

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

41 Hamilton

Residential Real Property - Current

Number of Sales		375	COD	9.29
Total Sales Price	\$	29788365	PRD	103.61
Total Adj. Sales Price	\$	29936365	COV	21.55
Total Assessed Value	\$	29488147	STD	22.00
Avg. Adj. Sales Price	\$	79830.31	Avg. Abs. Dev.	9.25
Avg. Assessed Value	\$	78635.06	Min	22.14
Median		99.65	Max	367.50
Wgt. Mean		98.50	95% Median C.I.	99.36 to 99.75
Mean		102.06	95% Wgt. Mean C.I.	97.28 to 99.72
			95% Mean C.I.	99.83 to 104.28
% of Value of the Class of all Real Property Value in the County				32.92
% of Records Sold in the Study Period				10.08
% of Value Sold in the Study Period				9.68
Average Assessed Value of the Base				81,857

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	375	99.65	9.29	103.61
2006	357	96.76	11.70	103.44
2005	324	98.31	11.14	103.39
2004	282	97.66	12.92	102.45
2003	284	96	11.00	102.06
2002	298	96	11	102.06
2001	341	98	7.96	100.97

2007 Commission Summary

41 Hamilton

Commercial Real Property - Current

Number of Sales		46	COD	13.73
Total Sales Price	\$	3799183	PRD	100.69
Total Adj. Sales Price	\$	3759183	COV	20.47
Total Assessed Value	\$	3470340	STD	19.03
Avg. Adj. Sales Price	\$	81721.37	Avg. Abs. Dev.	13.44
Avg. Assessed Value	\$	75442.17	Min	30.16
Median		97.91	Max	132.21
Wgt. Mean		92.32	95% Median C.I.	86.98 to 100.00
Mean		92.95	95% Wgt. Mean C.I.	86.87 to 97.76
			95% Mean C.I.	87.45 to 98.45
% of Value of the Class of all Real Property Value in the County				9.11
% of Records Sold in the Study Period				9.09
% of Value Sold in the Study Period				4.12
Average Assessed Value of the Base				166,548

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	46	97.91	13.73	100.69
2006	56	98.00	12.76	102.20
2005	56	98.00	11.22	100.47
2004	53	95.13	18.35	94.21
2003	47	95	20.73	106.50
2002	39	95	20.73	106.5
2001	38	96	22.36	106.05

2007 Commission Summary

41 Hamilton

Agricultural Land - Current

Number of Sales	95	COD	14.86
Total Sales Price	\$ 21786254	PRD	102.05
Total Adj. Sales Price	\$ 21543103	COV	21.99
Total Assessed Value	\$ 15071522	STD	15.70
Avg. Adj. Sales Price	\$ 226769.51	Avg. Abs. Dev.	10.72
Avg. Assessed Value	\$ 158647.60	Min	18.14
Median	72.14	Max	141.08
Wgt. Mean	69.96	95% Median C.I.	68.58 to 74.58
Mean	71.39	95% Wgt. Mean C.I.	66.92 to 73.00
		95% Mean C.I.	68.24 to 74.55
% of Value of the Class of all Real Property Value in the County			62.92
% of Records Sold in the Study Period			2.78
% of Value Sold in the Study Period			2.73
Average Assessed Value of the Base			170,355

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	95	72.14	14.86	102.05
2006	111	77.35	14.49	101.66
2005	118	77.71	13.62	102.42
2004	111	76.70	12.82	99.95
2003	106	77	10.32	100.10
2002	100	77	10.32	100.1
2001	122	75	13.54	99.68

2007 Opinions of the Property Tax Administrator for Hamilton County

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

Residential Real Property

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

Commercial Real Property

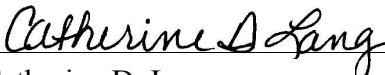
It is my opinion that the level of value of the class of commercial real property in Hamilton County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hamilton County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Residential Real Property

I. Correlation

RESIDENTIAL: The actions for the assessment of this property class are apparent, through the pro-active approach by the appraisal and office staff, the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Hamilton County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	477	375	78.62
2006	456	357	78.29
2005	448	324	72.32
2004	382	282	73.82
2003	372	284	76.34
2002	386	298	77.2
2001	422	341	80.81

RESIDENTIAL: The sales qualification and utilization for this property class is the sole responsibility of the county assessor. The above table indicates that a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

**2007 Correlation Section
for Hamilton County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Hamilton County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	92.84	12.11	104.08	99.65
2006	94.96	0.97	95.88	96.76
2005	96.54	3	99.43	98.31
2004	96.56	5.07	101.45	97.66
2003	94	2.92	96.74	98
2002	95	0.75	95.71	96
2001	97	3.87	100.75	98

RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are not similar and do not support each other. There was a significant change in many of the values for the residential type property during the counties scheduled appraisal process which included some of the newer subdivisions which were also heavily represented in the sales file and account for a substantial increase in value attributed to the trending rate. The change between the sales file base and the percent change in assessed value (Table IV) more closely supports the actions taken by the assessor's staff.

**2007 Correlation Section
for Hamilton County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Hamilton County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
11.46	2007	12.11
1.93	2006	0.97
2.96	2005	3
2.17	2004	5.07
5.56	2003	2.92
1.33	2002	0.75
2.03	2001	3.87

RESIDENTIAL: The percent change for this class of property is an insignificant amount of change. Having a small difference between these two measurements supports the actions of the assessor's office.

2007 Correlation Section for Hamilton County

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

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

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

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

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

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

**2007 Correlation Section
for Hamilton County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.65	98.50	102.06

RESIDENTIAL: The measures of central tendency shown here reflect that the statistics for the qualified sales for this property type with the median and the mean are within the acceptable range but with the weighted mean outside of the range. The above table indicates a small spread between the median and the weighted mean. The median is the best indicator of the level of value for this county.

**2007 Correlation Section
for Hamilton County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	9.29	103.61
Difference	0	0.61

RESIDENTIAL: The coefficient of dispersion on the qualified sales is within the acceptable range. The price-related differential is slightly outside the range yet the qualitative measures still indicate a level of good assessment uniformity for this property class as a whole.

**2007 Correlation Section
for Hamilton County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	375	375	0
Median	92.84	99.65	6.81
Wgt. Mean	89.51	98.50	8.99
Mean	93.77	102.06	8.29
COD	13.95	9.29	-4.66
PRD	104.75	103.61	-1.14
Min Sales Ratio	4.96	22.14	17.18
Max Sales Ratio	216.71	367.50	150.79

RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year.

**2007 Correlation Section
for Hamilton County**

Commerical Real Property

I. Correlation

COMMERCIAL: The actions for the assessment of this property class are apparent, through the pro-active approach by the appraisal and office staff, many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Hamilton County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	61	46	75.41
2006	78	56	71.79
2005	76	56	73.68
2004	72	53	73.61
2003	60	47	78.33
2002	52	39	75
2001	53	38	71.7

COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

**2007 Correlation Section
for Hamilton County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Hamilton County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	97.91	4.3	102.12	97.91
2006	98.00	14.11	111.83	98.00
2005	95.09	1.78	96.78	98.00
2004	93.05	0.38	93.4	95.13
2003	92	0.98	92.9	95
2002	92	-2.04	90.12	95
2001	96	2.99	98.87	96

COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are not similar and do not support each other. There is a significant increase in assessed value which is supported by the assessment actions taken by the assessor's office for this year.

**2007 Correlation Section
for Hamilton County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Hamilton County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5.78	2007	4.3
0	2006	14.11
3.47	2005	1.78
7.8	2004	0.38
2.25	2003	0.98
9.74	2002	-2.04
-1.31	2001	2.99

COMMERCIAL: There is less than 1.5 percentage point difference in assessed value which is a small amount of change. Having this small of a difference between these two measurements still supports the actions of the assessor's office.

2007 Correlation Section for Hamilton County

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

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

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

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

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

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

**2007 Correlation Section
for Hamilton County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.91	92.32	92.95

COMMERCIAL: All the measures of central tendency illustrated in the above table are within acceptable range. But the weighted mean and the mean ratio for this class of property is not in line with the median. This may indicate that the full value potential for this class of property may not have been obtained. The median is the most reliable measure of the level of value for this class of property.

**2007 Correlation Section
for Hamilton County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	13.73	100.69
Difference	0	0

COMMERCIAL: The above chart indicates the quality of assessment is within the acceptable levels for the qualified sales. This indicates the quality of assessment has been met for this class of property and this class is being treated uniformly and proportionally.

**2007 Correlation Section
for Hamilton County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	46	46	0
Median	97.91	97.91	0
Wgt. Mean	91.45	92.32	0.87
Mean	91.83	92.95	1.12
COD	14.87	13.73	-1.14
PRD	100.41	100.69	0.28
Min Sales Ratio	28.29	30.16	1.87
Max Sales Ratio	132.21	132.21	0

COMMERCIAL: The above statistics support the actions of the assessor for this class of property for the 2006 assessment year.

**2007 Correlation Section
for Hamilton County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve quality of assessment and an acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property.

**2007 Correlation Section
for Hamilton County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	176	95	53.98
2006	194	111	57.22
2005	213	118	55.4
2004	210	111	52.86
2003	193	106	54.92
2002	180	100	55.56
2001	197	122	61.93

AGRICULTURAL UNIMPROVED: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

**2007 Correlation Section
for Hamilton County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Hamilton County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	70.48	1.74	71.71	72.14
2006	73.62	4.31	76.79	77.35
2005	74.02	4.04	77.01	77.71
2004	75.89	0.55	76.31	76.70
2003	78	0.02	78.02	79
2002	76	1.16	76.88	77
2001	75	0.11	75.08	75

AGRICULTURAL UNIMPROVED: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are similar and support each other.

**2007 Correlation Section
for Hamilton County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Hamilton County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
1.79	2007	1.74
3.93	2006	4.31
19.28	2005	4.04
1.73	2004	0.55
0	2003	0.02
0.58	2002	1.16
0.53	2001	0.11

AGRICULTURAL UNIMPROVED: The percent change for this class of property is an insignificant amount of change. Having a small difference between these two measurements supports the actions of the assessor's office.

2007 Correlation Section for Hamilton County

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

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

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

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

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

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

**2007 Correlation Section
for Hamilton County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.14	69.96	71.39

AGRICULTURAL UNIMPROVED: The measures of central tendency shown here reflect that the median, mean and the weighted mean for the qualified sales file are within the range of an acceptable level of value. There is little difference between the median, the weighted mean and the mean.

**2007 Correlation Section
for Hamilton County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	14.86	102.05
Difference	0	0

AGRICULTURAL UNIMPROVED: The above chart indicates the quality of assessment is within the acceptable levels for the qualified sales. This indicates the quality of assessment has been met for this class of property and this class is being treated uniformly and proportionally.

**2007 Correlation Section
for Hamilton County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	101	95	-6
Median	70.48	72.14	1.66
Wgt. Mean	69.84	69.96	0.12
Mean	70.87	71.39	0.52
COD	16.04	14.86	-1.18
PRD	101.47	102.05	0.58
Min Sales Ratio	17.04	18.14	1.1
Max Sales Ratio	141.08	141.08	0

AGRICULTURAL UNIMPROVED: The prepared chart indicates that the statistics support the action taken for the 2006 assessment year. The change in the record count was due to identifying significantly changed parcels between when the preliminary reports and the final reports were created.

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

41 Hamilton

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	263,561,772	304,317,690	40,755,918	15.46	8,891,013	12.09
2. Recreational	116,270	188,875	72,605	62.45	2,890	59.96
3. Ag-Homesite Land, Ag-Res Dwellings	45,199,198	48,397,522	3,198,324	7.08	*-----	7.08
4. Total Residential (sum lines 1-3)	308,877,240	352,904,087	44,026,847	14.25	8,893,903	11.37
5. Commercial	47,540,690	51,970,303	4,429,613	9.32	10,856,630	-13.52
6. Industrial	22,851,962	32,302,933	9,450,971	41.36	0	41.36
7. Ag-Farmsite Land, Outbuildings	26,849,286	28,557,070	1,707,784	6.36	1,358,240	1.3
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	97,241,938	112,830,306	15,588,368	16.03	11,691,465	4.01
10. Total Non-Agland Real Property	406,119,178	465,734,393	59,615,215	14.68	21,108,773	9.48
11. Irrigated	459,651,710	466,778,880	7,127,170	1.55		
12. Dryland	34,161,000	35,763,190	1,602,190	4.69		
13. Grassland	14,076,530	13,537,935	-538,595	-3.83		
14. Wasteland	280,375	548,325	267,950	95.57		
15. Other Agland	388,550	776,270	387,720	99.79		
16. Total Agricultural Land	508,558,165	517,404,600	8,846,435	1.74		
17. Total Value of All Real Property (Locally Assessed)	914,677,343	983,138,993	68,461,650	7.48	21,108,773	5.18

*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:	375	MEDIAN:	100	COV:	21.55	95% Median C.I.:	99.36 to 99.75
TOTAL Sales Price:	29,788,365	WGT. MEAN:	99	STD:	22.00	95% Wgt. Mean C.I.:	97.28 to 99.72
TOTAL Adj.Sales Price:	29,936,365	MEAN:	102	AVG.ABS.DEV:	9.25	95% Mean C.I.:	99.83 to 104.28
TOTAL Assessed Value:	29,488,147						
AVG. Adj. Sales Price:	79,830	COD:	9.29	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	78,635	PRD:	103.61	MIN Sales Ratio:	22.14		

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

Printed: 03/27/2007 23:52:48

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	45	99.75	104.52	101.30	10.04	103.18	75.18	175.00	99.10 to 100.76	72,366	73,309
10/01/04 TO 12/31/04	42	99.81	104.53	100.91	9.12	103.59	80.93	191.00	99.04 to 103.50	81,951	82,694
01/01/05 TO 03/31/05	26	99.99	101.93	100.79	7.86	101.13	63.69	148.00	99.69 to 101.19	77,178	77,788
04/01/05 TO 06/30/05	60	99.63	100.98	99.24	7.74	101.76	42.88	216.71	98.97 to 99.99	80,700	80,087
07/01/05 TO 09/30/05	70	99.66	104.25	98.81	9.32	105.51	71.53	367.50	99.26 to 100.04	86,941	85,909
10/01/05 TO 12/31/05	41	99.53	100.74	98.90	10.37	101.86	65.57	158.15	97.37 to 99.94	71,751	70,963
01/01/06 TO 03/31/06	27	99.20	101.38	91.84	11.44	110.39	76.12	160.86	98.00 to 101.24	102,943	94,542
04/01/06 TO 06/30/06	64	99.09	98.48	96.30	9.18	102.27	22.14	193.58	98.34 to 99.75	71,594	68,944
<u>Study Years</u>											
07/01/04 TO 06/30/05	173	99.74	102.91	100.39	8.70	102.51	42.88	216.71	99.53 to 99.99	78,307	78,611
07/01/05 TO 06/30/06	202	99.40	101.33	96.94	9.79	104.52	22.14	367.50	99.15 to 99.70	81,134	78,655
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	197	99.70	102.22	99.21	8.87	103.04	42.88	367.50	99.49 to 99.89	80,590	79,954
<u>ALL</u>											
	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	100	COV:	21.55	95% Median C.I.:	99.36 to 99.75
TOTAL Sales Price:	29,788,365	WGT. MEAN:	99	STD:	22.00	95% Wgt. Mean C.I.:	97.28 to 99.72
TOTAL Adj.Sales Price:	29,936,365	MEAN:	102	AVG.ABS.DEV:	9.25	95% Mean C.I.:	99.83 to 104.28
TOTAL Assessed Value:	29,488,147						
AVG. Adj. Sales Price:	79,830	COD:	9.29	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	78,635	PRD:	103.61	MIN Sales Ratio:	22.14		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	51	95.32	94.77	92.05	13.69	102.95	22.14	150.13	90.95 to 98.86	114,682	105,565
AURORA	222	99.78	102.97	101.59	5.34	101.36	65.57	193.58	99.68 to 99.94	82,535	83,848
GILTNER	18	98.99	112.73	94.58	21.38	119.19	59.45	216.71	97.38 to 111.88	51,994	49,175
HAMPTON	15	92.95	93.71	94.89	9.93	98.76	68.70	125.35	86.65 to 99.19	56,898	53,992
HILLCREST	1	99.49	99.49	99.49			99.49	99.49	N/A	145,000	144,260
HORDVILLE	4	113.26	116.22	114.03	12.90	101.92	99.70	138.64	N/A	11,750	13,398
KRONBORG	2	101.40	101.40	100.31	2.62	101.08	98.74	104.06	N/A	59,250	59,435
LAC DENADO	6	105.09	105.76	101.91	6.65	103.77	96.73	114.04	96.73 to 114.04	53,166	54,184
MARQUETTE	16	97.07	97.25	93.59	11.32	103.90	72.27	160.86	85.94 to 99.19	53,640	50,204
PARADISE LAKE	2	86.37	86.37	94.45	12.70	91.44	75.40	97.33	N/A	66,667	62,970
PHILLIPS	8	99.88	136.02	98.27	55.29	138.41	42.88	367.50	42.88 to 367.50	27,325	26,853
PLATTE VIEW EST	5	100.00	99.54	99.48	1.54	100.06	95.00	102.70	N/A	38,200	38,000
RATHJES	1	95.13	95.13	95.13			95.13	95.13	N/A	60,000	57,075
SHOUPS LAKE	2	115.33	115.33	117.08	9.76	98.50	104.07	126.58	N/A	20,775	24,322
STOCKHAM	1	80.93	80.93	80.93			80.93	80.93	N/A	75,000	60,695
SUNSET TERRACE	3	92.22	90.33	92.48	6.98	97.67	79.72	99.04	N/A	158,466	146,546
TIMBER COVE	3	96.56	95.64	96.43	10.48	99.18	80.00	110.36	N/A	35,000	33,750
TURTLE BEACH	9	99.24	101.68	101.51	6.37	100.17	87.93	128.33	95.65 to 107.29	66,069	67,066
WILLOW BEND	6	87.53	91.41	85.69	13.61	106.67	71.53	120.00	71.53 to 120.00	98,842	84,701
ALL	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

