26	76.98	81.30	N/A	172,942	139,290	
2135	3	74.52	74.92	77.54	7.71	96.63	66.51	83.74	N/A	103,866	80,535	
2137	3	84.30	82.95	81.82	1.86	101.39	79.93	84.63	N/A	131,634	107,703	
2141	1	101.51	101.51	101.51			101.51	101.51	N/A	120,559	122,375	
2327	2	78.49	78.49	76.76	27.31	102.25	57.05	99.92	N/A	141,378	108,522	
2329	2	79.35	79.35	82.30	9.93	96.41	71.47	87.22	N/A	96,000	79,005	
2331	2	66.33	66.33	65.87	1.34	100.70	65.44	67.22	N/A	174,000	114,617	
2333	2	71.99	71.99	72.30	3.82	99.58	69.24	74.74	N/A	216,000	156,160	
2423	6	73.82	76.12	74.29	7.03	102.46	69.04	88.83	69.04 to 88.83	149,467	111,041	
2425	3	55.71	55.99	57.17	3.43	97.93	53.26	58.99	N/A	95,479	54,585	
2427	6	75.85	76.25	71.45	14.34	106.72	59.46	102.13	59.46 to 102.13	141,242	100,912	
2429	5	72.10	67.60	69.88	9.92	96.74	50.65	76.88	N/A	207,343	144,899	
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	5	71.47	76.35	71.55	10.26	106.70	66.88	87.22	N/A	273,132	195,439	
2	37	74.67	74.30	73.78	12.65	100.70	50.65	102.13	69.24 to 79.93	154,139	113,725	
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453	
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453	

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>75</b>	COV:	16.24	95% Median C.I.:	69.92 to 79.93	(!: Derived)
(AgLand) TOTAL Sales Price:	7,068,834	WGT. MEAN:	73	STD:	12.10	95% Wgt. Mean C.I.:	70.23 to 76.47	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,068,834	MEAN:	75	AVG.ABS.DEV:	9.27	95% Mean C.I.:	70.88 to 78.20	
(AgLand) TOTAL Assessed Value:	5,185,035							
AVG. Adj. Sales Price:	168,305	COD:	12.43	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	123,453	PRD:	101.62	MIN Sales Ratio:	50.65			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006	1	83.74	83.74	83.74			83.74	83.74	N/A	157,600	131,970
39-0010	22	72.22	73.07	72.09	12.86	101.36	53.26	102.13	65.44 to 80.41	146,250	105,434
39-0055	7	80.83	78.19	79.77	5.39	98.02	66.51	86.25	66.51 to 86.25	141,942	113,227
39-0501	12	73.03	74.34	71.88	14.84	103.42	50.65	101.51	64.43 to 83.15	225,010	161,742
47-0001											
88-0005											
92-0045											
NonValid School											
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	73.95	73.95	73.95			73.95	73.95	N/A	10,000	7,395
30.01 TO 50.00	1	55.71	55.71	55.71			55.71	55.71	N/A	24,000	13,370
50.01 TO 100.00	5	71.47	69.48	65.32	11.64	106.36	50.65	83.15	N/A	95,412	62,328
100.01 TO 180.00	15	76.98	78.76	77.70	12.02	101.36	53.26	102.13	72.96 to 84.63	122,096	94,867
180.01 TO 330.00	13	69.24	71.56	71.02	13.44	100.76	57.05	87.22	59.46 to 83.74	170,026	120,757
330.01 TO 650.00	4	78.01	82.08	78.87	11.08	104.06	70.79	101.51	N/A	217,664	171,682
650.01 +	3	69.92	71.23	71.30	4.77	99.90	66.88	76.88	N/A	548,440	391,015
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	71.47	71.47	71.47			71.47	71.47	N/A	60,000	42,880
GRASS	28	73.74	73.54	72.27	12.93	101.75	53.26	101.51	67.22 to 80.41	174,182	125,890
GRASS-N/A	5	76.08	79.53	78.30	11.66	101.58	66.51	102.13	N/A	129,320	101,253
IRRGTD	4	74.79	70.29	70.16	10.68	100.18	50.65	80.93	N/A	141,529	99,302
IRRGTD-N/A	4	78.02	80.35	77.67	13.15	103.45	65.44	99.92	N/A	229,750	178,440
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>75</b>	COV:	16.24	95% Median C.I.:	69.92 to 79.93	(! : Derived)
(AgLand) TOTAL Sales Price:	7,068,834	WGT. MEAN:	73	STD:	12.10	95% Wgt. Mean C.I.:	70.23 to 76.47	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,068,834	MEAN:	75	AVG.ABS.DEV:	9.27	95% Mean C.I.:	70.88 to 78.20	
(AgLand) TOTAL Assessed Value:	5,185,035							
AVG. Adj. Sales Price:	168,305	COD:	12.43	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	123,453	PRD:	101.62	MIN Sales Ratio:	50.65			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	71.47	71.47	71.47			71.47	71.47	N/A	60,000	42,880
GRASS	30	73.74	73.57	72.44	12.25	101.56	53.26	101.51	69.04 to 79.93	174,277	126,247
GRASS-N/A	3	80.83	83.16	82.52	14.69	100.78	66.51	102.13	N/A	98,466	81,250
IRRGTD	7	74.74	74.46	73.26	12.70	101.64	50.65	99.92	50.65 to 99.92	171,445	125,608
IRRGTD-N/A	1	81.30	81.30	81.30			81.30	81.30	N/A	285,000	231,710
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	71.47	71.47	71.47			71.47	71.47	N/A	60,000	42,880
GRASS	32	73.74	74.24	72.74	12.99	102.07	53.26	102.13	67.22 to 80.41	167,459	121,806
GRASS-N/A	1	80.83	80.83	80.83			80.83	80.83	N/A	165,000	133,370
IRRGTD	8	75.18	75.32	74.81	12.14	100.68	50.65	99.92	50.65 to 99.92	185,639	138,871
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	64.83	64.83	61.07	14.07	106.15	55.71	73.95	N/A	17,000	10,382
30000 TO 59999	1	83.15	83.15	83.15			83.15	83.15	N/A	31,995	26,605
60000 TO 99999	13	74.67	77.21	77.20	12.07	100.02	53.26	102.13	67.22 to 86.25	78,081	60,276
100000 TO 149999	5	87.22	87.27	87.03	12.32	100.28	72.10	101.51	N/A	129,651	112,838
150000 TO 249999	15	69.24	69.77	70.30	13.09	99.25	50.65	83.74	59.46 to 80.41	190,579	133,970
250000 TO 499999	3	70.79	72.51	72.68	7.47	99.76	65.44	81.30	N/A	278,500	202,426
500000 +	3	69.92	71.23	71.30	4.77	99.90	66.88	76.88	N/A	548,440	391,015
ALL	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453

