

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

43 Hayes

Residential Real Property - Current

Number of Sales		13	COD	23.07
Total Sales Price	\$	462250	PRD	116.30
Total Adj. Sales Price	\$	462250	COV	32.97
Total Assessed Value	\$	347150	STD	28.80
Avg. Adj. Sales Price	\$	35557.69	Avg. Abs. Dev.	22.15
Avg. Assessed Value	\$	26703.85	Min	32.90
Median		96.00	Max	128.93
Wgt. Mean		75.10	95% Median C.I.	54.79 to 111.23
Mean		87.34	95% Wgt. Mean C.I.	45.64 to 104.56
			95% Mean C.I.	69.93 to 104.74
% of Value of the Class of all Real Property Value in the County				3.39
% of Records Sold in the Study Period				4.89
% of Value Sold in the Study Period				6.15
Average Assessed Value of the Base				21,211

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	13	96.00	23.07	116.30
2006	19	87.5	194.33	257
2005	14	95.41	47.80	111.97
2004	13	101.11	13.83	103.68
2003	14	101	23.07	108.5
2002	9	69	83.65	141.33
2001	18	81	60.34	138.44

2007 Commission Summary

43 Hayes

Commercial Real Property - Current

Number of Sales		9	COD	30.96
Total Sales Price	\$	249000	PRD	136.61
Total Adj. Sales Price	\$	249000	COV	40.53
Total Assessed Value	\$	103620	STD	23.04
Avg. Adj. Sales Price	\$	27666.67	Avg. Abs. Dev.	16.46
Avg. Assessed Value	\$	11513.33	Min	26.07
Median		53.17	Max	96.77
Wgt. Mean		41.61	95% Median C.I.	38.00 to 87.17
Mean		56.85	95% Wgt. Mean C.I.	11.61 to 71.62
			95% Mean C.I.	39.14 to 74.56
% of Value of the Class of all Real Property Value in the County				1.44
% of Records Sold in the Study Period				20.93
% of Value Sold in the Study Period				4.33
Average Assessed Value of the Base				55,699

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	9	53.17	30.96	136.61
2006	6	53.12	33.38	116.21
2005	3	87.23	23.05	141.30
2004	2	70.83	41.18	130.33
2003	1	100	0	100
2002	1	100	0	100
2001	3	156	13.11	122.18

2007 Commission Summary

43 Hayes

Agricultural Land - Current

Number of Sales	30	COD	13.78
Total Sales Price	\$ 4163284	PRD	104.26
Total Adj. Sales Price	\$ 4009984	COV	17.41
Total Assessed Value	\$ 2805630	STD	12.70
Avg. Adj. Sales Price	\$ 133666.13	Avg. Abs. Dev.	10.19
Avg. Assessed Value	\$ 93521.00	Min	49.37
Median	73.97	Max	105.18
Wgt. Mean	69.97	95% Median C.I.	63.65 to 79.78
Mean	72.95	95% Wgt. Mean C.I.	65.73 to 74.21
		95% Mean C.I.	68.20 to 77.69
% of Value of the Class of all Real Property Value in the County			90.63
% of Records Sold in the Study Period			1.46
% of Value Sold in the Study Period			0.06
Average Assessed Value of the Base			73,117

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	30	73.97	13.78	104.26
2006	31	72.39	22.94	109.74
2005	36	83.67	30.49	110.81
2004	44	75.11	19.15	104.80
2003	43	74	16.61	98.57
2002	43	74	19.12	99.64
2001	35	74	18.86	100.63

2007 Opinions of the Property Tax Administrator for Hayes 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 Hayes County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hayes County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property


It is my opinion that the level of value of the class of commercial real property in Hayes County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hayes County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Residential Real Property