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	287	99.70	103.86	100.65	8.60	103.19	42.88	367.50	99.53 to 99.86	74,575	75,059
3	88	97.21	96.18	93.12	11.55	103.29	22.14	150.13	95.00 to 99.49	96,969	90,295
ALL	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

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	288	99.63	101.04	98.51	6.73	102.57	59.45	193.58	99.36 to 99.75	96,234	94,800
2	82	99.70	105.86	99.29	17.99	106.61	22.14	367.50	97.99 to 102.70	23,919	23,750
3	5	95.13	98.57	91.78	13.36	107.40	79.51	126.58	N/A	51,901	47,635
ALL	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	100	COV:	21.55	95% Median C.I.:	99.36 to 99.75
TOTAL Sales Price:	29,788,365	WGT. MEAN:	99	STD:	22.00	95% Wgt. Mean C.I.:	97.28 to 99.72
TOTAL Adj.Sales Price:	29,936,365	MEAN:	102	AVG.ABS.DEV:	9.25	95% Mean C.I.:	99.83 to 104.28
TOTAL Assessed Value:	29,488,147						
AVG. Adj. Sales Price:	79,830	COD:	9.29	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	78,635	PRD:	103.61	MIN Sales Ratio:	22.14		

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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	368	99.63	102.02	98.48	9.34	103.60	22.14	367.50	99.31 to 99.75	80,392	79,170
06	2	115.33	115.33	117.08	9.76	98.50	104.07	126.58	N/A	20,775	24,322
07	5	99.58	99.46	98.21	2.81	101.27	95.13	106.08	N/A	62,100	60,986
<u>ALL</u>	<u>375</u>	<u>99.65</u>	<u>102.06</u>	<u>98.50</u>	<u>9.29</u>	<u>103.61</u>	<u>22.14</u>	<u>367.50</u>	<u>99.36 to 99.75</u>	<u>79,830</u>	<u>78,635</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	2	93.72	93.72	93.98	2.96	99.72	90.95	96.49	N/A	80,750	75,892
41-0002	24	98.87	109.33	95.53	18.19	114.45	59.45	216.71	97.38 to 109.11	78,912	75,382
41-0091	22	93.37	94.12	94.98	12.87	99.09	63.69	135.34	84.18 to 99.19	72,153	68,535
41-0504	284	99.70	101.97	99.46	7.88	102.53	22.14	367.50	99.50 to 99.86	81,212	80,775
61-0004	28	98.59	98.13	93.22	9.54	105.26	71.53	128.33	95.32 to 101.32	84,649	78,912
72-0075	10	116.21	118.25	118.28	11.32	99.98	99.70	150.13	103.52 to 138.64	31,655	37,441
93-0096	5	103.35	99.79	91.27	9.43	109.33	80.97	112.97	N/A	108,500	99,033
NonValid School											
<u>ALL</u>	<u>375</u>	<u>99.65</u>	<u>102.06</u>	<u>98.50</u>	<u>9.29</u>	<u>103.61</u>	<u>22.14</u>	<u>367.50</u>	<u>99.36 to 99.75</u>	<u>79,830</u>	<u>78,635</u>

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	90	99.80	105.72	99.51	17.49	106.24	22.14	367.50	98.01 to 103.50	25,754	25,627
Prior TO 1860											
1860 TO 1899	7	99.31	101.78	101.07	3.73	100.71	97.08	117.81	97.08 to 117.81	54,928	55,513
1900 TO 1919	84	99.55	101.88	97.79	7.64	104.19	59.45	193.58	98.90 to 99.77	69,154	67,625
1920 TO 1939	38	99.14	100.95	96.81	10.35	104.27	71.46	177.95	98.21 to 99.75	72,495	70,182
1940 TO 1949	6	101.16	100.68	99.21	3.48	101.49	94.23	105.63	94.23 to 105.63	45,333	44,973
1950 TO 1959	13	99.38	102.20	97.46	5.88	104.86	80.97	141.10	99.04 to 103.91	87,903	85,671
1960 TO 1969	26	99.59	101.91	101.24	6.46	100.66	79.60	135.34	98.89 to 101.24	100,879	102,132
1970 TO 1979	43	99.66	98.46	96.58	6.37	101.95	78.45	126.58	98.95 to 99.96	121,448	117,292
1980 TO 1989	7	99.35	94.11	91.31	6.33	103.07	79.10	102.39	79.10 to 102.39	139,207	127,104
1990 TO 1994	17	99.91	98.99	97.62	5.93	101.40	71.53	135.69	95.93 to 100.06	133,123	129,960
1995 TO 1999	29	100.00	103.56	102.46	4.26	101.08	96.68	120.43	99.61 to 106.96	139,881	143,318
2000 TO Present	15	99.53	99.27	99.61	2.01	99.67	92.84	106.22	98.34 to 100.95	141,071	140,514
<u>ALL</u>	<u>375</u>	<u>99.65</u>	<u>102.06</u>	<u>98.50</u>	<u>9.29</u>	<u>103.61</u>	<u>22.14</u>	<u>367.50</u>	<u>99.36 to 99.75</u>	<u>79,830</u>	<u>78,635</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	100	COV:	21.55	95% Median C.I.:	99.36 to 99.75
TOTAL Sales Price:	29,788,365	WGT. MEAN:	99	STD:	22.00	95% Wgt. Mean C.I.:	97.28 to 99.72
TOTAL Adj.Sales Price:	29,936,365	MEAN:	102	AVG.ABS.DEV:	9.25	95% Mean C.I.:	99.83 to 104.28
TOTAL Assessed Value:	29,488,147						
AVG. Adj. Sales Price:	79,830	COD:	9.29	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	78,635	PRD:	103.61	MIN Sales Ratio:	22.14		

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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	9	123.00	162.80	146.37	50.43	111.22	75.67	367.50	96.40 to 216.71	2,496	3,654
5000 TO 9999	11	101.93	98.48	94.94	21.20	103.73	42.88	148.00	68.70 to 132.00	7,134	6,773
Total \$ _____											
1 TO 9999	20	107.70	127.42	106.39	39.70	119.77	42.88	367.50	96.40 to 132.00	5,047	5,369
10000 TO 29999	67	103.50	108.02	107.37	12.71	100.61	63.69	193.58	99.70 to 103.95	19,627	21,074
30000 TO 59999	72	99.24	100.20	100.67	8.14	99.53	22.14	158.15	98.85 to 100.00	43,159	43,448
60000 TO 99999	102	99.60	100.37	100.36	4.91	100.01	72.27	135.69	99.19 to 99.90	79,038	79,323
100000 TO 149999	66	99.31	96.90	96.88	5.55	100.02	59.45	120.49	99.02 to 99.71	123,625	119,768
150000 TO 249999	42	99.66	97.12	96.98	5.01	100.14	71.46	110.63	99.20 to 99.79	178,967	173,569
250000 TO 499999	6	98.72	93.14	92.83	6.73	100.33	79.10	99.98	79.10 to 99.98	279,166	259,142
ALL _____											
	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

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	8	109.94	137.54	94.60	54.08	145.39	42.88	367.50	42.88 to 367.50	2,962	2,802
5000 TO 9999	13	103.52	113.09	82.61	34.24	136.91	22.14	216.71	74.85 to 148.00	8,634	7,132
Total \$ _____											
1 TO 9999	21	103.52	122.41	84.70	43.08	144.52	22.14	367.50	88.57 to 132.00	6,473	5,483
10000 TO 29999	64	99.74	103.87	101.62	12.02	102.22	63.69	193.58	98.88 to 103.50	19,676	19,995
30000 TO 59999	77	99.31	101.90	99.82	7.44	102.09	72.27	177.95	98.93 to 100.00	43,737	43,657
60000 TO 99999	106	99.59	100.72	99.38	6.53	101.35	59.45	158.15	99.18 to 99.88	81,412	80,909
100000 TO 149999	64	99.44	98.09	97.19	5.20	100.92	71.46	120.49	99.13 to 99.86	128,376	124,775
150000 TO 249999	39	99.74	99.34	98.78	3.75	100.56	78.45	114.79	99.39 to 100.00	183,424	181,193
250000 TO 499999	4	99.68	94.61	93.96	5.33	100.69	79.10	99.98	N/A	293,500	275,768
ALL _____											
	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Sales Price:	29,788,365	WGT. MEAN:	99	STD:	22.00	95% Wgt. Mean C.I.:	97.28 to 99.72
TOTAL Adj.Sales Price:	29,936,365	MEAN:	102	AVG.ABS.DEV:	9.25	95% Mean C.I.:	99.83 to 104.28
TOTAL Assessed Value:	29,488,147						
AVG. Adj. Sales Price:	79,830	COD:	9.29	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	78,635	PRD:	103.61	MIN Sales Ratio:	22.14		

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QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	99.70	105.65	99.49	17.32	106.19	22.14	367.50	98.01 to 103.50	26,405	26,271
10	2	117.84	117.84	115.13	15.15	102.35	99.98	135.69	N/A	82,500	94,985
20	48	100.51	108.44	102.24	10.77	106.06	79.51	193.58	99.69 to 102.78	57,185	58,466
30	196	99.38	99.26	97.89	6.00	101.40	59.45	158.15	99.13 to 99.68	92,157	90,213
35	3	99.79	111.51	105.48	12.01	105.71	99.39	135.34	N/A	126,050	132,963
40	32	99.54	97.77	97.00	4.07	100.79	78.45	110.63	99.04 to 99.78	166,827	161,818
50	3	99.86	99.78	99.77	0.16	100.01	99.50	99.98	N/A	281,333	280,680
<u>ALL</u>											
	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	99.70	105.65	99.49	17.32	106.19	22.14	367.50	98.01 to 103.50	26,405	26,271
100	5	99.58	100.03	98.76	2.23	101.29	96.73	106.08	N/A	62,334	61,561
101	178	99.64	102.18	98.95	7.15	103.27	76.30	193.58	99.27 to 99.82	98,938	97,902
102	18	99.62	98.39	98.77	4.85	99.61	79.72	111.81	98.81 to 99.94	90,455	89,346
103	7	99.66	98.55	98.22	1.74	100.33	91.94	100.77	91.94 to 100.77	158,342	155,522
104	70	99.38	98.69	96.67	7.23	102.09	59.45	158.15	98.90 to 99.78	89,432	86,453
106	1	99.18	99.18	99.18			99.18	99.18	N/A	96,000	95,210
301	2	97.78	97.78	98.77	5.05	98.99	92.84	102.71	N/A	86,375	85,312
304	3	100.06	101.54	101.02	1.50	100.51	100.04	104.53	N/A	115,000	116,178
<u>ALL</u>											
	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	95	99.90	105.27	99.21	16.85	106.11	22.14	367.50	98.94 to 102.71	28,785	28,558
10	1	102.78	102.78	102.78			102.78	102.78	N/A	25,000	25,695
15	1	105.63	105.63	105.63			105.63	105.63	N/A	17,500	18,485
20	10	103.86	109.14	101.50	17.05	107.53	79.48	150.13	84.73 to 133.29	47,524	48,235
25	6	106.59	107.72	108.95	6.06	98.87	100.01	117.81	100.01 to 117.81	59,166	64,465
30	242	99.49	100.50	98.08	6.47	102.47	59.45	193.58	99.20 to 99.69	97,074	95,210
35	3	102.24	104.31	103.64	3.67	100.64	99.71	110.97	N/A	105,516	109,361
40	16	99.71	99.47	98.82	2.98	100.66	91.94	109.45	97.57 to 100.77	138,468	136,832
50	1	99.50	99.50	99.50			99.50	99.50	N/A	305,000	303,480
<u>ALL</u>											
	375	99.65	102.06	98.50	9.29	103.61	22.14	367.50	99.36 to 99.75	79,830	78,635

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:	46	MEDIAN:	98	COV:	20.47	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	92	STD:	19.03	95% Wgt. Mean C.I.:	86.87 to 97.76	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	93	AVG.ABS.DEV:	13.44	95% Mean C.I.:	87.45 to 98.45	
TOTAL Assessed Value:	3,470,340							
AVG. Adj. Sales Price:	81,721	COD:	13.73	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	75,442	PRD:	100.69	MIN Sales Ratio:	30.16			

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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	98.27	98.27	98.30	0.27	99.97	98.00	98.54	N/A	9,000	8,847
10/01/03 TO 12/31/03	3	97.83	97.20	97.71	1.19	99.48	95.14	98.64	N/A	19,333	18,891
01/01/04 TO 03/31/04	5	100.00	98.20	101.48	3.65	96.77	86.38	103.83	N/A	88,990	90,308
04/01/04 TO 06/30/04	6	96.12	93.98	91.34	5.68	102.89	83.55	100.07	83.55 to 100.07	130,416	119,121
07/01/04 TO 09/30/04	5	99.00	99.97	99.05	14.47	100.93	78.41	132.21	N/A	124,297	123,115
10/01/04 TO 12/31/04	5	98.43	97.32	85.33	22.10	114.05	58.33	131.57	N/A	62,800	53,590
01/01/05 TO 03/31/05	1	74.83	74.83	74.83			74.83	74.83	N/A	300,000	224,478
04/01/05 TO 06/30/05	8	92.56	88.81	96.06	23.14	92.45	30.16	126.31	30.16 to 126.31	68,562	65,863
07/01/05 TO 09/30/05	1	100.00	100.00	100.00			100.00	100.00	N/A	225,000	225,000
10/01/05 TO 12/31/05	3	74.63	80.37	77.06	15.80	104.30	65.55	100.93	N/A	46,166	35,575
01/01/06 TO 03/31/06	4	77.75	84.91	83.06	20.42	102.23	62.50	121.66	N/A	44,500	36,962
04/01/06 TO 06/30/06	3	93.30	93.43	88.46	4.65	105.62	86.98	100.00	N/A	43,415	38,403
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	98.39	96.44	95.18	3.86	101.32	83.55	103.83	94.00 to 100.00	81,465	77,540
07/01/04 TO 06/30/05	19	96.65	93.25	91.64	20.56	101.75	30.16	132.21	78.41 to 116.41	93,894	86,048
07/01/05 TO 06/30/06	11	86.98	87.37	88.54	16.48	98.67	62.50	121.66	65.55 to 100.93	61,067	54,071
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	21	99.00	97.20	94.77	11.37	102.57	58.33	132.21	86.38 to 100.79	102,997	97,609
01/01/05 TO 12/31/05	13	88.46	86.65	89.37	21.36	96.96	30.16	126.31	69.79 to 101.51	93,230	83,316
<u>ALL</u>	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AURORA	31	94.00	94.24	93.42	15.72	100.88	58.33	132.21	86.21 to 100.00	85,596	79,962
GILTNER	2	64.40	64.40	66.98	53.17	96.15	30.16	98.64	N/A	23,250	15,572
HAMPTON	5	98.54	92.48	94.89	7.37	97.46	65.55	100.07	N/A	82,000	77,807
HORDVILLE	2	97.57	97.57	95.26	2.49	102.43	95.14	100.00	N/A	5,122	4,879
MARQUETTE	2	101.23	101.23	98.78	2.76	102.48	98.43	104.02	N/A	48,000	47,413
RURAL	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
STOCKHAM	1	100.00	100.00	100.00			100.00	100.00	N/A	2,950	2,950
<u>ALL</u>	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

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:	46	MEDIAN:	98	COV:	20.47	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	92	STD:	19.03	95% Wgt. Mean C.I.:	86.87 to 97.76	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	93	AVG.ABS.DEV:	13.44	95% Mean C.I.:	87.45 to 98.45	
TOTAL Assessed Value:	3,470,340							
AVG. Adj. Sales Price:	81,721	COD:	13.73	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	75,442	PRD:	100.69	MIN Sales Ratio:	30.16			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	97.91	93.13	92.36	14.18	100.82	30.16	132.21	88.00 to 100.00	64,742	59,798
2	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
3	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
ALL	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

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	36	98.13	92.25	92.39	12.83	99.84	30.16	126.31	88.00 to 100.00	96,776	89,412
2	10	92.19	95.49	91.38	17.91	104.50	74.63	132.21	75.57 to 131.57	27,523	25,150
ALL	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	1	83.55	83.55	83.55			83.55	83.55	N/A	370,000	309,125
41-0002	2	64.40	64.40	66.98	53.17	96.15	30.16	98.64	N/A	23,250	15,572
41-0091	5	98.54	92.48	94.89	7.37	97.46	65.55	100.07	N/A	82,000	77,807
41-0504	36	97.24	94.61	93.46	14.08	101.23	58.33	132.21	86.38 to 100.00	81,178	75,868
61-0004											
72-0075	2	97.57	97.57	95.26	2.49	102.43	95.14	100.00	N/A	5,122	4,879
93-0096											
NonValid School											
ALL	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