**PA&T 2007 Preliminary Statistics**

Base Stat

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(AgLand) TOTAL Assessed Value:	5,185,035							
AVG. Adj. Sales Price:	168,305	COD:	12.43	MAX Sales Ratio:	102.13			
AVG. Assessed Value:	123,453	PRD:	101.62	MIN Sales Ratio:	50.65			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	1	73.95	73.95	73.95			73.95	73.95	N/A	10,000	7,395
Total \$ _____											
1 TO 9999	1	73.95	73.95	73.95			73.95	73.95	N/A	10,000	7,395
10000 TO 29999	2	69.43	69.43	71.39	19.76	97.25	55.71	83.15	N/A	27,997	19,987
30000 TO 59999	5	67.22	67.09	66.42	8.53	101.00	53.26	76.98	N/A	69,244	45,994
60000 TO 99999	11	74.67	77.10	73.12	14.47	105.45	50.65	102.13	57.05 to 88.83	101,105	73,924
100000 TO 149999	13	75.62	76.27	74.50	15.40	102.37	58.99	101.51	61.04 to 87.22	163,460	121,772
150000 TO 249999	7	76.08	75.60	75.44	5.86	100.21	65.44	81.30	65.44 to 81.30	253,450	191,205
250000 TO 499999	3	69.92	71.23	71.30	4.77	99.90	66.88	76.88	N/A	548,440	391,015
ALL _____											
	42	74.60	74.54	73.35	12.43	101.62	50.65	102.13	69.92 to 79.93	168,305	123,453



## 2007 Assessment Survey for Greeley County

### I. General Information

#### A. Staffing and Funding Information

1. Deputy(ies) on staff: **1-Administrative Assistant**
2. Appraiser(s) on staff: **1**
3. Other full-time employees: **1-Appraiser Assistant**
4. Other part-time employees: **0**
5. Number of shared employees: **The Appraiser and Assessment Administrator is shared between Greeley, Garfield and Sherman counties.**
6. Assessor's requested budget for current fiscal year: **N/A**
7. Part of the budget that is dedicated to the computer system: **\$3,986**
8. Adopted budget, or granted budget if different from above: **\$146,770**
9. Amount of total budget set aside for appraisal work: **\$67,909**
10. Amount of the total budget set aside for education/workshops: **N/A**
11. Appraisal/Reappraisal budget, if not part of the total budget: **N/A**
12. Other miscellaneous funds: **N/A**
13. Total budget: **\$146,770**
  - a. Was any of last year's budget not used? **No**

#### B. Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1. Data collection done by: **Appraiser and Assistant**
2. Valuation done by: **Appraiser**

3. Pickup work done by: **Appraiser and Assistant**

Property Type	# of Permits	# of Info. Statements	Other	Total
<b>Residential</b>	<b>32</b>			<b>32</b>

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **2005**
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2007**
6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? **N/A**
7. Number of market areas/neighborhoods for this property class: **5**
8. How are these defined? **By location-Greeley, Spalding, Scotia, Wolbach and Rural Areas are defined by location.**
9. Is “Assessor Location” a usable valuation identity? **Yes**
10. Does the location “suburban” mean something other than rural residential? (*that is, does the “suburban” location have its own market?*) **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: **Appraiser and Assistant**
2. Valuation done by: **Appraiser**
3. Pickup work done by whom: **Appraiser and Assistant**