I. Correlation

RESIDENTIAL: On January 4th, a new assessor took office in Hayes County and began taking an inventory of the actual needs of the entire assessment office. A new staff was hired that consists of a certified Deputy Assessor, and an office assistant. After obtaining factual information, the assessor filed an Amended Plan of Assessment for Hayes County that includes short and long range assessment goals. Problems were addressed with the County Board such as the assessor's budget had a \$5,608 balance. Training was a high priority for the county to learn the statutes, directives, procedures and office and computer system for the assessors office. The assessor immediately began training with MIPS, the Department, appraisers and other county assessors to accomplish as much as possible for the 2007 assessment year. Every available tool for training has been utilized by the assessor and staff. In house training has been taken through MIPS, the Department and licensed appraisers. Residential assessment actions for 2007 include new lot values within Palisade which were determined by a square foot method. The new values equalized the lots with the remainder of the village within Hitchcock County. After reviewing residential lots in Hayes Center, corrections of lot sizes and data entry errors were corrected in the computer files resulting in different values. The assessor and Gene Witte, a licensed appraiser conducted the pickup work for all classes of property. Pickup work included over 1.5 million of growth valuation. Equalization for undeveloped lots in Hayes Center was also addressed by revaluing these subclasses. Undeveloped similar properties were valued by using a square foot method. The Hayes County Board accepted a bid proposal from Larry Rexroth, a licensed-registered appraiser to conduct a reappraisal of all properties, applying depreciation factors, preparing depreciation tables, developing capitalization methods, and providing a complete market analysis for agricultural, residential, and commercial properties. Specifications list a completion date of March 1, 2008. Such contract for appraisal services will be a huge asset to Hayes County for all property classifications. Using the statistical information available in the 2007 residential qualified sales data and no other information available it is believed that median of 96 is best to describe the level of value and the county is aware of the assessment uniformity and proportionate issues.

**2007 Correlation Section
for Hayes 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	21	13	61.9
2006	25	19	76
2005	25	14	56
2004	18	13	72.22
2003	19	14	73.68
2002	19	11	57.89
2001	24	18	75

RESIDENTIAL: Table II indicates approximately 62% of the total qualified residential sales were used to determine the measurements of statistical data. The new assessor reviewed the sales within the current study period to gain knowledge of the residential sold properties within Hayes County and physically inspected the sales in each assessor location. The measurements were completed as fairly as possible and indicators reflect the county has not excessively trimmed the sample.

**2007 Correlation Section
for Hayes 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 Hayes 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	67.73	4.05	70.48	96.00
2006	95.23	-5.83	89.67	87.50
2005	82.95	6.71	88.52	95.41
2004	101.06	-9.52	91.44	101.11
2003	74	34.7	99.68	101
2002	64	-3.49	61.77	69
2001	81	8.61	87.97	92

RESIDENTIAL: A review of the data included in the statistics for Table III in Hayes County represents the assessment actions taken for residential property. The assessor hired an appraiser to complete pickup work countywide and conducted the initial inspections with the appraiser. The percent change in assessed value (excluding growth) represents this additional value. The R&O ratio represents the very few sales by assessor location. The location of Palisade Village lots were revalued by square foot to equalize the subclass with Hitchcock County. Only one street in Palisade is located in Hayes County and the remainder is located in Hitchcock.

**2007 Correlation Section
for Hayes 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 Hayes County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
0.2	2007	4.05
12.9	2006	-5.83
11.42	2005	6.71
0	2004	-9.52
16.67	2003	34.7
25.87	2002	-3.49
0	2001	8.61

RESIDENTIAL: The minor increase to the sales file base for residential property indicates the new lot values within Palisade which were equalized for 2007. The 4.05 percent change in total assessed value (excluding growth) represents the review work done by the assessor through the 2007 actions. This reflects no indication of unfair treatment between sold and unsold properties.

2007 Correlation Section for Hayes 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 Hayes County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.00	75.10	87.34

RESIDENTIAL: Table V indicates the median measure of central tendency is within the acceptable range for residential property in Hayes County. Although the aggregate and mean are not supportive of the median, the sample size is small with few sales in each of the four assessor locations. There is no other information available to indicate the median is not the best indication of the level of value in this property class and will be used to describe the measurements.

**2007 Correlation Section
for Hayes 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	23.07	116.30
Difference	8.07	13.3

RESIDENTIAL: Both qualitative measures are above the acceptable ranges. This indicates problems with assessment uniformity and the county has recognized the issues and took appropriate actions for a complete reappraisal to be conducted by an outside licensed appraiser to be completed for 2008 values.

**2007 Correlation Section
for Hayes 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	13	13	0
Median	67.73	96.00	28.27
Wgt. Mean	74.84	75.10	0.26
Mean	80.63	87.34	6.71
COD	37.58	23.07	-14.51
PRD	107.74	116.30	8.56
Min Sales Ratio	32.90	32.90	0
Max Sales Ratio	128.20	128.93	0.73

RESIDENTIAL: Using the identical sales shown through the preliminary statistics the assessor identified the equalization issues within the assessor location of Palisade. New lot valuations were applied for 2007. The statistical measurements are a realistic reflection of the assessment actions taken for residential property in Hayes County.