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:	46	MEDIAN:	98	COV:	20.47	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	92	STD:	19.03	95% Wgt. Mean C.I.:	86.87 to 97.76	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	93	AVG.ABS.DEV:	13.44	95% Mean C.I.:	87.45 to 98.45	
TOTAL Assessed Value:	3,470,340							
AVG. Adj. Sales Price:	81,721	COD:	13.73	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	75,442	PRD:	100.69	MIN Sales Ratio:	30.16			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	92.19	94.15	82.83	17.20	113.66	74.63	132.21	75.57 to 100.00	48,181	39,911
Prior TO 1860											
1860 TO 1899	1	121.66	121.66	121.66			121.66	121.66	N/A	40,000	48,665
1900 TO 1919	15	98.64	95.88	99.99	13.02	95.89	30.16	126.31	94.00 to 104.02	37,766	37,764
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	6	95.87	92.51	92.60	7.54	99.90	81.16	100.79	81.16 to 100.79	80,000	74,077
1960 TO 1969	3	65.55	70.78	68.23	15.32	103.73	58.33	88.46	N/A	67,333	45,943
1970 TO 1979	3	86.21	85.58	84.39	1.33	101.41	83.55	86.98	N/A	166,333	140,366
1980 TO 1989	1	96.65	96.65	96.65			96.65	96.65	N/A	69,000	66,690
1990 TO 1994											
1995 TO 1999	3	100.07	101.30	101.20	1.28	100.10	100.00	103.83	N/A	254,833	257,898
2000 TO Present	2	80.75	80.75	95.09	22.60	84.92	62.50	99.00	N/A	280,000	266,250
ALL	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

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	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	1,597	1,597
5000 TO 9999	2	101.01	101.01	100.58	2.98	100.43	98.00	104.02	N/A	7,000	7,040
Total \$											
1 TO 9999	4	100.00	100.51	100.47	1.50	100.03	98.00	104.02	N/A	4,298	4,319
10000 TO 29999	12	98.03	92.93	92.37	14.67	100.61	30.16	131.57	86.21 to 100.00	19,583	18,088
30000 TO 59999	9	93.30	96.84	96.01	14.21	100.87	74.63	132.21	78.41 to 121.66	39,943	38,348
60000 TO 99999	12	81.27	86.43	87.63	20.79	98.63	58.33	126.31	65.55 to 100.79	76,083	66,673
100000 TO 149999	3	100.00	96.16	96.16	4.84	100.00	86.98	101.51	N/A	100,000	96,160
150000 TO 249999	2	101.92	101.92	101.96	1.88	99.96	100.00	103.83	N/A	229,750	234,242
250000 TO 499999	3	83.55	86.15	86.03	10.07	100.14	74.83	100.07	N/A	325,000	279,604
500000 +	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
ALL	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

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:	46	MEDIAN:	98	COV:	20.47	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	92	STD:	19.03	95% Wgt. Mean C.I.:	86.87 to 97.76	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	93	AVG.ABS.DEV:	13.44	95% Mean C.I.:	87.45 to 98.45	
TOTAL Assessed Value:	3,470,340							
AVG. Adj. Sales Price:	81,721	COD:	13.73	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	75,442	PRD:	100.69	MIN Sales Ratio:	30.16			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	1,597	1,597
5000 TO 9999	5	98.00	85.17	71.95	15.77	118.37	30.16	104.02	N/A	11,100	7,986
Total \$ _____											
1 TO 9999	7	98.54	89.41	73.48	11.70	121.68	30.16	104.02	30.16 to 104.02	8,385	6,161
10000 TO 29999	9	97.83	96.41	95.27	9.88	101.20	75.57	131.57	86.21 to 100.00	21,611	20,588
30000 TO 59999	14	83.96	87.95	82.79	21.53	106.23	58.33	132.21	65.55 to 116.90	49,463	40,949
60000 TO 99999	7	96.65	94.54	93.85	9.77	100.74	81.16	116.41	81.16 to 116.41	84,857	79,636
100000 TO 149999	3	101.51	109.27	108.37	8.64	100.83	100.00	126.31	N/A	95,000	102,955
150000 TO 249999	3	100.00	92.89	91.24	9.67	101.81	74.83	103.83	N/A	253,166	230,987
250000 TO 499999	3	99.00	94.21	94.41	5.56	99.78	83.55	100.07	N/A	391,666	369,778
ALL _____											
	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	98.00	94.89	88.89	15.39	106.75	74.63	132.21	75.57 to 103.83	62,514	55,570
10	15	98.43	87.52	87.46	14.80	100.06	30.16	116.90	81.16 to 100.00	55,966	48,948
20	18	97.24	96.08	95.57	11.60	100.53	62.50	126.31	88.00 to 100.93	117,055	111,872
ALL _____											
	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

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:	46	MEDIAN:	98	COV:	20.47	95% Median C.I.:	86.98 to 100.00	(!: Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	92	STD:	19.03	95% Wgt. Mean C.I.:	86.87 to 97.76	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	93	AVG.ABS.DEV:	13.44	95% Mean C.I.:	87.45 to 98.45	
TOTAL Assessed Value:	3,470,340							
AVG. Adj. Sales Price:	81,721	COD:	13.73	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	75,442	PRD:	100.69	MIN Sales Ratio:	30.16			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	98.00	95.90	91.47	15.50	104.84	74.63	132.21	75.57 to 131.57	25,289	23,132
341	1	103.83	103.83	103.83			103.83	103.83	N/A	234,500	243,485
344	2	79.13	79.13	78.38	11.80	100.95	69.79	88.46	N/A	56,500	44,285
350	3	116.90	112.13	114.20	6.79	98.19	97.83	121.66	N/A	30,666	35,021
352	1	100.00	100.00	100.00			100.00	100.00	N/A	225,000	225,000
353	5	98.54	101.37	108.47	8.99	93.45	88.00	126.31	N/A	36,500	39,592
362	1	98.43	98.43	98.43			98.43	98.43	N/A	90,000	88,585
384	1	93.30	93.30	93.30			93.30	93.30	N/A	30,000	27,990
386	2	91.43	91.43	93.56	5.71	97.72	86.21	96.65	N/A	49,000	45,845
387	1	100.00	100.00	100.00			100.00	100.00	N/A	100,000	100,000
406	3	100.07	94.32	96.96	6.71	97.28	81.37	101.51	N/A	165,000	159,981
442	4	96.89	81.99	75.04	19.96	109.26	30.16	104.02	N/A	15,625	11,725
471	2	71.83	71.83	73.44	12.99	97.81	62.50	81.16	N/A	72,500	53,245
494	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
50	1	100.93	100.93	100.93			100.93	100.93	N/A	33,500	33,811
528	1	65.55	65.55	65.55			65.55	65.55	N/A	60,000	39,330
531	2	72.66	72.66	73.41	19.72	98.97	58.33	86.98	N/A	95,000	69,737
597	1	116.41	116.41	116.41			116.41	116.41	N/A	75,000	87,310
825	1	100.79	100.79	100.79			100.79	100.79	N/A	85,000	85,672
851	2	79.19	79.19	79.64	5.51	99.43	74.83	83.55	N/A	335,000	266,801
ALL	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	100.00	100.00	100.00			100.00	100.00	N/A	225,000	225,000
03	45	97.83	92.79	91.83	14.00	101.05	30.16	132.21	86.98 to 100.00	78,537	72,118
04											
ALL	46	97.91	92.95	92.32	13.73	100.69	30.16	132.21	86.98 to 100.00	81,721	75,442

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:	95	MEDIAN:	72	COV:	21.99	95% Median C.I.:	68.58 to 74.58	(!: Derived)
(AgLand) TOTAL Sales Price:	21,786,254	WGT. MEAN:	70	STD:	15.70	95% Wgt. Mean C.I.:	66.92 to 73.00	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	21,543,103	MEAN:	71	AVG.ABS.DEV:	10.72	95% Mean C.I.:	68.24 to 74.55	
(AgLand) TOTAL Assessed Value:	15,071,522							
AVG. Adj. Sales Price:	226,769	COD:	14.86	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	158,647	PRD:	102.05	MIN Sales Ratio:	18.14			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	88.06	87.71	87.91	0.83	99.77	86.44	88.63	N/A	95,568	84,013
01/01/04 TO 03/31/04	19	72.84	73.55	71.76	14.37	102.48	26.15	100.04	67.34 to 82.93	232,002	166,490
04/01/04 TO 06/30/04	5	70.49	65.88	67.70	13.07	97.31	46.64	78.86	N/A	187,935	127,241
07/01/04 TO 09/30/04	3	78.07	97.97	94.21	28.31	103.99	74.77	141.08	N/A	260,063	245,016
10/01/04 TO 12/31/04	11	78.74	78.35	80.21	9.32	97.68	63.36	96.17	68.89 to 87.84	162,086	130,010
01/01/05 TO 03/31/05	10	76.08	72.75	69.23	9.99	105.09	59.87	87.41	60.64 to 82.76	235,842	163,270
04/01/05 TO 06/30/05	15	67.80	64.89	66.23	14.47	97.98	27.04	85.75	59.24 to 74.44	266,416	176,444
07/01/05 TO 09/30/05	3	69.60	79.04	79.54	19.23	99.37	63.69	103.84	N/A	176,692	140,546
10/01/05 TO 12/31/05	9	62.44	60.24	60.74	20.43	99.17	18.14	88.51	48.25 to 72.14	258,449	156,982
01/01/06 TO 03/31/06	15	68.26	67.86	66.10	9.90	102.67	55.37	79.13	59.07 to 75.69	251,915	166,504
04/01/06 TO 06/30/06	2	69.29	69.29	68.36	4.55	101.35	66.13	72.44	N/A	178,000	121,685
<u>Study Years</u>											
07/01/03 TO 06/30/04	27	73.63	73.70	71.91	14.65	102.49	26.15	100.04	70.49 to 82.93	208,682	150,058
07/01/04 TO 06/30/05	39	74.44	73.25	72.27	14.52	101.36	27.04	141.08	67.80 to 77.99	228,661	165,244
07/01/05 TO 06/30/06	29	66.95	66.75	65.45	14.02	101.99	18.14	103.84	62.13 to 72.14	241,063	157,773
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	38	74.68	75.86	75.40	14.39	100.61	26.15	141.08	72.17 to 78.86	208,180	156,965
01/01/05 TO 12/31/05	37	67.80	67.03	66.38	16.11	100.99	18.14	103.84	62.44 to 72.14	248,940	165,239
<u>ALL</u>	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647

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:	95	MEDIAN:	72	COV:	21.99	95% Median C.I.:	68.58 to 74.58	(! : Derived)
(AgLand) TOTAL Sales Price:	21,786,254	WGT. MEAN:	70	STD:	15.70	95% Wgt. Mean C.I.:	66.92 to 73.00	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	21,543,103	MEAN:	71	AVG.ABS.DEV:	10.72	95% Mean C.I.:	68.24 to 74.55	
(AgLand) TOTAL Assessed Value:	15,071,522							
AVG. Adj. Sales Price:	226,769	COD:	14.86	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	158,647	PRD:	102.05	MIN Sales Ratio:	18.14			

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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	
3005	9	78.74	78.95	78.65	8.61	100.38	68.89	96.17	71.53 to 87.41	130,190	102,390	
3219	4	26.60	39.46	49.07	65.09	80.40	18.14	86.49	N/A	204,333	100,268	
3221	5	72.25	73.24	72.10	7.03	101.58	62.13	81.61	N/A	307,038	221,376	
3223	6	73.31	71.95	70.61	10.57	101.91	59.80	82.93	59.80 to 82.93	312,044	220,323	
3301	7	77.99	75.85	75.04	12.26	101.07	59.24	93.09	59.24 to 93.09	207,200	155,481	
3303	11	67.80	66.15	63.76	12.23	103.75	48.25	88.06	55.04 to 74.58	324,668	206,992	
3305	6	69.29	69.82	69.73	13.52	100.13	55.37	87.84	55.37 to 87.84	229,269	159,873	
3307	5	75.69	77.17	75.59	3.95	102.08	72.84	86.44	N/A	138,150	104,431	
3441	6	72.51	72.56	73.00	8.57	99.40	62.44	85.75	62.44 to 85.75	299,572	218,677	
3443	6	64.04	64.62	64.09	11.02	100.82	53.79	75.84	53.79 to 75.84	290,866	186,414	
3445	4	69.28	86.65	80.63	28.15	107.47	66.95	141.08	N/A	318,400	256,720	
3447	2	67.08	67.08	69.25	9.76	96.88	60.54	73.63	N/A	149,730	103,682	
3525	7	60.93	61.26	61.39	10.74	99.80	46.64	76.31	46.64 to 76.31	132,177	81,143	
3527	8	77.07	77.79	75.03	13.76	103.68	62.47	100.04	62.47 to 100.04	136,136	102,136	
3529	6	80.86	81.89	79.73	12.14	102.71	66.13	103.84	66.13 to 103.84	198,766	158,474	
3531	3	69.60	68.82	64.24	10.24	107.14	57.74	79.13	N/A	245,286	157,564	
_____ALL_____												
	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	63	72.25	71.37	69.50	15.86	102.69	18.14	141.08	68.26 to 74.82	251,688	174,926	
2	14	69.28	70.34	70.63	13.60	99.60	56.52	93.09	59.24 to 78.86	174,236	123,057	
3	10	68.64	71.54	71.12	17.87	100.59	46.64	103.84	57.74 to 87.26	181,829	129,313	
4	8	72.37	73.21	72.44	6.28	101.07	62.13	81.61	62.13 to 81.61	178,637	129,404	
_____ALL_____												
	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647	

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	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647	
_____ALL_____												
	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647	

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:	95	MEDIAN:	72	COV:	21.99	95% Median C.I.:	68.58 to 74.58	(!: Derived)
(AgLand) TOTAL Sales Price:	21,786,254	WGT. MEAN:	70	STD:	15.70	95% Wgt. Mean C.I.:	66.92 to 73.00	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	21,543,103	MEAN:	71	AVG.ABS.DEV:	10.72	95% Mean C.I.:	68.24 to 74.55	
(AgLand) TOTAL Assessed Value:	15,071,522							
AVG. Adj. Sales Price:	226,769	COD:	14.86	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	158,647	PRD:	102.05	MIN Sales Ratio:	18.14			

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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)											
18-0002											
18-0011											
40-0126	2	68.30	68.30	68.09	2.80	100.31	66.39	70.21	N/A	379,085	258,122
41-0002	14	73.45	73.85	70.97	13.19	104.06	53.79	103.84	59.82 to 82.76	225,672	160,153
41-0091	13	73.63	73.98	73.55	12.23	100.58	59.24	93.09	60.54 to 82.93	222,820	163,886
41-0504	50	71.68	69.93	69.00	17.21	101.35	18.14	141.08	66.40 to 74.77	245,778	169,588
61-0004											
72-0075	10	75.67	77.12	74.21	10.46	103.92	60.64	96.17	68.89 to 87.41	155,518	115,406
93-0096	6	61.71	63.70	62.07	8.51	102.64	56.52	76.31	56.52 to 76.31	147,456	91,519
NonValid School											
ALL	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	5	72.36	76.11	68.75	18.44	110.70	59.80	100.04	N/A	156,700	107,738
0.01 TO 10.00	1	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245
10.01 TO 30.00	4	67.75	64.86	65.60	13.37	98.88	48.25	75.69	N/A	44,345	29,088
30.01 TO 50.00	11	60.54	63.17	59.41	25.62	106.33	18.14	88.63	46.64 to 86.44	94,024	55,860
50.01 TO 100.00	39	73.93	73.78	72.52	9.34	101.74	56.52	88.51	68.89 to 77.99	170,888	123,923
100.01 TO 180.00	29	71.15	74.22	70.95	15.95	104.61	55.04	141.08	63.28 to 76.49	349,740	248,150
180.01 TO 330.00	6	73.35	65.12	64.84	16.31	100.43	26.15	78.74	26.15 to 78.74	454,802	294,900
ALL	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647

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
! zeroes!	5	72.36	76.11	68.75	18.44	110.70	59.80	100.04	N/A	156,700	107,738
DRY	5	71.53	70.97	70.46	9.72	100.72	55.37	86.44	N/A	121,218	85,411
DRY-N/A	1	81.61	81.61	81.61			81.61	81.61	N/A	83,500	68,145
GRASS	3	63.36	53.77	32.81	32.44	163.86	18.14	79.80	N/A	73,546	24,131
GRASS-N/A	5	46.64	50.20	48.07	42.02	104.44	26.15	78.74	N/A	124,018	59,614
IRRGTD	49	72.17	73.88	71.46	12.94	103.39	55.04	141.08	68.06 to 75.69	258,376	184,638
IRRGTD-N/A	27	71.15	71.58	70.33	13.21	101.78	48.25	96.17	63.69 to 78.07	243,289	171,106
ALL	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647

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:	95	MEDIAN:	72	COV:	21.99	95% Median C.I.:	68.58 to 74.58	(! : Derived)
(AgLand) TOTAL Sales Price:	21,786,254	WGT. MEAN:	70	STD:	15.70	95% Wgt. Mean C.I.:	66.92 to 73.00	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	21,543,103	MEAN:	71	AVG.ABS.DEV:	10.72	95% Mean C.I.:	68.24 to 74.55	
(AgLand) TOTAL Assessed Value:	15,071,522							
AVG. Adj. Sales Price:	226,769	COD:	14.86	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	158,647	PRD:	102.05	MIN Sales Ratio:	18.14			