Property Type	# of Permits	# of Info. Statements	Other	Total
<b>Commercial</b>	<b>6</b>			<b>6</b>

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

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2002**
6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? **An income approach was used in 2004 to value mini-storage warehouses, otherwise and income approach is not used.**
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? **N/A**
8. Number of market areas/neighborhoods for this property class? **5**
9. How are these defined? **By location-Greeley, Spalding, Scotia, Wolbach and Rural**
10. Is "Assessor Location" a usable valuation identity?
11. Does the location "suburban" mean something other than rural commercial? (*that is, does the "suburban" location have its own market?*)

**D. Agricultural Appraisal Information**

1. Data collection done by: **Appraisal Assistant**
2. Valuation done by: **Appraiser**
3. Pickup work done by whom: **Appraiser Assistant**

Property Type	# of Permits	# of Info. Statements	Other	Total
<b>Agricultural</b>	41	63	191	295

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

How is your agricultural land defined? **By State Statue and Department Regulations**

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? **N/A**
6. What is the date of the soil survey currently used? **1988**
7. What date was the last countywide land use study completed? **1991**

- a. By what method? (Physical inspection, FSA maps, etc.) **Inspection of FSA Maps, physical inspection, and confirmation of NRD information.**
  - b. By whom? **Assessment staff**
  - c. What proportion is complete / implemented at this time? **25% of irrigated has been reviewed.**
8. Number of market areas/neighborhoods for this property class: **2**
  9. How are these defined? **By soil type, delineated by section lines**
  10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

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

1. Administrative software: **TerraScan**
2. CAMA software: **TerraScan**
3. Cadastral maps or GIS software:
  - a. Who maintains the Cadastral Maps? **Assessor and Staff**
4. Does the county have GIS software? **No**
  - a. Who maintains the GIS software and maps?
5. Personal Property software: **TerraScan**

#### **F. Zoning Information**

1. Does the county have zoning? **Yes**
  - a. If so, is the zoning county wide? **Yes**
  - b. What municipalities in the county are zoned? **Scotia, Spalding and Greeley**
  - c. When was zoning implemented? **1999**

## **G. Contracted Services**

1. Appraisal Services:
2. Other Services:

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

The Greeley County Assessment Administrator and Appraiser were interviewed for the information contained in this report.

## **II. Assessment Actions**

### **2006 Assessment Actions taken to address the following property classes/subclasses:**

#### **Residential**

For 2007, Greeley County conducted a market analysis of all four towns in the county, as well as the subclass of rural residential. The County reviewed the data contained in their CAMA program to assure that the information was correct. Vacant land sales occurring in previous years were plotted and used as market indicators of land values.

Depreciation studies were then performed for all four towns, as well as the rural residential and mobile home subclasses. These areas were reviewed using available applicable information and values were adjusted accordingly. The county defined criteria for quality and condition assessments and reviewed parcels to ensure proper categorization.

The county also completed pick-up work of new and omitted construction for 2007.

#### **Commercial**

No changes to the commercial and industrial class of property were reported for 2007. The County conducted a market analysis of the commercial property class and determined that there were not a representative number of sales to indicate an adjustment was necessary. The county also completed pick-up work of new and omitted construction for 2007.

## **Agricultural**

The County reported new agricultural market areas for 2007. Market Area One groups the Valentine sand soil association and is delineated by section lines. Market Area Two is comprised of the remainder of the county, and is the larger market area in the county. Two schedules of values were developed for these market areas using qualified sales occurring in each of the market areas.

The county also reviewed market information for farm homes and revalued accordingly. In addition, the county completed pick-up work of new and omitted construction.

**County 39 - Greeley**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,930	<b>Value</b> 291,659,385	<b>Total Growth</b> 1,033,550 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	108	646,560	5	6,350	2	32,000	115	684,910	
2. Res Improv Land	747	2,677,395	33	518,530	27	324,250	807	3,520,175	
3. Res Improvements	758	22,973,115	33	2,459,725	27	1,139,950	818	26,572,790	
4. Res Total	866	26,297,070	38	2,984,605	29	1,496,200	933	30,777,875	83,745
% of Total	92.81	85.44	4.07	9.69	3.10	4.86	31.84	10.55	8.10
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	866	26,297,070	38	2,984,605	29	1,496,200	933	30,777,875	83,745
% of Total	92.81	85.44	4.07	9.69	3.10	4.86	31.84	10.55	8.10

**County 39 - Greeley**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,930	<b>Value</b> 291,659,385	<b>Total Growth</b> 1,033,550 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	20	65,830	5	20,580	0	0	25	86,410	
10. Comm Improv Land	137	351,730	13	104,890	3	34,980	153	491,600	
11. Comm Improvements	145	3,264,180	16	1,909,630	3	554,170	164	5,727,980	
12. Comm Total	165	3,681,740	21	2,035,100	3	589,150	189	6,305,990	80,375
% of Total	87.30	58.38	11.11	32.27	1.58	9.34	6.45	2.16	7.77
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	165	3,681,740	21	2,035,100	3	589,150	189	6,305,990	80,375
% of Total	87.30	58.38	11.11	32.27	1.58	9.34	6.45	2.16	7.77
17. Taxable Total	1,031	29,978,810	59	5,019,705	32	2,085,350	1,122	37,083,865	164,120
% of Total	91.88	80.84	5.25	8.04	2.85	4.03	38.29	12.71	15.87