**2007 Correlation Section
for Hayes County**

Commerical Real Property

I. Correlation

COMMERCIAL: In addition to the information contained in Table I for residential property in Hayes County, corrections were made within the commercial property class after ownership and data contained on the property record cards was verified through the register of deeds records. Minor valuation changes were made due to lot size corrections. The qualified commercial sales within a three year study period include a very small sample size of nine sales. This sample may not be a representation of the commercial property within the county. With no additional information available, it is believed that Hayes County has attained the level of value but obvious uniformity and proportionate assessment issues are in need of review by the county.

**2007 Correlation Section
for Hayes 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	13	9	69.23
2006	8	6	75
2005	5	3	60
2004	3	2	66.67
2003	1	1	100
2002	1	1	100
2001	3	3	100

COMMERCIAL: Historically the commercial sales have represented a very small sample size in Hayes County although the assessor has used an adequate percent to develop the measurements for 2007.

**2007 Correlation Section
for Hayes 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 Hayes 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	45.59	-0.4	45.41	53.17
2006	53.12	0	53.12	46.42
2005	87.23	0.18	87.38	87.23
2004	70.83	-0.12	70.75	70.83
2003	0	1.33	0	0
2002	100	0.09	100.09	0
2001	156	5.26	164.21	156

COMMERCIAL: Minor changes appear between the Preliminary Median and the R&O Ratio which is the result of review and annual work by the County.

**2007 Correlation Section
for Hayes 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 Hayes 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)
2.59	2007	-0.4
-2.59	2006	0
0	2005	0.18
0	2004	-0.12
0	2003	1.33
0	2002	0.09
0	2001	5.26

COMMERCIAL: The county made corrections to lot sizes and values within the commercial property class which was a small value change. This is supportive of the data contained in Table IV. No overall commercial changes were made to the values for 2007 in Hayes County.

2007 Correlation Section for Hayes 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 Hayes County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	53.17	41.61	56.85

COMMERCIAL: Due to the limited number of sales within the sample size in the commercial class of property, there is not sufficient information to suggest that Hayes County has not attained the level of value for 2007.

**2007 Correlation Section
for Hayes 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	30.96	136.61
Difference	10.96	33.61

COMMERCIAL: Both qualitative measures are above the acceptable ranges. This indicates problems with assessment uniformity and the county has recognized the issues and took appropriate actions for a complete reappraisal to be conducted by an outside licensed appraiser to be completed for 2008 values.

**2007 Correlation Section
for Hayes 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	9	9	0
Median	45.59	53.17	7.58
Wgt. Mean	37.00	41.61	4.61
Mean	51.73	56.85	5.12
COD	42.93	30.96	-11.97
PRD	139.81	136.61	-3.2
Min Sales Ratio	26.79	26.07	-0.72
Max Sales Ratio	96.77	96.77	0

COMMERCIAL: Only slight differences shown in the data on Table VII support the minor changes made in the commercial property class for 2007 through property record card corrections.

**2007 Correlation Section
for Hayes County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The actions of the newly elected Hayes County Assessor are shown through the statistics contained in the six tables for agricultural unimproved land. A review of the 30 unimproved agricultural sales for the three year study period indicated major changes were necessary to bring equalization within the class and subclasses of majority land use. The measures improved from the preliminary statistics to the final due to the assessors actions. Irrigated subclasses experienced large increases that totals 12.8 million of valuation and dry land subclasses experienced an overall decrease of 7 million. Grassland values all increased with the exception of 1G decreasing by \$5. An additional 4.7 million included the grass land increases. The assessor reviewed agricultural unimproved properties to verify proper land use in each sale. During training with the Department, the assessor reviewed the 2006 abstract of assessment for real property and recognized errors in the agricultural records. In 2006, the abstract listed over 5,591 acres in the urban and suburban locations. This was due to incorrect coding in the urban, suburban, rural coding on property record cards. The Hayes County Assessor identified each parcel and corrected every acre on each parcel. Based on the accomplishments of the Hayes County Assessor and the statistics, it is believed that Hayes County has attained the level of value shown through by the 74 percent median and has also attained uniform and proportionate assessment practices.