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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
! zeroes!	5	72.36	76.11	68.75	18.44	110.70	59.80	100.04	N/A	156,700	107,738
DRY	6	72.07	72.74	71.81	10.37	101.29	55.37	86.44	55.37 to 86.44	114,931	82,533
GRASS	4	71.05	60.01	49.97	27.11	120.09	18.14	79.80	N/A	88,057	44,002
GRASS-N/A	4	36.84	43.07	39.81	44.71	108.19	26.15	72.44	N/A	122,125	48,613
IRRGTD	69	71.22	73.02	70.56	13.06	103.49	53.79	141.08	68.06 to 74.82	256,197	180,764
IRRGTD-N/A	7	75.75	73.51	76.97	11.54	95.50	48.25	93.09	48.25 to 93.09	221,669	170,626
ALL	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647

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
! zeroes!	5	72.36	76.11	68.75	18.44	110.70	59.80	100.04	N/A	156,700	107,738
DRY	6	72.07	72.74	71.81	10.37	101.29	55.37	86.44	55.37 to 86.44	114,931	82,533
GRASS	7	63.36	55.04	44.31	31.58	124.21	18.14	79.80	18.14 to 79.80	118,389	52,460
GRASS-N/A	1	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245
IRRGTD	75	72.14	73.00	70.93	13.06	102.91	48.25	141.08	68.26 to 74.82	251,354	178,297
IRRGTD-N/A	1	78.07	78.07	78.07			78.07	78.07	N/A	377,690	294,850
ALL	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647

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	45.20	45.20	48.83	40.18	92.56	27.04	63.36	N/A	15,000	7,325
30000 TO 59999	5	75.69	67.36	68.15	18.85	98.84	46.64	86.44	N/A	46,991	32,026
60000 TO 99999	8	82.33	80.57	79.73	11.19	101.06	55.37	100.04	55.37 to 100.04	77,235	61,576
100000 TO 149999	15	72.44	72.26	73.09	11.79	98.86	53.79	88.51	60.93 to 79.13	121,269	88,633
150000 TO 249999	34	72.72	74.47	74.43	14.51	100.06	18.14	141.08	68.26 to 76.10	189,520	141,053
250000 TO 499999	27	70.21	68.52	68.12	13.05	100.59	26.15	93.09	60.64 to 74.82	361,561	246,281
500000 +	4	58.66	61.15	61.82	9.39	98.91	55.04	72.25	N/A	658,848	407,306
ALL	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647

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:	95	MEDIAN:	72	COV:	21.99	95% Median C.I.:	68.58 to 74.58	(!: Derived)
(AgLand) TOTAL Sales Price:	21,786,254	WGT. MEAN:	70	STD:	15.70	95% Wgt. Mean C.I.:	66.92 to 73.00	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	21,543,103	MEAN:	71	AVG.ABS.DEV:	10.72	95% Mean C.I.:	68.24 to 74.55	
(AgLand) TOTAL Assessed Value:	15,071,522							
AVG. Adj. Sales Price:	226,769	COD:	14.86	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	158,647	PRD:	102.05	MIN Sales Ratio:	18.14			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245	
Total \$ _____												
1 TO 9999	1	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245	
10000 TO 29999	4	47.45	44.10	30.88	24.68	142.81	18.14	63.36	N/A	67,808	20,938	
30000 TO 59999	6	73.91	70.54	66.64	13.67	105.84	53.79	86.44	53.79 to 86.44	67,175	44,769	
60000 TO 99999	15	72.44	72.72	65.48	17.51	111.05	26.15	100.04	60.93 to 87.26	111,422	72,957	
100000 TO 149999	33	74.58	74.02	73.20	8.76	101.12	59.24	88.51	69.60 to 77.99	176,647	129,314	
150000 TO 249999	17	70.91	72.29	70.26	13.34	102.88	56.52	103.84	60.64 to 76.49	288,388	202,635	
250000 TO 499999	17	71.22	74.11	70.78	17.40	104.71	55.04	141.08	59.07 to 81.73	405,056	286,709	
500000 +	2	66.66	66.66	66.05	8.39	100.93	61.07	72.25	N/A	783,765	517,642	
ALL												
	95	72.14	71.39	69.96	14.86	102.05	18.14	141.08	68.58 to 74.58	226,769	158,647	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	93	COV:	22.25	95% Median C.I.:	91.05 to 93.85
TOTAL Sales Price:	29,788,365	WGT. MEAN:	90	STD:	20.86	95% Wgt. Mean C.I.:	87.58 to 91.45
TOTAL Adj.Sales Price:	29,931,921	MEAN:	94	AVG.ABS.DEV:	12.95	95% Mean C.I.:	91.66 to 95.88
TOTAL Assessed Value:	26,792,852						
AVG. Adj. Sales Price:	79,818	COD:	13.95	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	71,447	PRD:	104.75	MIN Sales Ratio:	4.96		

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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	45	93.71	93.92	91.31	12.05	102.86	53.53	133.04	87.58 to 98.95	72,366	66,079
10/01/04 TO 12/31/04	42	95.47	98.64	95.97	12.33	102.78	66.00	191.00	90.50 to 99.04	81,845	78,548
01/01/05 TO 03/31/05	26	95.39	96.58	94.46	15.15	102.25	51.72	148.00	91.98 to 100.00	77,178	72,899
04/01/05 TO 06/30/05	60	93.57	94.69	90.29	12.28	104.87	42.88	216.71	90.77 to 97.88	80,700	72,863
07/01/05 TO 09/30/05	70	93.32	93.63	85.72	14.81	109.23	4.96	210.00	88.74 to 98.50	86,941	74,525
10/01/05 TO 12/31/05	41	89.55	92.46	89.66	13.97	103.13	64.36	200.00	87.67 to 96.39	71,751	64,330
01/01/06 TO 03/31/06	27	88.19	94.96	86.27	17.35	110.07	69.02	160.86	82.11 to 98.00	102,943	88,811
04/01/06 TO 06/30/06	64	88.63	88.94	87.31	14.28	101.86	17.71	193.58	84.85 to 92.08	71,594	62,512
<u>Study Years</u>											
07/01/04 TO 06/30/05	173	94.26	95.73	92.59	12.71	103.39	42.88	216.71	92.84 to 96.68	78,281	72,484
07/01/05 TO 06/30/06	202	90.80	92.08	86.97	14.92	105.89	4.96	210.00	88.29 to 93.02	81,134	70,559
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	197	93.38	94.10	88.95	13.93	105.79	4.96	216.71	92.16 to 95.13	80,590	71,682
<u>ALL</u>											
	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	93	COV:	22.25	95% Median C.I.:	91.05 to 93.85
TOTAL Sales Price:	29,788,365	WGT. MEAN:	90	STD:	20.86	95% Wgt. Mean C.I.:	87.58 to 91.45
TOTAL Adj.Sales Price:	29,931,921	MEAN:	94	AVG.ABS.DEV:	12.95	95% Mean C.I.:	91.66 to 95.88
TOTAL Assessed Value:	26,792,852						
AVG. Adj. Sales Price:	79,818	COD:	13.95	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	71,447	PRD:	104.75	MIN Sales Ratio:	4.96		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	51	87.63	85.85	86.37	13.45	99.40	17.71	128.24	82.53 to 90.10	114,682	99,057
AURORA	222	92.56	93.41	90.50	12.42	103.22	53.53	200.00	90.50 to 93.69	82,515	74,672
GILTNER	18	98.99	112.73	94.58	21.38	119.19	59.45	216.71	97.38 to 111.88	51,994	49,175
HAMPTON	15	92.95	93.71	94.89	9.93	98.76	68.70	125.35	86.65 to 99.19	56,898	53,992
HILLCREST	1	99.49	99.49	99.49			99.49	99.49	N/A	145,000	144,260
HORDVILLE	4	113.26	116.22	114.03	12.90	101.92	99.70	138.64	N/A	11,750	13,398
KRONBORG	2	101.40	101.40	100.31	2.62	101.08	98.74	104.06	N/A	59,250	59,435
LAC DENADO	6	105.09	105.74	101.84	6.68	103.82	96.58	114.04	96.58 to 114.04	53,166	54,146
MARQUETTE	16	96.58	91.43	66.51	17.25	137.48	4.96	160.86	83.32 to 99.19	53,640	35,674
PARADISE LAKE	2	86.37	86.37	94.45	12.70	91.44	75.40	97.33	N/A	66,667	62,970
PHILLIPS	8	89.99	99.10	80.38	32.18	123.28	42.88	210.00	42.88 to 210.00	27,325	21,964
PLATTE VIEW EST	5	84.21	83.82	83.77	1.54	100.06	80.00	86.49	N/A	38,200	32,000
RATHJES	1	95.13	95.13	95.13			95.13	95.13	N/A	60,000	57,075
SHOUPS LAKE	2	115.33	115.33	117.08	9.76	98.50	104.07	126.58	N/A	20,775	24,322
STOCKHAM	1	80.93	80.93	80.93			80.93	80.93	N/A	75,000	60,695
SUNSET TERRACE	3	92.22	90.33	92.48	6.98	97.67	79.72	99.04	N/A	158,466	146,546
TIMBER COVE	3	80.00	81.71	82.50	11.66	99.04	68.57	96.56	N/A	35,000	28,875
TURTLE BEACH	9	99.24	99.06	99.83	9.01	99.24	83.70	128.33	87.64 to 107.29	66,069	65,955
WILLOW BEND	6	87.53	91.41	85.69	13.61	106.67	71.53	120.00	71.53 to 120.00	98,842	84,701
ALL	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

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	287	93.38	95.33	90.88	13.88	104.89	42.88	216.71	92.14 to 94.63	74,559	67,763
3	88	88.58	88.68	86.07	14.03	103.03	4.96	128.33	84.21 to 94.14	96,969	83,463
ALL	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

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	288	92.56	93.07	89.40	12.10	104.11	4.96	200.00	90.58 to 94.02	96,234	86,029
2	82	93.04	95.93	90.86	20.48	105.58	17.71	216.71	88.18 to 99.70	23,865	21,683
3	5	95.13	98.57	91.78	13.36	107.40	79.51	126.58	N/A	51,901	47,635
ALL	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	93	COV:	22.25	95% Median C.I.:	91.05 to 93.85
TOTAL Sales Price:	29,788,365	WGT. MEAN:	90	STD:	20.86	95% Wgt. Mean C.I.:	87.58 to 91.45
TOTAL Adj.Sales Price:	29,931,921	MEAN:	94	AVG.ABS.DEV:	12.95	95% Mean C.I.:	91.66 to 95.88
TOTAL Assessed Value:	26,792,852						
AVG. Adj. Sales Price:	79,818	COD:	13.95	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	71,447	PRD:	104.75	MIN Sales Ratio:	4.96		

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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	368	92.56	93.59	89.39	14.04	104.70	4.96	216.71	90.79 to 93.70	80,380	71,848
06	2	115.33	115.33	117.08	9.76	98.50	104.07	126.58	N/A	20,775	24,322
07	5	96.58	98.42	97.92	3.27	100.51	94.73	106.08	N/A	62,100	60,810
ALL	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	2	85.03	85.03	85.40	4.64	99.56	81.08	88.97	N/A	80,750	68,960
41-0002	24	98.79	107.70	92.46	18.60	116.48	59.45	216.71	91.47 to 106.08	78,912	72,962
41-0091	22	92.69	92.30	93.08	12.64	99.17	51.72	125.35	82.62 to 99.19	72,153	67,158
41-0504	284	92.10	92.41	89.68	13.24	103.04	17.71	210.00	89.36 to 93.40	81,196	72,814
61-0004	28	96.57	91.90	82.07	14.98	111.97	4.96	128.33	83.70 to 100.00	84,649	69,475
72-0075	10	103.80	110.65	104.76	12.97	105.62	89.26	138.64	94.14 to 128.24	31,655	33,161
93-0096	5	93.40	90.86	86.67	5.62	104.84	77.40	96.96	N/A	108,500	94,034
NonValid School											
ALL	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

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	90	93.24	95.26	82.10	20.73	116.03	4.96	216.71	89.55 to 99.44	25,705	21,104
Prior TO 1860											
1860 TO 1899	7	95.18	89.37	86.39	13.86	103.45	65.15	114.83	65.15 to 114.83	54,928	47,454
1900 TO 1919	84	91.33	95.27	88.72	15.84	107.39	59.45	200.00	88.00 to 94.23	69,154	61,354
1920 TO 1939	38	95.26	95.19	92.07	10.69	103.39	70.15	165.92	90.92 to 99.16	72,495	66,746
1940 TO 1949	6	87.12	84.66	81.30	14.63	104.13	66.72	103.64	66.72 to 103.64	45,333	36,855
1950 TO 1959	13	94.63	90.45	88.66	9.92	102.02	60.84	105.93	77.91 to 102.47	87,903	77,934
1960 TO 1969	26	95.04	96.90	94.89	10.13	102.12	72.85	125.35	89.36 to 101.24	100,879	95,728
1970 TO 1979	43	89.93	90.90	88.40	10.59	102.83	74.10	126.58	84.82 to 93.74	121,448	107,362
1980 TO 1989	7	89.11	89.24	87.55	7.37	101.94	79.51	102.39	79.51 to 102.39	139,207	121,870
1990 TO 1994	17	87.47	87.49	86.76	9.61	100.84	70.95	110.29	76.18 to 95.51	133,123	115,496
1995 TO 1999	29	96.05	94.20	93.08	7.67	101.20	77.77	111.21	87.04 to 99.04	139,881	130,205
2000 TO Present	15	92.84	92.51	91.62	5.66	100.97	73.65	100.01	88.39 to 98.73	141,071	129,253
ALL	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	93	COV:	22.25	95% Median C.I.:	91.05 to 93.85
TOTAL Sales Price:	29,788,365	WGT. MEAN:	90	STD:	20.86	95% Wgt. Mean C.I.:	87.58 to 91.45
TOTAL Adj.Sales Price:	29,931,921	MEAN:	94	AVG.ABS.DEV:	12.95	95% Mean C.I.:	91.66 to 95.88
TOTAL Assessed Value:	26,792,852						
AVG. Adj. Sales Price:	79,818	COD:	13.95	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	71,447	PRD:	104.75	MIN Sales Ratio:	4.96		

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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	9	107.50	132.84	131.40	40.66	101.09	53.53	216.71	96.40 to 210.00	2,496	3,280
5000 TO 9999	11	74.85	85.60	82.79	31.97	103.39	42.88	148.00	60.50 to 111.88	7,134	5,906
Total \$ _____											
1 TO 9999	20	98.69	106.86	93.61	35.86	114.15	42.88	216.71	68.70 to 111.88	5,047	4,725
10000 TO 29999	67	99.70	105.15	104.06	15.51	101.04	51.72	200.00	94.26 to 103.50	19,561	20,355
30000 TO 59999	72	93.21	92.26	92.00	13.87	100.28	17.71	135.24	87.64 to 98.49	43,159	39,707
60000 TO 99999	102	93.33	91.92	91.42	10.25	100.55	57.14	134.50	89.70 to 94.64	79,038	72,258
100000 TO 149999	66	86.56	87.04	87.13	9.89	99.90	59.45	110.29	83.07 to 91.47	123,625	107,714
150000 TO 249999	42	88.57	89.72	89.42	8.42	100.33	71.53	112.02	87.01 to 92.55	178,967	160,041
250000 TO 499999	6	84.58	74.82	76.08	23.03	98.34	4.96	100.32	4.96 to 100.32	279,166	212,380
ALL _____											
	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	10	96.89	96.04	74.95	32.55	128.14	42.88	210.00	53.53 to 123.00	3,620	2,713
5000 TO 9999	12	97.16	103.85	70.39	44.40	147.54	17.71	216.71	60.50 to 148.00	9,812	6,906
Total \$ _____											
1 TO 9999	22	96.89	100.30	71.46	39.08	140.36	17.71	216.71	63.67 to 111.88	6,997	5,000
10000 TO 29999	69	94.73	99.22	82.99	16.20	119.55	4.96	200.00	93.02 to 99.70	24,172	20,061
30000 TO 59999	84	93.97	94.11	90.69	14.39	103.77	57.14	165.92	87.93 to 98.49	47,688	43,246
60000 TO 99999	113	91.72	91.17	89.34	11.05	102.05	59.45	134.50	87.58 to 93.71	87,999	78,618
100000 TO 149999	57	89.93	89.91	89.23	7.56	100.75	71.53	110.29	86.70 to 92.55	140,903	125,734
150000 TO 249999	26	95.04	92.80	91.86	8.82	101.02	75.09	112.02	88.29 to 99.15	190,573	175,052
250000 TO 499999	4	91.28	91.25	90.61	7.31	100.70	82.11	100.32	N/A	293,500	265,930
ALL _____											
	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	375	MEDIAN:	93	COV:	22.25	95% Median C.I.:	91.05 to 93.85
TOTAL Sales Price:	29,788,365	WGT. MEAN:	90	STD:	20.86	95% Wgt. Mean C.I.:	87.58 to 91.45
TOTAL Adj.Sales Price:	29,931,921	MEAN:	94	AVG.ABS.DEV:	12.95	95% Mean C.I.:	91.66 to 95.88
TOTAL Assessed Value:	26,792,852						
AVG. Adj. Sales Price:	79,818	COD:	13.95	MAX Sales Ratio:	216.71		
AVG. Assessed Value:	71,447	PRD:	104.75	MIN Sales Ratio:	4.96		