**County 39 - Greeley**

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

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

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

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	137	18	34	<b>189</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	1,595	45	2,839,165	1,160	126,275,415	1,206	129,116,175
28. Ag-Improved Land	1	26,205	33	4,011,245	518	87,156,900	552	91,194,350
29. Ag-Improvements	1	6,885	36	1,616,595	565	32,641,515	602	34,264,995
<b>30. Ag-Total Taxable</b>							<b>1,808</b>	<b>254,575,520</b>

**County 39 - Greeley**

**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	21	23.000	201,000	
33. HomeSite Improvements	1		5,585	21		1,300,875	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	3	7.100	21,300	
36. FarmSite Impr Land	1	2.000	2,000	31	140.530	399,540	
37. FarmSite Improv	1		1,300	34		315,720	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			139.060		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	6	7.000	51,000	6	7.000	51,000	
32. HomeSite Improv Land	324	341.980	2,504,350	345	364.980	2,705,350	
33. HomeSite Improvements	330		13,058,900	352		14,365,360	869,430
<b>34. HomeSite Total</b>				<b>358</b>	<b>371.980</b>	<b>17,121,710</b>	
35. FarmSite UnImp Land	18	90.300	114,300	21	97.400	135,600	
36. FarmSite Impr Land	493	2,378.330	3,194,465	525	2,520.860	3,596,005	
37. FarmSite Improv	529		19,582,615	564		19,899,635	0
<b>38. FarmSite Total</b>				<b>585</b>	<b>2,618.260</b>	<b>23,631,240</b>	
39. Road & Ditches		4,090.720			4,229.780		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>943</b>	<b>7,220.020</b>	<b>40,752,950</b>	<b>869,430</b>

**Schedule VII: Agricultural Records:**

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

**Schedule VIII: Agricultural Records:**

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

County 39 - Greeley

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	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	46.800	53,350	760.600	867,080	807.400	920,430
47. 2A1	0.000	0	105.550	98,695	1,547.620	1,447,040	1,653.170	1,545,735
48. 2A	0.000	0	26.600	20,085	1,058.350	799,070	1,084.950	819,155
49. 3A1	0.000	0	69.060	51,450	1,270.960	946,865	1,340.020	998,315
50. 3A	0.000	0	462.660	335,445	2,349.910	1,703,805	2,812.570	2,039,250
51. 4A1	0.000	0	124.030	84,970	7,713.250	5,283,645	7,837.280	5,368,615
52. 4A	0.000	0	0.900	495	3,914.750	2,153,110	3,915.650	2,153,605
53. Total	0.000	0	835.600	644,490	18,615.440	13,200,615	19,451.040	13,845,105
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	4.300	3,635	167.910	141,895	172.210	145,530
56. 2D1	0.000	0	22.860	19,090	647.250	540,465	670.110	559,555
57. 2D	0.000	0	5.500	4,540	610.210	503,520	615.710	508,060
58. 3D1	0.000	0	28.750	20,125	829.000	580,300	857.750	600,425
59. 3D	0.000	0	99.340	68,050	777.310	532,500	876.650	600,550
60. 4D1	0.000	0	87.650	34,185	2,287.690	892,230	2,375.340	926,415
61. 4D	0.000	0	3.200	970	898.210	273,950	901.410	274,920
62. Total	0.000	0	251.600	150,595	6,217.580	3,464,860	6,469.180	3,615,455
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.200	85	160.120	66,645	160.320	66,730
65. 2G1	0.000	0	10.600	3,820	687.590	247,810	698.190	251,630
66. 2G	0.000	0	3.690	1,235	721.510	244,305	725.200	245,540
67. 3G1	0.000	0	2.700	885	4,574.180	1,493,980	4,576.880	1,494,865
68. 3G	0.000	0	305.400	100,750	1,844.830	591,870	2,150.230	692,620
69. 4G1	0.000	0	519.410	200,810	15,302.950	5,912,060	15,822.360	6,112,870
70. 4G	0.000	0	491.200	182,780	49,214.140	18,698,550	49,705.340	18,881,330
71. Total	0.000	0	1,333.200	490,365	72,505.320	27,255,220	73,838.520	27,745,585
72. Waste	0.000	0	25.480	1,410	387.300	21,345	412.780	22,755
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	2,445.880	1,286,860	97,725.640	43,942,040	100,171.520	45,228,900