**2007 Correlation Section
for Hayes 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	59	30	50.85
2006	54	31	57.41
2005	59	36	61.02
2004	74	44	59.46
2003	71	43	60.56
2002	72	40	55.56
2001	61	35	57.38

AGRICULTURAL UNIMPROVED: Although Table II indicates that the percent of agricultural unimproved sales has historically declined, the data may not be an indicator of excessive trimming. Hayes County has begun a sales review process in 2007 that ensures arm's length sales have been utilized in the development of the statistics and personal property has been adjusted from the total sales price.

**2007 Correlation Section
for Hayes 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 Hayes 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	75.54	2.06	77.1	73.97
2006	73.53	-0.08	73.47	72.39
2005	76.21	1.29	77.19	83.67
2004	70.87	7.84	76.42	75.11
2003	74	3.65	76.7	74
2002	75	0.05	75.04	74
2001	68	13.95	77.49	74

AGRICULTURAL UNIMPROVED: Table III data indicates the changes made to the agricultural unimproved land class for new 2007 values. Irrigated land subclasses experienced huge increases which is reflected in the overall 2.06 percent increase in assessed value. The Trended Preliminary Ratio does not indicate the decreased values for dry land subclasses. The R&O Ratio accurately represents the assessment actions to new agricultural land values in Hayes County.

**2007 Correlation Section
for Hayes 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 Hayes 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)
18.86	2007	2.06
0	2006	-0.08
-0.6	2005	1.29
0.59	2004	7.84
0	2003	3.65
1.34	2002	0.05
14.67	2001	13.95

AGRICULTURAL UNIMPROVED: Large increased values for irrigated subclasses are shown through the percent change in the total assessed value in the sales file. The median for >80% majority land use in the irrigated subclass changed from 56% at preliminary statistics to 70% at final statistics. The lower 2.06 percent change in assessed value takes into consideration the decreased values to dryland subclasses also. No unfair treatment is shown to sold and unsold properties. The county applied the same agricultural values to each respective land classification group.

**2007 Correlation Section
for Hayes 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 Hayes County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	73.97	69.97	72.95

AGRICULTURAL UNIMPROVED: Table V indicates all three measures of central tendency are within the prescribed parameters for the agricultural unimproved land class. For direct equalization purposes the median will be used to determine the level of value in the county.

**2007 Correlation Section
for Hayes 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	13.78	104.26
Difference	0	1.26

AGRICULTURAL UNIMPROVED: The County Assessor took actions to set new 2007 agricultural land values to equalize the property class in Hayes County. Through these actions the qualitative measures both improved from the preliminary statistics. The coefficient of dispersion is within the acceptable range with the price related differential falling above the acceptable parameters. Based on the 2007 assessment actions taken by the county and the qualitative measurements it is believed the county has uniform and proportionate assessments in the agricultural unimproved land class.

**2007 Correlation Section
for Hayes County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	30	30	0
Median	75.54	73.97	-1.57
Wgt. Mean	67.32	69.97	2.65
Mean	74.91	72.95	-1.96
COD	19.92	13.78	-6.14
PRD	111.27	104.26	-7.01
Min Sales Ratio	46.99	49.37	2.38
Max Sales Ratio	120.21	105.18	-15.03

AGRICULTURAL UNIMPROVED: A review of Table VII is supportive of the new 2007 land values applied by the Hayes County Assessor in the agricultural unimproved class of property. Equalizing the values per land classification group improved the qualified statistics as shown on the data contained in this table.

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

43 Hayes

	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	5,411,589	5,642,177	230,588	4.26	11,150	4.05
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	6,870,695	7,183,325	312,630	4.55	*-----	4.55
4. Total Residential (sum lines 1-3)	12,282,284	12,825,502	543,218	4.42	11,150	4.33
5. Commercial	2,379,295	2,395,067	15,772	0.66	25,265	-0.4
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	4,067,885	5,295,457	1,227,572	30.18	1,559,046	-8.15
8. Minerals	8,261,900	6,521,900	-1,740,000	-21.06	0	-21.06
9. Total Commercial (sum lines 5-8)	14,709,080	14,212,424	-496,656	-3.38	1,392,761	-12.85
10. Total Non-Agland Real Property	26,991,364	27,037,926	46,562	0.17	1,595,461	-5.74
11. Irrigated	45,672,830	56,032,590	10,359,760	22.68		
12. Dryland	43,803,195	34,056,230	-9,746,965	-22.25		
13. Grassland	49,371,200	51,624,850	2,253,650	4.56		
14. Wasteland	5360	5,360	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	138,852,585	141,719,030	2,866,445	2.06		
17. Total Value of All Real Property (Locally Assessed)	165,843,949	168,756,956	2,913,007	1.76	1,595,461	0.79