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QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	93.40	95.30	82.70	20.53	115.24	4.96	216.71	89.55 to 99.44	26,357	21,798
10	2	83.62	83.62	81.70	15.15	102.35	70.95	96.29	N/A	82,500	67,403
20	48	95.34	102.22	93.93	18.64	108.83	60.84	200.00	92.95 to 100.39	57,185	53,713
30	196	91.60	91.44	89.40	10.52	102.28	59.45	134.50	89.11 to 93.40	92,157	82,387
35	3	87.01	99.15	92.65	15.11	107.01	85.50	124.93	N/A	126,050	116,786
40	32	92.15	91.06	90.01	8.44	101.17	75.09	112.02	85.66 to 96.24	166,827	150,161
50	3	95.51	94.29	93.93	4.63	100.39	87.04	100.32	N/A	281,333	264,248
<u>ALL</u>											
	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	91	93.40	95.30	82.70	20.53	115.24	4.96	216.71	89.55 to 99.44	26,357	21,798
100	5	98.00	98.99	98.48	2.93	100.53	94.73	106.08	N/A	62,334	61,385
101	178	92.87	94.36	90.27	12.34	104.53	60.84	200.00	89.93 to 94.26	98,938	89,313
102	18	91.12	91.62	90.84	9.45	100.86	75.47	119.04	81.94 to 99.18	90,455	82,172
103	7	89.36	90.67	89.92	5.08	100.83	81.63	100.80	81.63 to 100.80	158,342	142,382
104	70	91.05	90.33	88.37	12.25	102.23	59.45	134.50	83.63 to 95.51	89,432	79,027
106	1	95.18	95.18	95.18			95.18	95.18	N/A	96,000	91,375
301	2	89.28	89.28	88.56	3.99	100.81	85.71	92.84	N/A	86,375	76,492
304	3	110.29	105.99	102.18	9.13	103.73	88.74	118.94	N/A	115,000	117,504
<u>ALL</u>											
	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	95	93.02	94.77	82.65	20.22	114.66	4.96	216.71	88.33 to 99.08	28,738	23,752
10	1	79.97	79.97	79.97			79.97	79.97	N/A	25,000	19,993
15	1	94.32	94.32	94.32			94.32	94.32	N/A	17,500	16,506
20	10	91.68	100.31	91.51	19.90	109.61	75.69	133.29	79.48 to 133.04	47,524	43,489
25	6	105.80	108.02	108.46	10.47	99.59	88.01	134.50	88.01 to 134.50	59,166	64,171
30	242	92.68	92.98	90.14	11.47	103.14	59.45	200.00	90.77 to 94.23	97,074	87,506
35	3	90.92	86.88	89.17	10.48	97.43	70.56	99.15	N/A	105,516	94,090
40	16	89.93	92.87	88.27	10.93	105.22	73.65	135.24	84.61 to 97.97	138,468	122,226
50	1	87.04	87.04	87.04			87.04	87.04	N/A	305,000	265,480
<u>ALL</u>											
	375	92.84	93.77	89.51	13.95	104.75	4.96	216.71	91.05 to 93.85	79,818	71,447

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:	46	MEDIAN:	98	COV:	23.10	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	91	STD:	21.21	95% Wgt. Mean C.I.:	85.59 to 97.31	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	92	AVG.ABS.DEV:	14.56	95% Mean C.I.:	85.70 to 97.96	
TOTAL Assessed Value:	3,437,815							
AVG. Adj. Sales Price:	81,721	COD:	14.87	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	74,735	PRD:	100.41	MIN Sales Ratio:	28.29			

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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	98.27	98.27	98.30	0.27	99.97	98.00	98.54	N/A	9,000	8,847
10/01/03 TO 12/31/03	3	97.83	97.20	97.71	1.19	99.48	95.14	98.64	N/A	19,333	18,891
01/01/04 TO 03/31/04	5	100.00	98.20	101.48	3.65	96.77	86.38	103.83	N/A	88,990	90,308
04/01/04 TO 06/30/04	6	96.12	93.98	91.34	5.68	102.89	83.55	100.07	83.55 to 100.07	130,416	119,121
07/01/04 TO 09/30/04	5	99.00	99.97	99.05	14.47	100.93	78.41	132.21	N/A	124,297	123,115
10/01/04 TO 12/31/04	5	98.43	97.32	85.33	22.10	114.05	58.33	131.57	N/A	62,800	53,590
01/01/05 TO 03/31/05	1	74.83	74.83	74.83			74.83	74.83	N/A	300,000	224,478
04/01/05 TO 06/30/05	8	92.56	88.81	96.06	23.14	92.45	30.16	126.31	30.16 to 126.31	68,562	65,863
07/01/05 TO 09/30/05	1	100.00	100.00	100.00			100.00	100.00	N/A	225,000	225,000
10/01/05 TO 12/31/05	3	74.63	80.37	77.06	15.80	104.30	65.55	100.93	N/A	46,166	35,575
01/01/06 TO 03/31/06	4	69.04	72.01	64.79	38.55	111.14	28.29	121.66	N/A	44,500	28,831
04/01/06 TO 06/30/06	3	93.30	93.43	88.46	4.65	105.62	86.98	100.00	N/A	43,415	38,403
<u>Study Years</u>											
07/01/03 TO 06/30/04	16	98.39	96.44	95.18	3.86	101.32	83.55	103.83	94.00 to 100.00	81,465	77,540
07/01/04 TO 06/30/05	19	96.65	93.25	91.64	20.56	101.75	30.16	132.21	78.41 to 116.41	93,894	86,048
07/01/05 TO 06/30/06	11	86.98	82.67	83.70	21.88	98.77	28.29	121.66	62.50 to 100.93	61,067	51,114
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	21	99.00	97.20	94.77	11.37	102.57	58.33	132.21	86.38 to 100.79	102,997	97,609
01/01/05 TO 12/31/05	13	88.46	86.65	89.37	21.36	96.96	30.16	126.31	69.79 to 101.51	93,230	83,316
<u>ALL</u>	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AURORA	31	94.00	92.58	92.19	17.49	100.42	28.29	132.21	86.21 to 100.00	85,596	78,913
GILTNER	2	64.40	64.40	66.98	53.17	96.15	30.16	98.64	N/A	23,250	15,572
HAMPTON	5	98.54	92.48	94.89	7.37	97.46	65.55	100.07	N/A	82,000	77,807
HORDVILLE	2	97.57	97.57	95.26	2.49	102.43	95.14	100.00	N/A	5,122	4,879
MARQUETTE	2	101.23	101.23	98.78	2.76	102.48	98.43	104.02	N/A	48,000	47,413
RURAL	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
STOCKHAM	1	100.00	100.00	100.00			100.00	100.00	N/A	2,950	2,950
<u>ALL</u>	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

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:	46	MEDIAN:	98	COV:	23.10	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	91	STD:	21.21	95% Wgt. Mean C.I.:	85.59 to 97.31	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	92	AVG.ABS.DEV:	14.56	95% Mean C.I.:	85.70 to 97.96	
TOTAL Assessed Value:	3,437,815							
AVG. Adj. Sales Price:	81,721	COD:	14.87	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	74,735	PRD:	100.41	MIN Sales Ratio:	28.29			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	97.91	91.90	91.17	15.44	100.80	28.29	132.21	88.00 to 100.00	64,742	59,024
2	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
3	3	83.55	88.50	85.89	7.83	103.04	81.16	100.79	N/A	180,000	154,595
ALL	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

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	36	98.13	92.25	92.39	12.83	99.84	30.16	126.31	88.00 to 100.00	96,776	89,412
2	10	92.19	90.33	79.56	23.51	113.53	28.29	132.21	74.63 to 131.57	27,523	21,898
ALL	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	1	83.55	83.55	83.55			83.55	83.55	N/A	370,000	309,125
41-0002	2	64.40	64.40	66.98	53.17	96.15	30.16	98.64	N/A	23,250	15,572
41-0091	5	98.54	92.48	94.89	7.37	97.46	65.55	100.07	N/A	82,000	77,807
41-0504	36	97.24	93.17	92.35	15.56	100.90	28.29	132.21	86.38 to 100.00	81,178	74,965
61-0004											
72-0075	2	97.57	97.57	95.26	2.49	102.43	95.14	100.00	N/A	5,122	4,879
93-0096											
NonValid School											
ALL	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

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:	46	MEDIAN:	98	COV:	23.10	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	91	STD:	21.21	95% Wgt. Mean C.I.:	85.59 to 97.31	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	92	AVG.ABS.DEV:	14.56	95% Mean C.I.:	85.70 to 97.96	
TOTAL Assessed Value:	3,437,815							
AVG. Adj. Sales Price:	81,721	COD:	14.87	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	74,735	PRD:	100.41	MIN Sales Ratio:	28.29			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	92.19	89.84	77.21	21.87	116.36	28.29	132.21	74.83 to 100.00	48,181	37,200
Prior TO 1860											
1860 TO 1899	1	121.66	121.66	121.66			121.66	121.66	N/A	40,000	48,665
1900 TO 1919	15	98.64	95.88	99.99	13.02	95.89	30.16	126.31	94.00 to 104.02	37,766	37,764
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	6	95.87	92.51	92.60	7.54	99.90	81.16	100.79	81.16 to 100.79	80,000	74,077
1960 TO 1969	3	65.55	70.78	68.23	15.32	103.73	58.33	88.46	N/A	67,333	45,943
1970 TO 1979	3	86.21	85.58	84.39	1.33	101.41	83.55	86.98	N/A	166,333	140,366
1980 TO 1989	1	96.65	96.65	96.65			96.65	96.65	N/A	69,000	66,690
1990 TO 1994											
1995 TO 1999	3	100.07	101.30	101.20	1.28	100.10	100.00	103.83	N/A	254,833	257,898
2000 TO Present	2	80.75	80.75	95.09	22.60	84.92	62.50	99.00	N/A	280,000	266,250
ALL	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

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	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	1,597	1,597
5000 TO 9999	2	101.01	101.01	100.58	2.98	100.43	98.00	104.02	N/A	7,000	7,040
Total \$											
1 TO 9999	4	100.00	100.51	100.47	1.50	100.03	98.00	104.02	N/A	4,298	4,319
10000 TO 29999	12	98.03	92.93	92.37	14.67	100.61	30.16	131.57	86.21 to 100.00	19,583	18,088
30000 TO 59999	9	93.30	96.84	96.01	14.21	100.87	74.63	132.21	78.41 to 121.66	39,943	38,348
60000 TO 99999	12	81.27	82.13	84.07	26.08	97.69	28.29	126.31	62.50 to 100.79	76,083	63,963
100000 TO 149999	3	100.00	96.16	96.16	4.84	100.00	86.98	101.51	N/A	100,000	96,160
150000 TO 249999	2	101.92	101.92	101.96	1.88	99.96	100.00	103.83	N/A	229,750	234,242
250000 TO 499999	3	83.55	86.15	86.03	10.07	100.14	74.83	100.07	N/A	325,000	279,604
500000 +	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
ALL	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

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:	46	MEDIAN:	98	COV:	23.10	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	91	STD:	21.21	95% Wgt. Mean C.I.:	85.59 to 97.31	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	92	AVG.ABS.DEV:	14.56	95% Mean C.I.:	85.70 to 97.96	
TOTAL Assessed Value:	3,437,815							
AVG. Adj. Sales Price:	81,721	COD:	14.87	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	74,735	PRD:	100.41	MIN Sales Ratio:	28.29			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	1,597	1,597
5000 TO 9999	5	98.00	85.17	71.95	15.77	118.37	30.16	104.02	N/A	11,100	7,986
Total \$ _____											
1 TO 9999	7	98.54	89.41	73.48	11.70	121.68	30.16	104.02	30.16 to 104.02	8,385	6,161
10000 TO 29999	10	95.57	89.60	78.88	16.38	113.59	28.29	131.57	75.57 to 100.00	25,750	20,312
30000 TO 59999	13	88.00	88.57	83.07	21.41	106.61	58.33	132.21	65.55 to 116.90	48,422	40,226
60000 TO 99999	7	96.65	94.54	93.85	9.77	100.74	81.16	116.41	81.16 to 116.41	84,857	79,636
100000 TO 149999	3	101.51	109.27	108.37	8.64	100.83	100.00	126.31	N/A	95,000	102,955
150000 TO 249999	3	100.00	92.89	91.24	9.67	101.81	74.83	103.83	N/A	253,166	230,987
250000 TO 499999	3	99.00	94.21	94.41	5.56	99.78	83.55	100.07	N/A	391,666	369,778
ALL _____											
	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	98.00	90.92	84.89	19.45	107.10	28.29	132.21	74.83 to 103.83	62,514	53,068
10	15	98.43	87.52	87.46	14.80	100.06	30.16	116.90	81.16 to 100.00	55,966	48,948
20	18	97.24	96.08	95.57	11.60	100.53	62.50	126.31	88.00 to 100.93	117,055	111,872
ALL _____											
	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

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:	46	MEDIAN:	98	COV:	23.10	95% Median C.I.:	86.98 to 100.00	(! : Derived)
TOTAL Sales Price:	3,799,183	WGT. MEAN:	91	STD:	21.21	95% Wgt. Mean C.I.:	85.59 to 97.31	
TOTAL Adj.Sales Price:	3,759,183	MEAN:	92	AVG.ABS.DEV:	14.56	95% Mean C.I.:	85.70 to 97.96	
TOTAL Assessed Value:	3,437,815							
AVG. Adj. Sales Price:	81,721	COD:	14.87	MAX Sales Ratio:	132.21			
AVG. Assessed Value:	74,735	PRD:	100.41	MIN Sales Ratio:	28.29			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	98.00	91.21	79.78	20.29	114.33	28.29	132.21	74.63 to 131.57	25,289	20,175
341	1	103.83	103.83	103.83			103.83	103.83	N/A	234,500	243,485
344	2	79.13	79.13	78.38	11.80	100.95	69.79	88.46	N/A	56,500	44,285
350	3	116.90	112.13	114.20	6.79	98.19	97.83	121.66	N/A	30,666	35,021
352	1	100.00	100.00	100.00			100.00	100.00	N/A	225,000	225,000
353	5	98.54	101.37	108.47	8.99	93.45	88.00	126.31	N/A	36,500	39,592
362	1	98.43	98.43	98.43			98.43	98.43	N/A	90,000	88,585
384	1	93.30	93.30	93.30			93.30	93.30	N/A	30,000	27,990
386	2	91.43	91.43	93.56	5.71	97.72	86.21	96.65	N/A	49,000	45,845
387	1	100.00	100.00	100.00			100.00	100.00	N/A	100,000	100,000
406	3	100.07	94.32	96.96	6.71	97.28	81.37	101.51	N/A	165,000	159,981
442	4	96.89	81.99	75.04	19.96	109.26	30.16	104.02	N/A	15,625	11,725
471	2	71.83	71.83	73.44	12.99	97.81	62.50	81.16	N/A	72,500	53,245
494	1	99.00	99.00	99.00			99.00	99.00	N/A	500,000	495,000
50	1	100.93	100.93	100.93			100.93	100.93	N/A	33,500	33,811
528	1	65.55	65.55	65.55			65.55	65.55	N/A	60,000	39,330
531	2	72.66	72.66	73.41	19.72	98.97	58.33	86.98	N/A	95,000	69,737
597	1	116.41	116.41	116.41			116.41	116.41	N/A	75,000	87,310
825	1	100.79	100.79	100.79			100.79	100.79	N/A	85,000	85,672
851	2	79.19	79.19	79.64	5.51	99.43	74.83	83.55	N/A	335,000	266,801
ALL	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	100.00	100.00	100.00			100.00	100.00	N/A	225,000	225,000
03	45	97.83	91.65	90.91	15.17	100.81	28.29	132.21	86.98 to 100.00	78,537	71,395
04											
ALL	46	97.91	91.83	91.45	14.87	100.41	28.29	132.21	86.98 to 100.00	81,721	74,735

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:	101	MEDIAN:	70	COV:	23.01	95% Median C.I.:	68.06 to 74.20	(!: Derived)
(AgLand) TOTAL Sales Price:	22,505,162	WGT. MEAN:	70	STD:	16.31	95% Wgt. Mean C.I.:	66.66 to 73.03	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,257,175	MEAN:	71	AVG.ABS.DEV:	11.30	95% Mean C.I.:	67.69 to 74.05	
(AgLand) TOTAL Assessed Value:	15,545,316							
AVG. Adj. Sales Price:	220,368	COD:	16.04	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	153,914	PRD:	101.47	MIN Sales Ratio:	17.04			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	4	86.88	86.41	87.32	2.96	98.96	81.24	90.65	N/A	90,176	78,743
01/01/04 TO 03/31/04	19	72.80	73.71	72.20	15.16	102.09	22.02	99.97	67.34 to 82.93	232,002	167,505
04/01/04 TO 06/30/04	5	70.48	65.26	67.45	13.49	96.75	44.33	78.04	N/A	187,935	126,763
07/01/04 TO 09/30/04	3	94.59	103.48	102.21	23.37	101.24	74.77	141.08	N/A	260,063	265,819
10/01/04 TO 12/31/04	11	79.71	77.11	79.12	12.60	97.46	60.79	96.17	63.36 to 89.28	162,086	128,245
01/01/05 TO 03/31/05	12	74.26	71.98	69.07	10.17	104.21	59.54	87.41	63.28 to 77.53	223,035	154,059
04/01/05 TO 06/30/05	15	68.06	64.63	66.43	14.96	97.29	17.04	85.33	59.73 to 74.10	266,416	176,986
07/01/05 TO 09/30/05	4	66.62	69.47	72.38	22.54	95.97	45.26	99.37	N/A	159,787	115,656
10/01/05 TO 12/31/05	9	62.44	60.18	60.66	19.50	99.21	18.14	88.51	50.63 to 69.95	258,449	156,779
01/01/06 TO 03/31/06	17	68.26	67.11	65.04	9.70	103.19	51.45	78.95	59.03 to 75.55	234,807	152,709
04/01/06 TO 06/30/06	2	66.80	66.80	65.32	7.59	102.26	61.73	71.87	N/A	178,000	116,272
<u>Study Years</u>											
07/01/03 TO 06/30/04	28	73.93	74.01	72.37	15.09	102.26	22.02	99.97	71.00 to 81.24	203,872	147,550
07/01/04 TO 06/30/05	41	72.67	72.97	72.67	16.15	100.42	17.04	141.08	65.42 to 77.35	225,263	163,699
07/01/05 TO 06/30/06	32	66.69	65.44	64.30	14.03	101.76	18.14	99.37	60.05 to 69.95	228,528	146,945
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	38	74.48	75.93	76.16	16.55	99.70	22.02	141.08	71.00 to 80.70	208,180	158,541
01/01/05 TO 12/31/05	40	67.93	66.32	66.17	15.88	100.23	17.04	99.37	62.44 to 70.37	240,946	159,428
<u>ALL</u>											
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914