County 39 - Greeley

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	0.000	0	0.000	0
46. 1A	0.000	0	940.890	1,477,185	18,995.250	29,822,575	19,936.140	31,299,760
47. 2A1	0.000	0	330.400	467,510	9,148.750	12,945,580	9,479.150	13,413,090
48. 2A	0.000	0	244.600	335,100	7,444.100	10,198,430	7,688.700	10,533,530
49. 3A1	0.000	0	132.200	147,410	3,378.530	3,767,120	3,510.730	3,914,530
50. 3A	0.000	0	116.700	128,950	2,819.720	3,115,795	2,936.420	3,244,745
51. 4A1	0.000	0	226.600	245,875	13,926.490	15,101,720	14,153.090	15,347,595
52. 4A	0.000	0	66.200	62,890	15,216.840	14,443,130	15,283.040	14,506,020
53. Total	0.000	0	2,057.590	2,864,920	70,929.680	89,394,350	72,987.270	92,259,270
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	223.990	189,270	5,759.250	4,866,785	5,983.240	5,056,055
56. 2D1	0.000	0	58.200	48,600	3,394.620	2,834,595	3,452.820	2,883,195
57. 2D	0.000	0	73.900	60,980	3,772.200	3,112,570	3,846.100	3,173,550
58. 3D1	0.000	0	115.900	81,130	1,259.520	881,660	1,375.420	962,790
59. 3D	0.000	0	65.130	44,615	626.900	429,440	692.030	474,055
60. 4D1	0.000	0	116.320	45,365	7,475.790	2,915,610	7,592.110	2,960,975
61. 4D	0.000	0	138.600	42,290	8,429.480	2,571,130	8,568.080	2,613,420
62. Total	0.000	0	792.040	512,250	30,717.760	17,611,790	31,509.800	18,124,040
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	2.420	1,210	178.090	90,850	3,902.220	1,965,295	4,082.730	2,057,355
65. 2G1	0.000	0	83.710	40,445	2,493.670	1,206,640	2,577.380	1,247,085
66. 2G	0.000	0	122.180	57,000	3,765.780	1,751,910	3,887.960	1,808,910
67. 3G1	0.000	0	34.200	15,725	1,311.570	600,490	1,345.770	616,215
68. 3G	0.000	0	251.430	108,405	1,469.500	636,170	1,720.930	744,575
69. 4G1	0.000	0	956.300	389,410	32,004.660	13,039,085	32,960.960	13,428,495
70. 4G	1.000	385	2,217.530	855,840	96,457.000	37,272,655	98,675.530	38,128,880
71. Total	3.420	1,595	3,843.440	1,557,675	141,404.400	56,472,245	145,251.260	58,031,515
72. Waste	0.000	0	124.750	6,865	2,678.570	147,595	2,803.320	154,460
73. Other	0.000	0	0.000	0	3.300	180	3.300	180
74. Exempt	0.000		0.000		2.000		2.000	
75. Total	3.420	1,595	6,817.820	4,941,710	245,733.710	163,626,160	252,554.950	168,569,465

County 39 - Greeley

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 40

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	9.200	3,590	0.000	0	0.000	0	9.200	3,590
61. 4D	3.000	915	0.000	0	0.000	0	3.000	915
62. Total	12.200	4,505	0.000	0	0.000	0	12.200	4,505
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	9.000	3,240	0.000	0	0.000	0	9.000	3,240
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	18.400	5,610	0.000	0	0.000	0	18.400	5,610
70. 4G	26.000	7,800	0.000	0	0.000	0	26.000	7,800
71. Total	53.400	16,650	0.000	0	0.000	0	53.400	16,650
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
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	65.600	21,155	0.000	0	0.000	0	65.600	21,155

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	2,893.190	3,509,410	89,545.120	102,594,965	92,438.310	106,104,375
77.Dry Land	12.200	4,505	1,043.640	662,845	36,935.340	21,076,650	37,991.180	21,744,000
78.Grass	56.820	18,245	5,176.640	2,048,040	213,909.720	83,727,465	219,143.180	85,793,750
79.Waste	0.000	0	150.230	8,275	3,065.870	168,940	3,216.100	177,215
80.Other	0.000	0	0.000	0	3.300	180	3.300	180
81.Exempt	0.000	0	0.000	0	2.000	0	2.000	0
<b>82.Total</b>	69.020	22,750	9,263.700	6,228,570	343,459.350	207,568,200	<b>352,792.070</b>	<b>213,819,520</b>