*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:	13	MEDIAN:	96	COV:	32.97	95% Median C.I.:	54.79 to 111.23
TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	28.80	95% Wgt. Mean C.I.:	45.64 to 104.56
TOTAL Adj.Sales Price:	462,250	MEAN:	87	AVG.ABS.DEV:	22.15	95% Mean C.I.:	69.93 to 104.74
TOTAL Assessed Value:	347,150						
AVG. Adj. Sales Price:	35,557	COD:	23.07	MAX Sales Ratio:	128.93		
AVG. Assessed Value:	26,703	PRD:	116.30	MIN Sales Ratio:	32.90		

Printed: 04/02/2007 13:00:48

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	1	68.00	68.00	68.00			68.00	68.00	N/A	41,250	28,050
10/01/04 TO 12/31/04	2	72.07	72.07	50.82	54.35	141.81	32.90	111.23	N/A	76,500	38,875
01/01/05 TO 03/31/05	3	96.00	93.77	104.61	9.02	89.64	79.67	105.65	N/A	28,000	29,290
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	107.94	107.94	96.64	19.45	111.69	86.95	128.93	N/A	32,500	31,407
10/01/05 TO 12/31/05	2	54.10	54.10	54.38	1.28	99.48	53.40	54.79	N/A	35,500	19,305
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	3	96.04	105.96	108.45	10.35	97.70	96.00	125.83	N/A	16,000	17,351
____Study Years____											
07/01/04 TO 06/30/05	6	87.84	82.24	69.60	25.11	118.16	32.90	111.23	32.90 to 111.23	46,375	32,278
07/01/05 TO 06/30/06	7	96.00	91.71	83.41	23.16	109.94	53.40	128.93	53.40 to 128.93	26,285	21,925
____Calendar Yrs____											
01/01/05 TO 12/31/05	7	86.95	86.48	86.04	23.45	100.51	53.40	128.93	53.40 to 128.93	31,428	27,042
____ALL____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HAMLET	2	74.72	74.72	77.39	28.53	96.56	53.40	96.04	N/A	24,000	18,572
HAYES CENTER	7	105.65	97.34	91.63	21.13	106.23	54.79	128.93	54.79 to 128.93	41,607	38,125
PALISADE	3	96.00	90.56	86.20	5.67	105.05	79.67	96.00	N/A	1,666	1,436
RURAL	1	32.90	32.90	32.90			32.90	32.90	N/A	118,000	38,820
____ALL____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	12	96.00	91.87	89.57	19.52	102.58	53.40	128.93	68.00 to 111.23	28,687	25,694
3	1	32.90	32.90	32.90			32.90	32.90	N/A	118,000	38,820
____ALL____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	86.95	85.76	75.01	29.16	114.34	32.90	128.93	53.40 to 125.83	41,840	31,384
2	2	96.00	96.00	96.00	0.00	100.00	96.00	96.00	N/A	1,000	960
____ALL____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

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:	13	MEDIAN:	96	COV:	32.97	95% Median C.I.:	54.79 to 111.23
TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	28.80	95% Wgt. Mean C.I.:	45.64 to 104.56
TOTAL Adj.Sales Price:	462,250	MEAN:	87	AVG.ABS.DEV:	22.15	95% Mean C.I.:	69.93 to 104.74
TOTAL Assessed Value:	347,150						
AVG. Adj. Sales Price:	35,557	COD:	23.07	MAX Sales Ratio:	128.93		
AVG. Assessed Value:	26,703	PRD:	116.30	MIN Sales Ratio:	32.90		

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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	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703
06											
07											
ALL	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	5	96.00	84.22	78.22	12.29	107.68	53.40	96.04	N/A	10,600	8,291
32-0046											
43-0079	8	96.30	89.29	74.70	29.72	119.53	32.90	128.93	32.90 to 128.93	51,156	38,211
44-0008											
56-0565											
73-0017											
NonValid School											
ALL	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	96.00	93.73	81.22	14.81	115.40	54.79	125.83	N/A	19,800	16,082
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	86.95	86.95	86.95			86.95	86.95	N/A	50,000	43,475
1920 TO 1939	3	68.00	83.44	75.86	37.02	109.99	53.40	128.93	N/A	25,750	19,535
1940 TO 1949											
1950 TO 1959	1	79.67	79.67	79.67			79.67	79.67	N/A	3,000	2,390
1960 TO 1969											
1970 TO 1979	2	72.07	72.07	50.82	54.35	141.81	32.90	111.23	N/A	76,500	38,875
1980 TO 1989	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