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:	101	MEDIAN:	70	COV:	23.01	95% Median C.I.:	68.06 to 74.20	(!: Derived)
(AgLand) TOTAL Sales Price:	22,505,162	WGT. MEAN:	70	STD:	16.31	95% Wgt. Mean C.I.:	66.66 to 73.03	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,257,175	MEAN:	71	AVG.ABS.DEV:	11.30	95% Mean C.I.:	67.69 to 74.05	
(AgLand) TOTAL Assessed Value:	15,545,316							
AVG. Adj. Sales Price:	220,368	COD:	16.04	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	153,914	PRD:	101.47	MIN Sales Ratio:	17.04			

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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	
3005	9	79.71	76.60	75.89	11.59	100.94	60.79	96.17	64.73 to 87.41	130,190	98,798	
3219	4	20.08	36.62	48.49	94.77	75.52	17.04	89.28	N/A	204,333	99,086	
3221	5	72.78	76.70	76.15	14.10	100.72	60.05	94.59	N/A	307,038	233,799	
3223	7	72.67	71.88	70.56	8.90	101.87	59.80	82.93	59.80 to 82.93	290,323	204,852	
3301	7	77.53	76.59	75.76	9.94	101.10	63.28	91.11	63.28 to 91.11	207,200	156,971	
3303	11	67.80	66.61	63.85	12.47	104.33	50.63	90.65	54.42 to 74.23	324,668	207,286	
3305	6	69.00	69.03	69.37	14.48	99.51	51.45	87.84	51.45 to 87.84	228,935	158,809	
3307	7	75.69	76.51	75.39	5.23	101.49	68.52	86.44	68.52 to 86.44	121,021	91,234	
3441	7	74.73	72.77	72.96	7.15	99.74	62.44	85.33	62.44 to 85.33	275,718	201,170	
3443	6	64.04	64.28	63.70	10.52	100.91	53.77	75.84	53.77 to 75.84	290,866	185,270	
3445	4	69.17	86.59	80.56	28.12	107.49	66.95	141.08	N/A	318,400	256,491	
3447	2	67.08	67.08	69.25	9.76	96.88	60.54	73.63	N/A	149,730	103,682	
3525	7	59.73	60.54	60.71	11.13	99.73	44.33	76.31	44.33 to 76.31	132,177	80,239	
3527	8	78.59	78.98	78.51	15.07	100.60	62.47	99.97	62.47 to 99.97	136,136	106,884	
3529	7	78.95	77.44	75.41	14.14	102.69	61.73	99.37	61.73 to 99.37	192,942	145,507	
3531	4	61.46	60.93	58.93	18.94	103.40	45.26	75.55	N/A	211,232	124,481	
_____ALL_____												
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	68	72.27	71.48	69.75	15.99	102.48	17.04	141.08	68.52 to 74.77	242,079	168,848	
2	14	69.53	70.72	71.05	12.16	99.52	56.52	91.11	60.54 to 78.04	174,236	123,802	
3	11	63.36	66.02	65.85	19.25	100.27	44.33	99.37	45.26 to 80.70	175,214	115,373	
4	8	67.54	72.67	74.26	14.69	97.86	60.05	94.59	60.05 to 94.59	178,637	132,659	
_____ALL_____												
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914	

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	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914	
_____ALL_____												
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914	

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:	101	MEDIAN:	70	COV:	23.01	95% Median C.I.:	68.06 to 74.20	(!: Derived)
(AgLand) TOTAL Sales Price:	22,505,162	WGT. MEAN:	70	STD:	16.31	95% Wgt. Mean C.I.:	66.66 to 73.03	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,257,175	MEAN:	71	AVG.ABS.DEV:	11.30	95% Mean C.I.:	67.69 to 74.05	
(AgLand) TOTAL Assessed Value:	15,545,316							
AVG. Adj. Sales Price:	220,368	COD:	16.04	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	153,914	PRD:	101.47	MIN Sales Ratio:	17.04			

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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)											
18-0002											
18-0011											
40-0126	2	68.11	68.11	67.91	2.71	100.29	66.26	69.95	N/A	379,085	257,420
41-0002	16	69.27	69.95	67.93	15.52	102.99	45.26	99.37	59.82 to 78.95	214,155	145,466
41-0091	14	73.15	74.19	73.75	10.12	100.61	59.80	91.11	63.28 to 82.93	218,333	161,011
41-0504	53	71.00	70.46	69.84	18.34	100.89	17.04	141.08	66.95 to 74.77	237,281	165,724
61-0004											
72-0075	10	76.04	75.01	72.13	13.44	103.99	60.64	96.17	60.79 to 87.41	155,518	112,173
93-0096	6	60.33	63.24	61.46	8.61	102.91	56.52	76.31	56.52 to 76.31	147,456	90,620
NonValid School											
ALL	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
0.01 TO 10.00	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
10.01 TO 30.00	4	66.51	64.83	65.42	11.78	99.11	50.63	75.69	N/A	44,345	29,008
30.01 TO 50.00	13	68.06	64.39	60.95	22.24	105.65	18.14	87.32	51.45 to 83.04	91,436	55,727
50.01 TO 100.00	43	73.63	72.47	71.69	9.96	101.10	45.26	90.65	68.58 to 75.84	168,007	120,438
100.01 TO 180.00	29	68.94	73.92	70.62	17.82	104.67	53.32	141.08	63.28 to 77.35	349,740	246,983
180.01 TO 330.00	6	73.44	67.38	66.80	21.00	100.87	22.02	94.59	22.02 to 94.59	454,802	303,791
ALL	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914

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
! zeroes!	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
DRY	11	65.42	66.95	66.13	13.61	101.24	45.26	86.44	51.45 to 81.24	120,014	79,366
DRY-N/A	1	86.41	86.41	86.41			86.41	86.41	N/A	83,500	72,150
GRASS	3	63.36	53.77	32.81	32.44	163.86	18.14	79.80	N/A	73,546	24,131
GRASS-N/A	5	44.33	46.99	45.75	50.76	102.71	17.04	79.71	N/A	124,018	56,742
IRRGTD	49	72.17	74.21	71.85	13.48	103.29	54.42	141.08	68.26 to 75.69	258,376	185,633
IRRGTD-N/A	27	69.60	71.20	70.17	13.97	101.47	50.63	96.17	63.64 to 77.53	243,289	170,716
ALL	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914

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:	101	MEDIAN:	70	COV:	23.01	95% Median C.I.:	68.06 to 74.20	(!: Derived)
(AgLand) TOTAL Sales Price:	22,505,162	WGT. MEAN:	70	STD:	16.31	95% Wgt. Mean C.I.:	66.66 to 73.03	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	22,257,175	MEAN:	71	AVG.ABS.DEV:	11.30	95% Mean C.I.:	67.69 to 74.05	
(AgLand) TOTAL Assessed Value:	15,545,316							
AVG. Adj. Sales Price:	220,368	COD:	16.04	MAX Sales Ratio:	141.08			
AVG. Assessed Value:	153,914	PRD:	101.47	MIN Sales Ratio:	17.04			

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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
! zeroes!	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
DRY	12	66.97	68.57	67.34	14.80	101.84	45.26	86.44	60.79 to 81.24	116,971	78,765
GRASS	4	71.54	60.25	50.33	27.26	119.71	18.14	79.80	N/A	88,057	44,320
GRASS-N/A	4	33.18	38.82	36.61	58.13	106.03	17.04	71.87	N/A	122,125	44,707
IRRGTD	69	70.48	72.88	70.46	13.54	103.44	53.32	141.08	68.06 to 74.77	256,197	180,520
IRRGTD-N/A	7	75.08	75.67	80.52	13.87	93.97	50.63	94.59	50.63 to 94.59	221,669	178,491
ALL											
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914

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
! zeroes!	5	72.36	76.09	68.75	18.42	110.68	59.80	99.97	N/A	156,700	107,729
DRY	12	66.97	68.57	67.34	14.80	101.84	45.26	86.44	60.79 to 81.24	116,971	78,765
GRASS	7	63.36	54.18	42.72	33.12	126.81	18.14	79.80	18.14 to 79.80	118,389	50,580
GRASS-N/A	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045
IRRGTD	75	71.00	72.85	70.81	13.49	102.89	50.63	141.08	68.26 to 74.77	251,354	177,974
IRRGTD-N/A	1	94.59	94.59	94.59			94.59	94.59	N/A	377,690	357,258
ALL											
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914

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	40.20	40.20	44.83	57.61	89.67	17.04	63.36	N/A	15,000	6,725
30000 TO 59999	5	75.69	67.38	68.25	18.83	98.72	44.33	86.44	N/A	46,991	32,073
60000 TO 99999	10	82.14	79.13	78.47	11.81	100.84	51.45	99.97	68.52 to 87.41	77,228	60,603
100000 TO 149999	17	71.87	69.31	70.31	13.29	98.58	45.26	88.51	60.54 to 79.71	121,218	85,223
150000 TO 249999	36	72.52	73.91	73.85	14.06	100.08	18.14	141.08	68.26 to 75.84	187,824	138,701
250000 TO 499999	27	67.80	69.12	68.57	15.90	100.80	22.02	95.30	60.05 to 74.73	361,561	247,928
500000 +	4	58.64	61.12	61.83	9.89	98.85	54.42	72.78	N/A	658,848	407,341
ALL											
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

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(AgLand) TOTAL Adj.Sales Price:	22,257,175	MEAN:	71	AVG.ABS.DEV:	11.30	95% Mean C.I.:	67.69 to 74.05	
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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045	
Total \$ _____												
1 TO 9999	1	17.04	17.04	17.04			17.04	17.04	N/A	12,000	2,045	
10000 TO 29999	4	47.48	44.11	30.97	27.13	142.46	18.14	63.36	N/A	67,808	20,998	
30000 TO 59999	9	69.65	70.06	65.64	19.61	106.73	45.26	99.97	51.45 to 86.44	72,503	47,594	
60000 TO 99999	16	73.71	70.30	63.83	16.21	110.14	22.02	87.41	60.79 to 83.04	113,583	72,499	
100000 TO 149999	36	73.22	73.46	72.70	8.62	101.05	59.73	90.65	69.51 to 76.10	177,166	128,794	
150000 TO 249999	17	66.44	71.31	68.75	16.70	103.72	53.32	99.37	59.80 to 91.11	300,677	206,711	
250000 TO 499999	16	72.55	76.17	72.61	18.59	104.91	54.42	141.08	59.82 to 85.33	402,941	292,583	
500000 +	2	66.91	66.91	66.28	8.76	100.96	61.05	72.78	N/A	783,765	519,454	
ALL												
	101	70.48	70.87	69.84	16.04	101.47	17.04	141.08	68.06 to 74.20	220,368	153,914	

2007 Assessment Survey for Hamilton County

I. General Information

A. Staffing and Funding Information

The Hamilton County Assessor is a duly elected county official who holds a current assessor certificate issued by the Department of Property Assessment and Taxation and has obtained adequate continuing education to hold said certificate. The assessor also holds a registered appraisers license. All the staff in the assessor's office holds current assessor certificates.

1. **Deputy (ies) on staff:** One, who holds a current assessor certificate.
2. **Appraiser(s) on staff:** No licensed appraiser but one member of the assessors' staff is working on obtaining an appraisal license.
3. **Other full-time employees:** Two
(Does not include anyone counted in 1 and 2 above)
4. **Other part-time employees:** None
(Does not include anyone counted in 1 through 3 above)
5. **Number of shared employees:** None
(Employees who are shared between the assessor's office and other county offices—will not include anyone counted in 1 through 4 above).
6. **Assessor's requested budget for current fiscal year:** \$145,422
(This would be the "total budget" for the assessor's office)
7. **Part of the budget that is dedicated to the computer system** N/A
(How much is particularly part of the assessor budget, versus the amount that is part of the county budget?):
8. **Adopted budget, or granted budget if different from above:** \$144,922
9. **Amount of total budget set aside for appraisal work:** No set amount the county assessors' office staff handles the entire appraisal processes.
10. **Amount of the total budget set aside for education/workshops:** \$5,000, this is for travel, education, workshops, dues and training.
11. **Appraisal/Reappraisal budget, if not part of the total budget:** Requested \$44,000 but given \$40,000.

- 12. Other miscellaneous funds:** None
(Any amount not included in any of the above for equipping, staffing and funding the appraisal/assessment function. This would include any County Board, or general fund monies set aside for reappraisal, etc. If the assessor is ex-officio, this can be an estimate.)
- 13. Total budget:** \$184,922

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:** Assessment Staff
- 2. Valuation done by:** Assessor & Assessment Staff
- 3. Pickup work done by:** Assessor & Assessment Staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	89			89

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

Urban: **2006** Rural: **2005**

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

Urban: **2006** Rural: **2005**

Market studies are completed on each market area, neighborhood, subdivision or area that is being appraised. The above years indicate the latest area that has been re-appraised. Rural acreages and improvement on farms are treated the same and appraised at the same time.

- 6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** The cost approach to value is predominantly used with the depreciation schedules all come from market studies.

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

Urban: **9** Rural: **7**

1. **How are these defined?** Urban market areas are defined by town in addition in the town of Aurora there are several individual market areas or neighborhoods and then the rural improvements (acreages and farm improvements) are one area also the rural residential subdivisions are treated as a separate market area.

9. **Is “Assessor Location” a usable valuation identity?** Yes

10. **Does the location “suburban” mean something other than rural residential?** No, maybe there is a suburban area around Aurora where the market forces act similar to the urban market forces but not around any of the small towns or villages where the market relates much better to the rural sector than an urban sector. (*that is, does the “suburban” location have its own market?*)

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:**
Commercial: Assessor

2. **Valuation done by:**
Commercial: Assessor
Industrial: Contractor consultant

3. **Pickup work done by whom:** Assessor and assessment staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	8		15	23

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?**
Urban: 2005 Rural: 2005

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?**
Urban: 2005 Rural: 2005

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?

Urban: 2003

Rural: 2003

The plan is to update the income information this year.

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? The cost approach to value is predominantly used with the depreciation schedules all come from market studies. Yet there is a mix of market approach to value where there is adequate information available I.E. around the square in Aurora.

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

Commercial: 6

Industrial: 1

Rural: 1

These market areas consist of the six communities, the industrial market area that is concentrated close to Aurora and the rural consists of all the rural area.

9. How are these defined? Mainly by town.

10. Is “Assessor Location” a usable valuation identity? See answer to question 8.

11. Does the location “suburban” mean something other than rural commercial? No
(that is, does the “suburban” location have its own market?) No

D. Agricultural Appraisal Information

1. Data collection done by: Assessor and assessment staff

2. Valuation done by: Assessor and assessment staff

3. Pickup work done by whom: Assessor and assessment staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	73			73

4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? Not at this time.

a. How is your agricultural land defined? Commercial production.

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? 1984

7. **What date was the last countywide land use study completed?** 2003 was the last year of a total physical inspection. But this is a continual process with the cooperation of the NRD in maintaining current land use.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** Physical inspection and constant maintenance is conducted using GIS maps and GIS points.
 - b. **By whom?** Assessment Staff
 - c. **What proportion is complete / implemented at this time?** The land use is constantly maintained and updated.
8. **Number of market areas/neighborhoods for this property class:** 4
9. **How are these defined?** Two of the market areas follow an NRD water available mapping, one location in the county is defined by the actions in the market and one market area is used to feather the values with the values in York County.
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No

E. Computer, Automation Information and GIS

1. **Administrative software:** MIPS Inc.
2. **CAMA software:** MIPS Inc. and CAMA 2000
3. **Cadastral maps: Are they currently being used?**
 - a. **Who maintains the Cadastral Maps?** The assessment staff maintains the cadastral maps which are now all on GIS. 1999 DOQQ's with 2003 FSA aerial imagery are used with the GIS.
4. **Does the county have GIS software?** Yes GIS using Arc View
 - a. **Who maintains the GIS software and maps?** GIS Workshop maintains the software and Assessor and staff maintains the maps.
5. **Personal Property software:** MIPS Inc and Radwen Inc.

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned?

Aurora * (city)	Marquette (village)
Giltner (village)	Phillips (village)
Hampton (village)	Stockham (village)
Hordville (village)	

* County Seat

c. When was zoning implemented? 1970; The comprehensive zoning plan has been updated since the date of development.

G. Contracted Services

- 1. Appraisal Services:** Knocke Appraisal does some of the commercial and industrial appraising but mostly consulting work. \$1,800 budgeted this past year. *(are these contracted, or conducted "in-house?")*
- 2. Other Services:** MIPS Inc. is the contracted services for the administrative and appraisal software and program maintenance. GIS programming, programming support and instruction provided by GIS Workshop. On line Personal Property programming provided by Radwen Inc.