## 2007 Agricultural Land Detail

### County 39 - Greeley

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	807.400	4.15%	920,430	6.65%	1,139.992
2A1	1,653.170	8.50%	1,545,735	11.16%	935.012
2A	1,084.950	5.58%	819,155	5.92%	755.016
3A1	1,340.020	6.89%	998,315	7.21%	745.000
3A	2,812.570	14.46%	2,039,250	14.73%	725.048
4A1	7,837.280	40.29%	5,368,615	38.78%	685.009
4A	3,915.650	20.13%	2,153,605	15.55%	549.999
<b>Irrigated Total</b>	<b>19,451.040</b>	<b>100.00%</b>	<b>13,845,105</b>	<b>100.00%</b>	<b>711.792</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	172.210	2.66%	145,530	4.03%	845.072
2D1	670.110	10.36%	559,555	15.48%	835.019
2D	615.710	9.52%	508,060	14.05%	825.161
3D1	857.750	13.26%	600,425	16.61%	700.000
3D	876.650	13.55%	600,550	16.61%	685.051
4D1	2,375.340	36.72%	926,415	25.62%	390.013
4D	901.410	13.93%	274,920	7.60%	304.988
<b>Dry Total</b>	<b>6,469.180</b>	<b>100.00%</b>	<b>3,615,455</b>	<b>100.00%</b>	<b>558.873</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	160.320	0.22%	66,730	0.24%	416.230
2G1	698.190	0.95%	251,630	0.91%	360.403
2G	725.200	0.98%	245,540	0.88%	338.582
3G1	4,576.880	6.20%	1,494,865	5.39%	326.612
3G	2,150.230	2.91%	692,620	2.50%	322.114
4G1	15,822.360	21.43%	6,112,870	22.03%	386.343
4G	49,705.340	67.32%	18,881,330	68.05%	379.865
<b>Grass Total</b>	<b>73,838.520</b>	<b>100.00%</b>	<b>27,745,585</b>	<b>100.00%</b>	<b>375.760</b>

<b>Irrigated Total</b>	<b>19,451.040</b>	<b>19.42%</b>	<b>13,845,105</b>	<b>30.61%</b>	<b>711.792</b>
<b>Dry Total</b>	<b>6,469.180</b>	<b>6.46%</b>	<b>3,615,455</b>	<b>7.99%</b>	<b>558.873</b>
<b>Grass Total</b>	<b>73,838.520</b>	<b>73.71%</b>	<b>27,745,585</b>	<b>61.34%</b>	<b>375.760</b>
Waste	412.780	0.41%	22,755	0.05%	55.126
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>100,171.520</b>	<b>100.00%</b>	<b>45,228,900</b>	<b>100.00%</b>	<b>451.514</b>

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

<b>Irrigated Total</b>	<b>19,451.040</b>	<b>21.04%</b>	<b>13,845,105</b>	<b>13.05%</b>	
<b>Dry Total</b>	<b>6,469.180</b>	<b>17.03%</b>	<b>3,615,455</b>	<b>16.63%</b>	
<b>Grass Total</b>	<b>73,838.520</b>	<b>33.69%</b>	<b>27,745,585</b>	<b>32.34%</b>	
Waste	412.780	12.83%	22,755	12.84%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>100,171.520</b>	<b>28.39%</b>	<b>45,228,900</b>	<b>21.15%</b>	

## 2007 Agricultural Land Detail

### County 39 - Greeley

Market Area: **2**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	0.000	0.00%	0	0.00%	0.000
1A	19,936.140	27.31%	31,299,760	33.93%	1,570.001
2A1	9,479.150	12.99%	13,413,090	14.54%	1,415.009
2A	7,688.700	10.53%	10,533,530	11.42%	1,370.001
3A1	3,510.730	4.81%	3,914,530	4.24%	1,115.018
3A	2,936.420	4.02%	3,244,745	3.52%	1,105.000
4A1	14,153.090	19.39%	15,347,595	16.64%	1,084.398
4A	15,283.040	20.94%	14,506,020	15.72%	949.158
<b>Irrigated Total</b>	<b>72,987.270</b>	<b>100.00%</b>	<b>92,259,270</b>	<b>100.00%</b>	<b>1,264.046</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	5,983.240	18.99%	5,056,055	27.90%	845.036
2D1	3,452.820	10.96%	2,883,195	15.91%	835.026
2D	3,846.100	12.21%	3,173,550	17.51%	825.134
3D1	1,375.420	4.37%	962,790	5.31%	699.997
3D	692.030	2.20%	474,055	2.62%	685.020
4D1	7,592.110	24.09%	2,960,975	16.34%	390.006
4D	8,568.080	27.19%	2,613,420	14.42%	305.018
<b>Dry Total</b>	<b>31,509.800</b>	<b>100.00%</b>	<b>18,124,040</b>	<b>100.00%</b>	<b>575.187</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	4,082.730	2.81%	2,057,355	3.55%	503.916
2G1	2,577.380	1.77%	1,247,085	2.15%	483.857
2G	3,887.960	2.68%	1,808,910	3.12%	465.259
3G1	1,345.770	0.93%	616,215	1.06%	457.890
3G	1,720.930	1.18%	744,575	1.28%	432.658
4G1	32,960.960	22.69%	13,428,495	23.14%	407.406
4G	98,675.530	67.93%	38,128,880	65.70%	386.406
<b>Grass Total</b>	<b>145,251.260</b>	<b>100.00%</b>	<b>58,031,515</b>	<b>100.00%</b>	<b>399.525</b>