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:	13	MEDIAN:	96	COV:	32.97	95% Median C.I.:	54.79 to 111.23
TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	28.80	95% Wgt. Mean C.I.:	45.64 to 104.56
TOTAL Adj.Sales Price:	462,250	MEAN:	87	AVG.ABS.DEV:	22.15	95% Mean C.I.:	69.93 to 104.74
TOTAL Assessed Value:	347,150						
AVG. Adj. Sales Price:	35,557	COD:	23.07	MAX Sales Ratio:	128.93		
AVG. Assessed Value:	26,703	PRD:	116.30	MIN Sales Ratio:	32.90		

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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	3	96.00	90.56	86.20	5.67	105.05	79.67	96.00	N/A	1,666	1,436
Total \$ _____											
1 TO 9999	3	96.00	90.56	86.20	5.67	105.05	79.67	96.00	N/A	1,666	1,436
10000 TO 29999	4	110.94	101.05	98.37	23.73	102.72	53.40	128.93	N/A	20,750	20,412
30000 TO 59999	4	77.47	80.24	78.21	24.33	102.60	54.79	111.23	N/A	44,062	34,462
60000 TO 99999	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
100000 TO 149999	1	32.90	32.90	32.90			32.90	32.90	N/A	118,000	38,820
ALL _____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

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	3	96.00	90.56	86.20	5.67	105.05	79.67	96.00	N/A	1,666	1,436
Total \$ _____											
1 TO 9999	3	96.00	90.56	86.20	5.67	105.05	79.67	96.00	N/A	1,666	1,436
10000 TO 29999	6	82.02	87.83	78.68	35.48	111.64	53.40	128.93	53.40 to 128.93	29,041	22,849
30000 TO 59999	3	86.95	77.03	59.72	30.03	128.99	32.90	111.23	N/A	67,666	40,408
60000 TO 99999	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
ALL _____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	96.00	93.73	81.22	14.81	115.40	54.79	125.83	N/A	19,800	16,082
10	1	86.95	86.95	86.95			86.95	86.95	N/A	50,000	43,475
20	7	79.67	82.83	71.27	34.34	116.21	32.90	128.93	32.90 to 128.93	44,750	31,895
ALL _____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	91.47	85.81	68.71	25.35	124.90	32.90	128.93	54.79 to 111.23	31,854	21,885
101	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
ALL _____											
	13	96.00	87.34	75.10	23.07	116.30	32.90	128.93	54.79 to 111.23	35,557	26,703

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:	13	MEDIAN:	96	COV:	32.97	95% Median C.I.:	54.79 to 111.23
TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	28.80	95% Wgt. Mean C.I.:	45.64 to 104.56
TOTAL Adj.Sales Price:	462,250	MEAN:	87	AVG.ABS.DEV:	22.15	95% Mean C.I.:	69.93 to 104.74
TOTAL Assessed Value:	347,150						
AVG. Adj. Sales Price:	35,557	COD:	23.07	MAX Sales Ratio:	128.93		
AVG. Assessed Value:	26,703	PRD:	116.30	MIN Sales Ratio:	32.90		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	96.00	93.73	81.22	14.81	115.40	54.79	125.83	N/A	19,800	16,082
20	6	83.31	81.25	69.60	31.12	116.73	32.90	128.93	32.90 to 128.93	47,833	33,293
30	2	89.62	89.62	87.84	24.12	102.02	68.00	111.23	N/A	38,125	33,490
<u>ALL</u>	<u>13</u>	<u>96.00</u>	<u>87.34</u>	<u>75.10</u>	<u>23.07</u>	<u>116.30</u>	<u>32.90</u>	<u>128.93</u>	<u>54.79 to 111.23</u>	<u>35,557</u>	<u>26,703</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	53	COV:	40.53	95% Median C.I.:	38.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	23.04	95% Wgt. Mean C.I.:	11.61 to 71.62
TOTAL Adj.Sales Price:	249,000	MEAN:	57	AVG.ABS.DEV:	16.46	95% Mean C.I.:	39.14 to 74.56
TOTAL Assessed Value:	103,620						
AVG. Adj. Sales Price:	27,666	COD:	30.96	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,513	PRD:	136.61	MIN Sales Ratio:	26.07		