II. Assessment Actions

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

- 1. Residential** — The reappraisal of the town of Aurora was completed which included a physical inspection of all properties and also included all building permits (covering over 2000 parcels). The land in the rural subdivision of Platte View Est. was re-valued. Phillips village where there was a percentage adjustment. Rural residential and farm home sites, rural home sites where the land only was increased county wide.
- 2. Commercial** — Pickup work including the measurement of all the new improvements. The area that is west of Aurora the land values were re-appraised. This also included the multi-family and duplexes were reappraised.
- 3. Agricultural Land** — Market areas 3 and 4 were adjusted due to increases noted in the market. Land use updated. As noted in the residential section of this report the site values in the rural area was appraised. Building permits for new irrigation wells were all verified. The NRD required operators to certify predominantly irrigated acres which involve the verification and must match with the assessor's office records.

County 41 - Hamilton

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,589	Value 983,138,993	Total Growth 21,108,773 (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	349	2,791,901	3	27,545	132	2,500,423	484	5,319,869	
2. Res Improv Land	2,242	25,385,199	38	814,980	797	19,960,930	3,077	46,161,109	
3. Res Improvements	2,355	164,593,491	39	3,456,438	824	84,786,783	3,218	252,836,712	
4. Res Total	2,704	192,770,591	42	4,298,963	956	107,248,136	3,702	304,317,690	8,891,013
% of Total	73.04	63.34	1.13	1.41	25.82	35.24	48.78	30.95	42.11
5. Rec UnImp Land	0	0	0	0	2	61,035	2	61,035	
6. Rec Improv Land	0	0	0	0	16	0	16	0	
7. Rec Improvements	0	0	0	0	16	127,840	16	127,840	
8. Rec Total	0	0	0	0	18	188,875	18	188,875	2,890
% of Total	0.00	0.00	0.00	0.00	***	***	0.23	0.01	0.01
Res+Rec Total	2,704	192,770,591	42	4,298,963	974	107,437,011	3,720	304,506,565	8,893,903
% of Total	72.68	63.30	1.12	1.41	26.18	35.28	49.01	30.97	42.13

County 41 - Hamilton

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,589	Value 983,138,993	Total Growth 21,108,773 (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	98	2,655,712	8	196,247	12	247,278	118	3,099,237	
10. Comm Improv Land	317	4,535,140	20	402,360	31	642,331	368	5,579,831	
11. Comm Improvements	317	31,378,997	20	2,569,595	31	9,342,643	368	43,291,235	
12. Comm Total	415	38,569,849	28	3,168,202	43	10,232,252	486	51,970,303	10,856,630
% of Total	85.39	74.21	5.76	6.09	8.84	19.68	6.40	5.28	51.43
13. Ind UnImp Land	2	30,429	0	0	1	7,245	3	37,674	
14. Ind Improv Land	1	57,210	14	753,599	2	186,165	17	996,974	
15. Ind Improvements	1	339,110	14	11,137,724	2	19,791,451	17	31,268,285	
16. Ind Total	3	426,749	14	11,891,323	3	19,984,861	20	32,302,933	0
% of Total	15.00	1.32	70.00	36.81	15.00	61.86	0.26	3.28	0.00
Comm+Ind Total	418	38,996,598	42	15,059,525	46	30,217,113	506	84,273,236	10,856,630
% of Total	82.60	46.27	8.30	17.86	9.09	35.85	6.66	8.57	51.43
17. Taxable Total	3,122	231,767,189	84	19,358,488	1,020	137,654,124	4,226	388,779,801	19,750,533
% of Total	73.87	59.61	1.98	1.10	24.13	27.63	55.68	39.54	93.56

County 41 - Hamilton

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	7	628,330	6,831,809	0	0	0
20. Industrial	0	30,429	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	7	628,330	6,831,809
20. Industrial	0	0	0	0	30,429	0
21. Other	0	0	0	0	0	0
22. Total Sch II				7	658,759	6,831,809

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	241	7	104	352

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	12	544,250	2,367	355,193,270	2,379	355,737,520
28. Ag-Improved Land	0	0	6	191,855	978	176,788,150	984	176,980,005
29. Ag-Improvements	0	0	6	98,800	978	61,542,867	984	61,641,667
30. Ag-Total Taxable							3,363	594,359,192

County 41 - Hamilton

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	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	2	0.822	2,055	
37. FarmSite Improv	0		0	6		98,800	
38. FarmSite Total							
39. Road & Ditches		0.000			12.517		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	10	10.000	165,000	10	10.000	165,000	
32. HomeSite Improv Land	491	501.536	8,283,000	491	501.536	8,283,000	
33. HomeSite Improvements	508		39,949,522	508		39,949,522	523,405
34. HomeSite Total				518	511.536	48,397,522	
35. FarmSite UnImp Land	56	344.083	508,890	56	344.083	508,890	
36. FarmSite Impr Land	819	2,551.815	6,353,980	821	2,552.637	6,356,035	
37. FarmSite Improv	959		21,593,345	965		21,692,145	834,835
38. FarmSite Total				1,021	2,896.720	28,557,070	
39. Road & Ditches		7,328.921			7,341.438		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,539	10,749.694	76,954,592	1,358,240

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	9	808.300	685,620	9	808.300	685,620

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	197.948	384,025	93,171.575	180,752,865	93,369.523	181,136,890
46. 1A	0.000	0	39.636	75,310	41,663.290	79,160,340	41,702.926	79,235,650
47. 2A1	0.000	0	9.300	13,485	11,770.370	17,067,050	11,779.670	17,080,535
48. 2A	0.000	0	0.000	0	4,020.365	5,688,805	4,020.365	5,688,805
49. 3A1	0.000	0	1.844	2,130	12,546.035	14,490,640	12,547.879	14,492,770
50. 3A	0.000	0	0.000	0	1,203.252	1,383,755	1,203.252	1,383,755
51. 4A1	0.000	0	18.956	21,800	6,392.974	7,351,955	6,411.930	7,373,755
52. 4A	0.000	0	0.278	245	1,279.466	1,119,555	1,279.744	1,119,800
53. Total	0.000	0	267.962	496,995	172,047.327	307,014,965	172,315.289	307,511,960
Dryland:								
54. 1D1	0.000	0	36.080	54,485	6,595.116	9,958,610	6,631.196	10,013,095
55. 1D	0.000	0	0.000	0	3,032.727	4,198,765	3,032.727	4,198,765
56. 2D1	0.000	0	0.000	0	1,030.566	1,236,685	1,030.566	1,236,685
57. 2D	0.000	0	0.000	0	840.279	924,350	840.279	924,350
58. 3D1	0.000	0	0.000	0	1,817.401	1,963,315	1,817.401	1,963,315
59. 3D	0.000	0	0.000	0	222.201	166,660	222.201	166,660
60. 4D1	0.000	0	0.000	0	990.976	743,250	990.976	743,250
61. 4D	0.000	0	0.000	0	137.403	81,350	137.403	81,350
62. Total	0.000	0	36.080	54,485	14,666.669	19,272,985	14,702.749	19,327,470
Grass:								
63. 1G1	0.000	0	17.271	12,085	1,091.873	764,300	1,109.144	776,385
64. 1G	0.000	0	2.382	1,605	1,030.669	695,675	1,033.051	697,280
65. 2G1	0.000	0	4.769	2,645	1,417.217	786,540	1,421.986	789,185
66. 2G	0.000	0	3.639	2,020	1,165.171	646,670	1,168.810	648,690
67. 3G1	0.000	0	2.382	1,325	985.681	547,050	988.063	548,375
68. 3G	0.000	0	0.000	0	2,071.395	1,035,715	2,071.395	1,035,715
69. 4G1	0.000	0	9.213	4,605	2,255.917	1,128,005	2,265.130	1,132,610
70. 4G	0.000	0	3.580	1,525	5,825.398	2,475,845	5,828.978	2,477,370
71. Total	0.000	0	43.236	25,810	15,843.321	8,079,800	15,886.557	8,105,610
72. Waste	0.000	0	0.558	195	820.462	287,150	821.020	287,345
73. Other	0.000	0	0.000	0	2,002.621	700,930	2,002.621	700,930
74. Exempt	0.000		5.500		641.000		646.500	
75. Total	0.000	0	347.836	577,485	205,380.400	335,355,830	205,728.236	335,933,315

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	38.198	78,305	27,923.867	57,243,905	27,962.065	57,322,210
46. 1A	0.000	0	0.000	0	9,642.086	19,428,805	9,642.086	19,428,805
47. 2A1	0.000	0	0.000	0	3,569.132	5,175,310	3,569.132	5,175,310
48. 2A	0.000	0	0.000	0	214.387	303,355	214.387	303,355
49. 3A1	0.000	0	12.051	13,920	4,052.748	4,680,930	4,064.799	4,694,850
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	1.813	2,085	2,817.353	3,239,965	2,819.166	3,242,050
52. 4A	0.000	0	0.000	0	531.869	478,685	531.869	478,685
53. Total	0.000	0	52.062	94,310	48,751.442	90,550,955	48,803.504	90,645,265
Dryland:								
54. 1D1	0.000	0	0.000	0	661.222	998,460	661.222	998,460
55. 1D	0.000	0	0.000	0	149.404	201,695	149.404	201,695
56. 2D1	0.000	0	0.000	0	38.534	46,235	38.534	46,235
57. 2D	0.000	0	0.000	0	16.977	18,675	16.977	18,675
58. 3D1	0.000	0	0.000	0	146.726	146,725	146.726	146,725
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	202.555	151,920	202.555	151,920
61. 4D	0.000	0	0.000	0	52.855	29,075	52.855	29,075
62. Total	0.000	0	0.000	0	1,268.273	1,592,785	1,268.273	1,592,785
Grass:								
63. 1G1	0.000	0	1.936	1,355	638.148	446,715	640.084	448,070
64. 1G	0.000	0	0.000	0	122.048	82,385	122.048	82,385
65. 2G1	0.000	0	0.000	0	234.546	130,170	234.546	130,170
66. 2G	0.000	0	0.000	0	44.529	24,720	44.529	24,720
67. 3G1	0.000	0	2.721	1,510	279.253	155,010	281.974	156,520
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	5.958	2,980	611.205	305,600	617.163	308,580
70. 4G	0.000	0	0.000	0	1,284.367	545,870	1,284.367	545,870
71. Total	0.000	0	10.615	5,845	3,214.096	1,690,470	3,224.711	1,696,315
72. Waste	0.000	0	0.838	295	344.051	120,410	344.889	120,705
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		480.000		480.000	
75. Total	0.000	0	63.515	100,450	53,577.862	93,954,620	53,641.377	94,055,070

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	8.555	16,595	16,369.648	31,757,180	16,378.203	31,773,775
46. 1A	0.000	0	1.053	2,000	4,300.442	8,170,805	4,301.495	8,172,805
47. 2A1	0.000	0	0.000	0	1,430.439	1,788,105	1,430.439	1,788,105
48. 2A	0.000	0	0.000	0	2,559.184	2,943,065	2,559.184	2,943,065
49. 3A1	0.000	0	0.000	0	2,908.921	3,345,235	2,908.921	3,345,235
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	3,202.223	3,602,520	3,202.223	3,602,520
52. 4A	0.000	0	0.000	0	2,206.710	1,986,050	2,206.710	1,986,050
53. Total	0.000	0	9.608	18,595	32,977.567	53,592,960	32,987.175	53,611,555
Dryland:								
54. 1D1	0.000	0	0.000	0	4,157.128	5,819,965	4,157.128	5,819,965
55. 1D	0.000	0	0.000	0	1,337.271	1,738,480	1,337.271	1,738,480
56. 2D1	0.000	0	0.000	0	601.492	751,900	601.492	751,900
57. 2D	0.000	0	0.000	0	802.725	923,135	802.725	923,135
58. 3D1	0.000	0	0.000	0	1,180.264	1,357,310	1,180.264	1,357,310
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,282.411	1,090,015	1,282.411	1,090,015
61. 4D	0.000	0	0.000	0	741.962	445,175	741.962	445,175
62. Total	0.000	0	0.000	0	10,103.253	12,125,980	10,103.253	12,125,980
Grass:								
63. 1G1	0.000	0	0.000	0	494.235	345,970	494.235	345,970
64. 1G	0.000	0	0.000	0	178.982	120,815	178.982	120,815
65. 2G1	0.000	0	0.000	0	240.957	133,715	240.957	133,715
66. 2G	0.000	0	0.000	0	514.172	285,390	514.172	285,390
67. 3G1	0.000	0	0.000	0	357.199	198,230	357.199	198,230
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	604.835	302,445	604.835	302,445
70. 4G	0.000	0	0.000	0	3,097.535	1,316,430	3,097.535	1,316,430
71. Total	0.000	0	0.000	0	5,487.915	2,702,995	5,487.915	2,702,995
72. Waste	0.000	0	0.000	0	330.158	115,555	330.158	115,555
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	9.608	18,595	48,898.893	68,537,490	48,908.501	68,556,085

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	21.750	37,520	4,678.812	8,070,965	4,700.562	8,108,485
46. 1A	0.000	0	0.000	0	3,070.102	5,142,435	3,070.102	5,142,435
47. 2A1	0.000	0	0.000	0	572.250	801,145	572.250	801,145
48. 2A	0.000	0	0.000	0	60.234	63,245	60.234	63,245
49. 3A1	0.000	0	0.000	0	634.094	507,265	634.094	507,265
50. 3A	0.000	0	0.000	0	1.000	800	1.000	800
51. 4A1	0.000	0	0.000	0	425.442	340,350	425.442	340,350
52. 4A	0.000	0	0.000	0	57.974	46,375	57.974	46,375
53. Total	0.000	0	21.750	37,520	9,499.908	14,972,580	9,521.658	15,010,100
Dryland:								
54. 1D1	0.000	0	0.000	0	1,028.448	1,398,685	1,028.448	1,398,685
55. 1D	0.000	0	0.000	0	707.357	898,355	707.357	898,355
56. 2D1	0.000	0	0.000	0	212.663	217,985	212.663	217,985
57. 2D	0.000	0	0.000	0	62.196	43,540	62.196	43,540
58. 3D1	0.000	0	0.000	0	187.894	75,170	187.894	75,170
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	154.225	61,685	154.225	61,685
61. 4D	0.000	0	0.000	0	53.852	21,535	53.852	21,535
62. Total	0.000	0	0.000	0	2,406.635	2,716,955	2,406.635	2,716,955
Grass:								
63. 1G1	0.000	0	0.000	0	236.038	165,235	236.038	165,235
64. 1G	0.000	0	0.000	0	169.231	114,235	169.231	114,235
65. 2G1	0.000	0	0.000	0	49.293	27,360	49.293	27,360
66. 2G	0.000	0	0.000	0	161.494	89,630	161.494	89,630
67. 3G1	0.000	0	0.000	0	99.851	49,925	99.851	49,925
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	171.964	68,785	171.964	68,785
70. 4G	0.000	0	0.000	0	1,479.579	517,845	1,479.579	517,845
71. Total	0.000	0	0.000	0	2,367.450	1,033,015	2,367.450	1,033,015
72. Waste	0.000	0	0.000	0	70.611	24,720	70.611	24,720
73. Other	0.000	0	0.000	0	215.260	75,340	215.260	75,340
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	21.750	37,520	14,559.864	18,822,610	14,581.614	18,860,130

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	351.382	647,420	263,276.244	466,131,460	263,627.626	466,778,880
77.Dry Land	0.000	0	36.080	54,485	28,444.830	35,708,705	28,480.910	35,763,190
78.Grass	0.000	0	53.851	31,655	26,912.782	13,506,280	26,966.633	13,537,935
79.Waste	0.000	0	1.396	490	1,565.282	547,835	1,566.678	548,325
80.Other	0.000	0	0.000	0	2,217.881	776,270	2,217.881	776,270
81.Exempt	0.000	0	5.500	0	1,121.000	0	1,126.500	0
82.Total	0.000	0	442.709	734,050	322,417.019	516,670,550	322,859.728	517,404,600

2007 Agricultural Land Detail

County 41 - Hamilton

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	93,369.523	54.19%	181,136,890	58.90%	1,940.000
1A	41,702.926	24.20%	79,235,650	25.77%	1,900.002
2A1	11,779.670	6.84%	17,080,535	5.55%	1,450.001
2A	4,020.365	2.33%	5,688,805	1.85%	1,414.997
3A1	12,547.879	7.28%	14,492,770	4.71%	1,154.997
3A	1,203.252	0.70%	1,383,755	0.45%	1,150.012
4A1	6,411.930	3.72%	7,373,755	2.40%	1,150.005
4A	1,279.744	0.74%	1,119,800	0.36%	875.018
Irrigated Total	172,315.289	100.00%	307,511,960	100.00%	1,784.588

Dry:

1D1	6,631.196	45.10%	10,013,095	51.81%	1,509.998
1D	3,032.727	20.63%	4,198,765	21.72%	1,384.484
2D1	1,030.566	7.01%	1,236,685	6.40%	1,200.005
2D	840.279	5.72%	924,350	4.78%	1,100.051
3D1	1,817.401	12.36%	1,963,315	10.16%	1,080.287
3D	222.201	1.51%	166,660	0.86%	750.041
4D1	990.976	6.74%	743,250	3.85%	750.018
4D	137.403	0.93%	81,350	0.42%	592.054
Dry Total	14,702.749	100.00%	19,327,470	100.00%	1,314.548

Grass:

1G1	1,109.144	6.98%	776,385	9.58%	699.985
1G	1,033.051	6.50%	697,280	8.60%	674.971
2G1	1,421.986	8.95%	789,185	9.74%	554.987
2G	1,168.810	7.36%	648,690	8.00%	555.000
3G1	988.063	6.22%	548,375	6.77%	555.000
3G	2,071.395	13.04%	1,035,715	12.78%	500.008
4G1	2,265.130	14.26%	1,132,610	13.97%	500.019
4G	5,828.978	36.69%	2,477,370	30.56%	425.009
Grass Total	15,886.557	100.00%	8,105,610	100.00%	510.218

Irrigated Total	172,315.289	83.76%	307,511,960	91.54%	1,784.588
Dry Total	14,702.749	7.15%	19,327,470	5.75%	1,314.548
Grass Total	15,886.557	7.72%	8,105,610	2.41%	510.218
Waste	821.020	0.40%	287,345	0.09%	349.985
Other	2,002.621	0.97%	700,930	0.21%	350.006
Exempt	646.500	0.31%			
Market Area Total	205,728.236	100.00%	335,933,315	100.00%	1,632.898

As Related to the County as a Whole

Irrigated Total	172,315.289	65.36%	307,511,960	65.88%	
Dry Total	14,702.749	51.62%	19,327,470	54.04%	
Grass Total	15,886.557	58.91%	8,105,610	59.87%	
Waste	821.020	52.41%	287,345	52.40%	
Other	2,002.621	90.29%	700,930	90.29%	
Exempt	646.500	57.39%			
Market Area Total	205,728.236	63.72%	335,933,315	64.93%	

2007 Agricultural Land Detail

County 41 - Hamilton

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	27,962.065	57.30%	57,322,210	63.24%	2,049.999
1A	9,642.086	19.76%	19,428,805	21.43%	2,015.000
2A1	3,569.132	7.31%	5,175,310	5.71%	1,450.019
2A	214.387	0.44%	303,355	0.33%	1,414.987
3A1	4,064.799	8.33%	4,694,850	5.18%	1,155.001
3A	0.000	0.00%	0	0.00%	0.000
4A1	2,819.166	5.78%	3,242,050	3.58%	1,150.003
4A	531.869	1.09%	478,685	0.53%	900.005
Irrigated Total	48,803.504	100.00%	90,645,265	100.00%	1,857.351

Dry:

1D1	661.222	52.14%	998,460	62.69%	1,510.022
1D	149.404	11.78%	201,695	12.66%	1,349.997
2D1	38.534	3.04%	46,235	2.90%	1,199.849
2D	16.977	1.34%	18,675	1.17%	1,100.017
3D1	146.726	11.57%	146,725	9.21%	999.993
3D	0.000	0.00%	0	0.00%	0.000
4D1	202.555	15.97%	151,920	9.54%	750.018
4D	52.855	4.17%	29,075	1.83%	550.089
Dry Total	1,268.273	100.00%	1,592,785	100.00%	1,255.869

Grass:

1G1	640.084	19.85%	448,070	26.41%	700.017
1G	122.048	3.78%	82,385	4.86%	675.021
2G1	234.546	7.27%	130,170	7.67%	554.987
2G	44.529	1.38%	24,720	1.46%	555.143
3G1	281.974	8.74%	156,520	9.23%	555.086
3G	0.000	0.00%	0	0.00%	0.000
4G1	617.163	19.14%	308,580	18.19%	499.997
4G	1,284.367	39.83%	545,870	32.18%	425.010
Grass Total	3,224.711	100.00%	1,696,315	100.00%	526.036

Irrigated Total	48,803.504	90.98%	90,645,265	96.37%	1,857.351
Dry Total	1,268.273	2.36%	1,592,785	1.69%	1,255.869
Grass Total	3,224.711	6.01%	1,696,315	1.80%	526.036
Waste	344.889	0.64%	120,705	0.13%	349.982
Other	0.000	0.00%	0	0.00%	0.000
Exempt	480.000	0.89%			
Market Area Total	53,641.377	100.00%	94,055,070	100.00%	1,753.405

As Related to the County as a Whole

Irrigated Total	48,803.504	18.51%	90,645,265	19.42%	
Dry Total	1,268.273	4.45%	1,592,785	4.45%	
Grass Total	3,224.711	11.96%	1,696,315	12.53%	
Waste	344.889	22.01%	120,705	22.01%	
Other	0.000	0.00%	0	0.00%	
Exempt	480.000	42.61%			
Market Area Total	53,641.377	16.61%	94,055,070	18.18%	

2007 Agricultural Land Detail

County 41 - Hamilton

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	16,378.203	49.65%	31,773,775	59.27%	1,940.003
1A	4,301.495	13.04%	8,172,805	15.24%	1,899.991
2A1	1,430.439	4.34%	1,788,105	3.34%	1,250.039
2A	2,559.184	7.76%	2,943,065	5.49%	1,150.001
3A1	2,908.921	8.82%	3,345,235	6.24%	1,149.991
3A	0.000	0.00%	0	0.00%	0.000
4A1	3,202.223	9.71%	3,602,520	6.72%	1,125.005
4A	2,206.710	6.69%	1,986,050	3.70%	900.004
Irrigated Total	32,987.175	100.00%	53,611,555	100.00%	1,625.224

Dry:

1D1	4,157.128	41.15%	5,819,965	48.00%	1,399.996
1D	1,337.271	13.24%	1,738,480	14.34%	1,300.020
2D1	601.492	5.95%	751,900	6.20%	1,250.058
2D	802.725	7.95%	923,135	7.61%	1,150.001
3D1	1,180.264	11.68%	1,357,310	11.19%	1,150.005
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,282.411	12.69%	1,090,015	8.99%	849.973
4D	741.962	7.34%	445,175	3.67%	599.997
Dry Total	10,103.253	100.00%	12,125,980	100.00%	1,200.205

Grass:

1G1	494.235	9.01%	345,970	12.80%	700.011
1G	178.982	3.26%	120,815	4.47%	675.012
2G1	240.957	4.39%	133,715	4.95%	554.933
2G	514.172	9.37%	285,390	10.56%	555.047
3G1	357.199	6.51%	198,230	7.33%	554.956
3G	0.000	0.00%	0	0.00%	0.000
4G1	604.835	11.02%	302,445	11.19%	500.045
4G	3,097.535	56.44%	1,316,430	48.70%	424.992
Grass Total	5,487.915	100.00%	2,702,995	100.00%	492.535

Irrigated Total	32,987.175	67.45%	53,611,555	78.20%	1,625.224
Dry Total	10,103.253	20.66%	12,125,980	17.69%	1,200.205
Grass Total	5,487.915	11.22%	2,702,995	3.94%	492.535
Waste	330.158	0.68%	115,555	0.17%	349.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	48,908.501	100.00%	68,556,085	100.00%	1,401.721

As Related to the County as a Whole

Irrigated Total	32,987.175	12.51%	53,611,555	11.49%	
Dry Total	10,103.253	35.47%	12,125,980	33.91%	
Grass Total	5,487.915	20.35%	2,702,995	19.97%	
Waste	330.158	21.07%	115,555	21.07%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	48,908.501	15.15%	68,556,085	13.25%	

2007 Agricultural Land Detail

County 41 - Hamilton

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,700.562	49.37%	8,108,485	54.02%	1,725.003
1A	3,070.102	32.24%	5,142,435	34.26%	1,675.004
2A1	572.250	6.01%	801,145	5.34%	1,399.991
2A	60.234	0.63%	63,245	0.42%	1,049.988
3A1	634.094	6.66%	507,265	3.38%	799.983
3A	1.000	0.01%	800	0.01%	800.000
4A1	425.442	4.47%	340,350	2.27%	799.991
4A	57.974	0.61%	46,375	0.31%	799.927
Irrigated Total	9,521.658	100.00%	15,010,100	100.00%	1,576.416

Dry:

1D1	1,028.448	42.73%	1,398,685	51.48%	1,359.995
1D	707.357	29.39%	898,355	33.06%	1,270.016
2D1	212.663	8.84%	217,985	8.02%	1,025.025
2D	62.196	2.58%	43,540	1.60%	700.045
3D1	187.894	7.81%	75,170	2.77%	400.066
3D	0.000	0.00%	0	0.00%	0.000
4D1	154.225	6.41%	61,685	2.27%	399.967
4D	53.852	2.24%	21,535	0.79%	399.892
Dry Total	2,406.635	100.00%	2,716,955	100.00%	1,128.943

Grass:

1G1	236.038	9.97%	165,235	16.00%	700.035
1G	169.231	7.15%	114,235	11.06%	675.024
2G1	49.293	2.08%	27,360	2.65%	555.048
2G	161.494	6.82%	89,630	8.68%	555.005
3G1	99.851	4.22%	49,925	4.83%	499.994
3G	0.000	0.00%	0	0.00%	0.000
4G1	171.964	7.26%	68,785	6.66%	399.996
4G	1,479.579	62.50%	517,845	50.13%	349.994
Grass Total	2,367.450	100.00%	1,033,015	100.00%	436.340

Irrigated Total	9,521.658	65.30%	15,010,100	79.59%	1,576.416
Dry Total	2,406.635	16.50%	2,716,955	14.41%	1,128.943
Grass Total	2,367.450	16.24%	1,033,015	5.48%	436.340
Waste	70.611	0.48%	24,720	0.13%	350.087
Other	215.260	1.48%	75,340	0.40%	349.995
Exempt	0.000	0.00%			
Market Area Total	14,581.614	100.00%	18,860,130	100.00%	1,293.418

As Related to the County as a Whole

Irrigated Total	9,521.658	3.61%	15,010,100	3.22%	
Dry Total	2,406.635	8.45%	2,716,955	7.60%	
Grass Total	2,367.450	8.78%	1,033,015	7.63%	
Waste	70.611	4.51%	24,720	4.51%	
Other	215.260	9.71%	75,340	9.71%	
Exempt	0.000	0.00%			
Market Area Total	14,581.614	4.52%	18,860,130	3.65%	

2007 Agricultural Land Detail

County 41 - Hamilton

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	351.382	647,420	263,276.244	466,131,460
Dry	0.000	0	36.080	54,485	28,444.830	35,708,705
Grass	0.000	0	53.851	31,655	26,912.782	13,506,280
Waste	0.000	0	1.396	490	1,565.282	547,835
Other	0.000	0	0.000	0	2,217.881	776,270
Exempt	0.000	0	5.500	0	1,121.000	0
Total	0.000	0	442.709	734,050	322,417.019	516,670,550

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	263,627.626	466,778,880	263,627.626	81.65%	466,778,880	90.22%	1,770.599
Dry	28,480.910	35,763,190	28,480.910	8.82%	35,763,190	6.91%	1,255.689
Grass	26,966.633	13,537,935	26,966.633	8.35%	13,537,935	2.62%	502.025
Waste	1,566.678	548,325	1,566.678	0.49%	548,325	0.11%	349.992
Other	2,217.881	776,270	2,217.881	0.69%	776,270	0.15%	350.005
Exempt	1,126.500	0	1,126.500	0.35%	0	0.00%	0.000
Total	322,859.728	517,404,600	322,859.728	100.00%	517,404,600	100.00%	1,602.567

* Department of Property Assessment & Taxation Calculates

2006 Plan of Assessment for Hamilton 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 and 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 the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100 % of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticulture land

General Description of Real Property in Hamilton County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3659	48%	28%
Commercial	473	6%	5%
Industrial	21	1%	4%
Recreational	16		
Agricultural	3416	45%	63%

Agricultural land – taxable acres for 2006 assessment were 323,483.958.

Agricultural land is 55% of the real property valuation base in Hamilton County and of that 90% is assessed as irrigated.

For assessment year 2006, an estimated 137 building permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently four full time employees on staff including the assessor. The assessor, deputy and two office clerks are all certified by the Property Tax Administrator. The assessor also holds a registered appraiser's license. The four certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made in them.

The cadastral maps are updated daily as the transfer statements are processed. They are in poor condition, but with the implementation of GIS, the information is available electronically. New maps will be printed in the near future.

Proposed Office Budget for July 1, 2006 – June 30, 2007 will be \$145,422. The proposed reappraisal budget for July 1, 2006 – June 30, 2007 will be \$44,000. The reappraisal budget includes all the Maintenance agreements for GIS, CAMA, County Solutions and the web site. Adopted budget by the Board for 2006-2007 was \$144,922 and the reappraisal budget \$40,000.

Aerial photos of the rural building sites were last update in 2003.

All property record cards have been updated for all the rural properties and villages. Aurora City sketches and photos are being updated for 2007.

County Solutions is the vendor for the assessment administration and CAMA. ArcView is the GIS software currently being used by Hamilton County and is supported by GIS Workshop in Lincoln, Nebraska. GIS Workshop also is the host for the Hamilton County Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use and aerial photos on the rural sites. The Hamilton County Assessor's office is currently building a GIS mapping system. Parcel splits are entered into the GIS program when they become available in the assessor's office. The county surveyor is also working closely with assessor's office to achieve the most accurate mapping available. Several GPS points are

available now and the work is to be complete in 2009. The County is also surveying the accretion land and putting in the GPS points along the Platte River which abuts Hamilton County on the North. The last survey done on accretion in Hamilton County was in the late 1800's. This will be completed as funding is available and the surveyor has time to work on the project. Completion date is scheduled for 2008. For 2008 accretion land will be updated for each property owner along with all the land in the river. A study of the land use for accretion will also be completed for 2008 assessment purposes. A market study for this area has begun and the new values will be implemented for 2008 assessment purposes after the exact acre count has been completed. If this project isn't completed for 2008, we are hopeful that it will be complete for 2009 assessment purposes. That will also change the date for the new accretion acre count for 2008.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Depending on the number of transfers filed, there is a 4-6 week turn around time. Ownership changes are made in the administrative package and updated on the website monthly. All agricultural and Commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in April. Pickup work is to be completed by March 1 of each year.

It is the goal of the office to try to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly. Income data is collected every 2 years or sooner on newer commercial properties or as it becomes available.

Ratio studies are done on all the sales beginning in September. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that out of compliance that need reviewing for the next assessment cycle.

The cost manual for commercial and residential properties is from 2005. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Hamilton is in compliance to state statutes to facilitate equalization within the classes and subclasses of Hamilton County.

Agricultural land values are established yearly. A complete land use study was made for 2005 by drive by reviews. A letter has also been mailed to each agricultural land owner to review his records in order to keep in compliance with the Upper Big Blue NRD. Assessment records are going to be used by them for the allocation of water. At the time the land owners are coming in, land use is being entered into the GIS System and these records will be forwarded to the Upper Big Blue NRD to assist them in this allocation process.

By approximately March 5 of each, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Change are mailed to the property owners on or before June 1.

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%	11.74	103.44
Commercial	98%	12.76	102.20
Agricultural Land	77%	14.49	101.66

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

Assessment Actions Planned for Assessment Year 2007:

Residential:

New digital photos of Aurora City homes are being taken with the project to be complete by 2007. A complete review of the residential properties in Aurora City is to begin in 2006. This will involve approximately 2500 parcels. Drive by inspections will be conducted. The appraisal card will be compared with what is actually at the property. Siding roofing, decks, patios, out buildings, heating & cooling, finished basements, additions, deletions and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. The review and depreciation study is scheduled to be completed for 2007 assessment purposes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2007. Home and Site Values on rural properties will be adjusted to market value. Several new subdivisions are being developed and will require reviews of new construction for 2007 assessment

Commercial:

A ratio study will be completed for 2007 to see if any commercial properties are out of compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2007. Two industries are expanding and these will be reviewed as they become complete and will be on the assessment rolls for 2007.

Agricultural Land:

Land use will be undated into the GIS system as changes become available The County Surveyor is currently surveying the Platte River, and the GPS points will be integrated into the GIS system as they become available. A market analysis will be conducted for 2007 and agricultural land values will be assessed at approximately 75% of market value and market areas will be reviewed. A 5th market area is being planned for the Platte River area if it is necessary.

Assessment actions planned for assessment year 2008:

Residential:

A review of Giltner and Phillips along with the rural subdivisions will be conducted by drive by inspections. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. A depreciation study will be completed and used for the assessment year of 2008.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2008.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Market areas will be reviewed and land use will be updated as the information becomes available. Well permits will be reviewed and drive by inspections will be conducted as needed. If the survey of the River was not complete for 2007 assessment, it is the goal to have it complete for 2008.

Assessment actions planned for assessment Year 2009

Residential:

Review of rural residential properties will begin. A market study will be conducted to bring rural residential properties to 100% of market value. Drive by inspections will be conducted. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, patios, heating & cooling, finished basements, additions, outbuildings, deletions or remodeling are being include as part of these inspections. New digital photos will be taken if any change since last review. If budgeting allows, new obliques of the rural building sites will be taken in 2009 to be used in conjunction with the rural review. They will replace the obliques currently on the GIS and Website.

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2009.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2009.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's offices from the register of deeds and the green sheets are worked and forward to the property tax division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & 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
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1400 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 approximately 270 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 Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. 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.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and appraiser license. The entire staff of the assessor’s office has an assessor certificate, and will meet their 60 hours of education in a 4 year period to maintain it. The Assessor is a registered appraiser and will obtain the necessary hours to maintain this certification also.

Conclusion:

For 2006/2007 a budget request of an increase of 2.7% will be submitted to the County Board for approval.

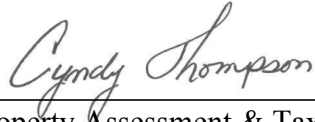
The Hamilton County Assessor’s Office will strive to maintain an efficient and professional office.

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 Hamilton County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8396.

Dated this 9th day of April, 2007.



Property Assessment & Taxation