<b>Irrigated Total</b>	<b>72,987.270</b>	<b>28.90%</b>	<b>92,259,270</b>	<b>54.73%</b>	<b>1,264.046</b>
<b>Dry Total</b>	<b>31,509.800</b>	<b>12.48%</b>	<b>18,124,040</b>	<b>10.75%</b>	<b>575.187</b>
<b>Grass Total</b>	<b>145,251.260</b>	<b>57.51%</b>	<b>58,031,515</b>	<b>34.43%</b>	<b>399.525</b>
Waste	2,803.320	1.11%	154,460	0.09%	55.098
Other	3.300	0.00%	180	0.00%	54.545
Exempt	2.000	0.00%			
<b>Market Area Total</b>	<b>252,554.950</b>	<b>100.00%</b>	<b>168,569,465</b>	<b>100.00%</b>	<b>667.456</b>

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

<b>Irrigated Total</b>	<b>72,987.270</b>	<b>78.96%</b>	<b>92,259,270</b>	<b>86.95%</b>
<b>Dry Total</b>	<b>31,509.800</b>	<b>82.94%</b>	<b>18,124,040</b>	<b>83.35%</b>
<b>Grass Total</b>	<b>145,251.260</b>	<b>66.28%</b>	<b>58,031,515</b>	<b>67.64%</b>
Waste	2,803.320	87.17%	154,460	87.16%
Other	3.300	100.00%	180	100.00%
Exempt	2.000	100.00%		
<b>Market Area Total</b>	<b>252,554.950</b>	<b>71.59%</b>	<b>168,569,465</b>	<b>78.84%</b>



## 2007 Agricultural Land Detail

### County 39 - Greeley

Market Area: **40**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	9.200	75.41%	3,590	79.69%	390.217
4D	3.000	24.59%	915	20.31%	305.000
<b>Dry Total</b>	<b>12.200</b>	<b>100.00%</b>	<b>4,505</b>	<b>100.00%</b>	<b>369.262</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	9.000	16.85%	3,240	19.46%	360.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	18.400	34.46%	5,610	33.69%	304.891
4G	26.000	48.69%	7,800	46.85%	300.000
<b>Grass Total</b>	<b>53.400</b>	<b>100.00%</b>	<b>16,650</b>	<b>100.00%</b>	<b>311.797</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>12.200</b>	<b>18.60%</b>	<b>4,505</b>	<b>21.30%</b>	<b>369.262</b>
<b>Grass Total</b>	<b>53.400</b>	<b>81.40%</b>	<b>16,650</b>	<b>78.70%</b>	<b>311.797</b>
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>65.600</b>	<b>100.00%</b>	<b>21,155</b>	<b>100.00%</b>	<b>322.484</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>12.200</b>	<b>0.03%</b>	<b>4,505</b>	<b>0.02%</b>	
<b>Grass Total</b>	<b>53.400</b>	<b>0.02%</b>	<b>16,650</b>	<b>0.02%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>65.600</b>	<b>0.02%</b>	<b>21,155</b>	<b>0.01%</b>	

## 2007 Agricultural Land Detail

### County 39 - Greeley

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	2,893.190	3,509,410	89,545.120	102,594,965
Dry	12.200	4,505	1,043.640	662,845	36,935.340	21,076,650
Grass	56.820	18,245	5,176.640	2,048,040	213,909.720	83,727,465
Waste	0.000	0	150.230	8,275	3,065.870	168,940
Other	0.000	0	0.000	0	3.300	180
Exempt	0.000	0	0.000	0	2.000	0
<b>Total</b>	<b>69.020</b>	<b>22,750</b>	<b>9,263.700</b>	<b>6,228,570</b>	<b>343,459.350</b>	<b>207,568,200</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	92,438.310	106,104,375	92,438.310	26.20%	106,104,375	49.62%	1,147.839
Dry	37,991.180	21,744,000	37,991.180	10.77%	21,744,000	10.17%	572.343
Grass	219,143.180	85,793,750	219,143.180	62.12%	85,793,750	40.12%	391.496
Waste	3,216.100	177,215	3,216.100	0.91%	177,215	0.08%	55.102
Other	3.300	180	3.300	0.00%	180	0.00%	54.545
Exempt	2.000	0	2.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>352,792.070</b>	<b>213,819,520</b>	<b>352,792.070</b>	<b>100.00%</b>	<b>213,819,520</b>	<b>100.00%</b>	<b>606.078</b>

\* Department of Property Assessment & Taxation Calculates

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

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 80% of actual value for agricultural land and horticultural land; and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 80% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

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

General Description of Real Property in Greeley County:

Per the 2006 County Abstract, Greeley County consists of 2,924 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	945	32.32%	10.15%
Commercial	187	6.40%	2.157%
Industrial	NA	NA%	NA%
Recreational	NA	NA%	NA%
Agricultural	1,792	61.28%	87.70%
Special Value	NA	NA%	NA%

Agricultural land - taxable acres: 352,537.51.

Other pertinent facts: 88% of county is agricultural and of that 63% is grassland, 25% is irrigated cropland and 12% consists of dry cropland and waste.

New Property: For assessment year 2006, an estimated 70 building permits and/or information statements were filed for new property construction/additions in the county. Additional mobile home titles, and well registrations from the NRD, that provided additional information for improvements to the county properties.