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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											
01/01/04 TO 03/31/04	1	87.17	87.17	87.17			87.17	87.17	N/A	3,000	2,615
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	53.08	53.08	53.08			53.08	53.08	N/A	6,000	3,185
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	67.38	67.38	90.06	43.61	74.82	38.00	96.77	N/A	17,500	15,760
04/01/05 TO 06/30/05	1	53.17	53.17	53.17			53.17	53.17	N/A	6,000	3,190
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	38.00	42.59	27.46	33.01	155.09	26.07	63.70	N/A	56,333	15,470
04/01/06 TO 06/30/06	1	55.67	55.67	55.67			55.67	55.67	N/A	30,000	16,700
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	87.17	87.17	87.17			87.17	87.17	N/A	3,000	2,615
07/01/04 TO 06/30/05	4	53.13	60.26	80.63	27.70	74.73	38.00	96.77	N/A	11,750	9,473
07/01/05 TO 06/30/06	4	46.84	45.86	31.71	29.52	144.61	26.07	63.70	N/A	49,750	15,777
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	70.13	70.13	64.44	24.31	108.81	53.08	87.17	N/A	4,500	2,900
01/01/05 TO 12/31/05	3	53.17	62.65	84.66	36.84	74.00	38.00	96.77	N/A	13,666	11,570
<u>ALL</u>											
	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
HAYES CENTER	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513
<u>ALL</u>											
	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513
<u>ALL</u>											
	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

PA&T 2007 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	9	MEDIAN:	53	COV:	40.53	95% Median C.I.:	38.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	23.04	95% Wgt. Mean C.I.:	11.61 to 71.62
TOTAL Adj.Sales Price:	249,000	MEAN:	57	AVG.ABS.DEV:	16.46	95% Mean C.I.:	39.14 to 74.56
TOTAL Assessed Value:	103,620						
AVG. Adj. Sales Price:	27,666	COD:	30.96	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,513	PRD:	136.61	MIN Sales Ratio:	26.07		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	53.17	56.41	40.86	36.95	138.05	26.07	96.77	26.07 to 96.77	34,000	13,892
2	2	58.39	58.39	57.91	9.09	100.83	53.08	63.70	N/A	5,500	3,185
____ALL____	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536											
32-0046											
43-0079	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513
44-0008											
56-0565											
73-0017											
NonValid School											
____ALL____	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	38.00	43.77	28.56	27.74	153.28	26.07	63.70	N/A	35,800	10,223
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	3	87.17	79.04	89.51	16.67	88.30	53.17	96.77	N/A	13,333	11,935
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	55.67	55.67	55.67			55.67	55.67	N/A	30,000	16,700
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

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:	9	MEDIAN:	53	COV:	40.53	95% Median C.I.:	38.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	23.04	95% Wgt. Mean C.I.:	11.61 to 71.62
TOTAL Adj.Sales Price:	249,000	MEAN:	57	AVG.ABS.DEV:	16.46	95% Mean C.I.:	39.14 to 74.56
TOTAL Assessed Value:	103,620						
AVG. Adj. Sales Price:	27,666	COD:	30.96	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,513	PRD:	136.61	MIN Sales Ratio:	26.07		

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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	3	38.00	54.39	51.41	43.13	105.80	38.00	87.17	N/A	3,666	1,885
5000 TO 9999	3	53.17	56.65	56.24	6.66	100.74	53.08	63.70	N/A	5,666	3,186
Total \$ _____											
1 TO 9999	6	53.13	55.52	54.34	23.52	102.17	38.00	87.17	38.00 to 87.17	4,666	2,535
30000 TO 59999	2	76.22	76.22	76.56	26.96	99.56	55.67	96.77	N/A	30,500	23,350
150000 TO 249999	1	26.07	26.07	26.07			26.07	26.07	N/A	160,000	41,705
ALL _____											
	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	53.13	55.52	54.34	23.52	102.17	38.00	87.17	38.00 to 87.17	4,666	2,535
Total \$ _____											
1 TO 9999	6	53.13	55.52	54.34	23.52	102.17	38.00	87.17	38.00 to 87.17	4,666	2,535
10000 TO 29999	1	55.67	55.67	55.67			55.67	55.67	N/A	30,000	16,700
30000 TO 59999	2	61.42	61.42	37.54	57.55	163.60	26.07	96.77	N/A	95,500	35,852
ALL _____											
	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	38.00	43.77	28.56	27.74	153.28	26.07	63.70	N/A	35,800	10,223
10	2	91.97	91.97	95.93	5.22	95.88	87.17	96.77	N/A	17,000	16,307
20	2	54.42	54.42	55.25	2.30	98.50	53.17	55.67	N/A	18,000	9,945
ALL _____											
	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513
ALL _____											
	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513