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

Current Resources:

- A. Staff – Assessment Manager, Assistant Manager, Shared Appraiser and Assistant Appraiser.
- B. Cadastral Maps 1969/ soil maps/ land use maps, aerial photos.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
- D. Software for CAMA, Assessment Administration, GIS – The administrative and CAMA software is provided by TerraScan. Greeley County does not have a GIS system.
- E. Web based – property record information access – July 2006.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews all sales measuring all improvements and visiting with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information

statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.

- B. Data Collection – The appraisal staff reviews all sales prior to the assessment staff processing them through the computer. Improved parcels are checked for accuracy of measurements and proper date of what was actually there at the time of sale, land use etc. New photos are taken to be entered into the cama system. Corrections are listed on the field review sheet and corrected in the computer system prior to the sales being processed so that the information is accurate to what actually sold. Any other information is gathered as possible. Gathering rental amounts on residential properties or commercial properties is helpful if available. Some owners are reluctant to share rental income information.
- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis so as to stay informed as to what the markets are doing. This information is reviewed several times throughout the year. The Liaison is always helpful in running extra stats if requested but generally they are run in the office through our cama system. We often query to look for particular information that may be affecting the sales price paid for properties.
- D. Approaches to Value
  - 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year.
  - 2) Cost Approach; cost manual used & date of manual and latest depreciation study – We are currently using the 2002 Marshall & Swift costing for all classes of property except commercial. Commercial properties are priced with 2000 costing and adjusted to the local market. We are using a new depreciation study for residential properties.
  - 3) Income Approach; income and expense data collection/analysis from the market – Gather income and expense information as available on commercial and residential rental properties as well as agricultural properties.
  - 4) Land valuation studies, establish market areas, special value for agricultural land – We currently use a formula to calculate the amount paid for each sub-class of agricultural property within each agland class. Each sale is then transferred to an agland spread sheet in the excel program for each market area. These are then reviewed to see if they are comparable throughout the market area or if the market area boundaries need adjustments. Average price paid per acre for each sub-class is then determined based on the price paid and the proper percentage applied for each sub-class of the property. To reach our assessed value we then average the price paid for each sub-class within the market area then adjust to the 74%-80% level, striving to stay to the top end or 77% or above. Taken into consideration is the number of acres sold within a market area for each sub-class of property. At this time we have not noticed any difference in the price paid per acre to be classes as special value as all that had sold is being used for agricultural purposes. It is noted that some is being purchased for land use change from dry or grass to irrigated lands.

- E. Reconciliation of Final Value and documentation – The markets are analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties then applied to the entire population of properties within the sub-classes and classes within the county.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1<sup>st</sup> of each year. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed. We continue to review and improve our thoroughness and accuracy of all appraisal practices. We strive to be as available and knowledgeable about all aspects of the appraisal process so as to better serve our constituents.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97	27.47	110.85
Commercial	N/A	N/A	N/A
Agricultural Land	77	12.33	105.00
Special Value Agland	N/A	N\A	N\A

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

**Assessment Projects to be Completed and Actions Planned to improve Quality and Uniformity for Assessment Year 2007:**

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust depreciation to the market for all other residential properties if needed. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period. Review all sales and adjust if necessary. Annual pickup work.

Agricultural Land (and/or subclass): Update sales to the current study period. Review all sales and adjust market areas and valuation as necessary. Annual pickup work.

Special Value – Agland: Review to see if the sales activity indicates there is a need for special value.

**Assessment Actions Planned for Assessment Year 2008:**

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust valuations if needed. Annual pickup work.

Commercial (and/or subclasses): Update sales file to the current study period. Review all sales and update values as necessary. Annual pickup work.

Agricultural Land (and/or subclasses): Update sales to the current study period. Review all sales and adjust market areas and valuations as necessary. Annual pickup work.

Special Value – Agland: Review to see if the sales activity indicates there is a need for special value.

**Assessment Actions Planned for Assessment Year 2009:**

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust values as necessary. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period. Review all sales and update values as necessary. Annual pickup work.

Agricultural Land (and/or subclasses): Update sales to the current study period. Review all sales and adjust market areas and values if necessary. Annual pickup work.

Special Value – Agland – Review to see if the sales activity indicates there is a need for special value.

Other functions preformed by the assessor’s office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 538 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer 174 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. TERC Appeals – appraiser prepares information and attend taxpayer appeal hearings before TERC, defend valuation.
13. TERC Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser registration requires 28 hours of continuing education every two years.

Conclusion:

Setting forth and following a comprehensive plan of assessment which includes solutions for better quality and uniformity within the county will create a better valuation product.



Respectfully submitted:

Assessment:

CAROLYN J SEKUTERA  
ASSESSMENT MANAGER  
GREELEY COUNTY

Appraiser:

SHARON BOUCHER  
APPRAISER  
GREELEY COUNTY

Copy distribution: Submit the plan to county board of equalization on or before July 31 of each year.

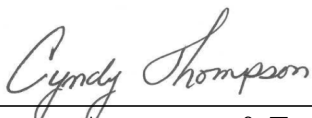
Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.

## 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 Greeley County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8372.

Dated this 9th day of April, 2007.

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Property Assessment & Taxation