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:	9	MEDIAN:	53	COV:	40.53	95% Median C.I.:	38.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	23.04	95% Wgt. Mean C.I.:	11.61 to 71.62
TOTAL Adj.Sales Price:	249,000	MEAN:	57	AVG.ABS.DEV:	16.46	95% Mean C.I.:	39.14 to 74.56
TOTAL Assessed Value:	103,620						
AVG. Adj. Sales Price:	27,666	COD:	30.96	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,513	PRD:	136.61	MIN Sales Ratio:	26.07		

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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
02											
03	9	53.17	56.85	41.61	30.96	136.61	26.07	96.77	38.00 to 87.17	27,666	11,513
04											
<u>ALL</u>	<u>9</u>	<u>53.17</u>	<u>56.85</u>	<u>41.61</u>	<u>30.96</u>	<u>136.61</u>	<u>26.07</u>	<u>96.77</u>	<u>38.00 to 87.17</u>	<u>27,666</u>	<u>11,513</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	30	MEDIAN:	74	COV:	17.41	95% Median C.I.:	63.65 to 79.78	
(AgLand) TOTAL Sales Price:	4,163,284	WGT. MEAN:	70	STD:	12.70	95% Wgt. Mean C.I.:	65.73 to 74.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,009,984	MEAN:	73	AVG.ABS.DEV:	10.19	95% Mean C.I.:	68.20 to 77.69	
(AgLand) TOTAL Assessed Value:	2,805,630							
AVG. Adj. Sales Price:	133,666	COD:	13.78	MAX Sales Ratio:	105.18			
AVG. Assessed Value:	93,521	PRD:	104.26	MIN Sales Ratio:	49.37			

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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	2	95.39	95.39	95.26	10.26	100.13	85.60	105.18	N/A	113,150	107,790
01/01/04 TO 03/31/04	8	76.49	75.08	74.72	5.60	100.48	60.16	80.63	60.16 to 80.63	65,388	48,858
04/01/04 TO 06/30/04	2	75.51	75.51	67.07	15.10	112.58	64.10	86.91	N/A	222,827	149,450
07/01/04 TO 09/30/04	4	79.22	79.60	79.24	7.49	100.45	71.88	88.05	N/A	70,250	55,667
10/01/04 TO 12/31/04	3	85.14	79.80	73.73	10.92	108.23	63.18	91.08	N/A	164,553	121,325
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	5	62.37	57.61	59.23	8.68	97.28	49.37	63.65	N/A	167,827	99,399
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	57.91	57.91	57.91			57.91	57.91	N/A	38,000	22,005
01/01/06 TO 03/31/06	4	69.83	70.74	69.22	6.45	102.19	63.50	79.78	N/A	264,381	183,017
04/01/06 TO 06/30/06	1	59.25	59.25	59.25			59.25	59.25	N/A	105,600	62,570
<u>Study Years</u>											
07/01/03 TO 06/30/04	12	78.40	78.53	75.76	9.79	103.67	60.16	105.18	73.58 to 85.60	99,588	75,445
07/01/04 TO 06/30/05	12	67.77	70.49	67.15	17.63	104.97	49.37	91.08	62.37 to 85.14	134,482	90,303
07/01/05 TO 06/30/06	6	66.23	66.69	67.99	9.76	98.08	57.91	79.78	57.91 to 79.78	200,187	136,107
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	17	77.89	77.02	73.21	8.76	105.21	60.16	91.08	71.88 to 85.14	102,554	75,082
01/01/05 TO 12/31/05	6	60.14	57.66	59.17	8.74	97.45	49.37	63.65	49.37 to 63.65	146,189	86,500
<u>ALL</u>											
	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521

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:	30	MEDIAN:	74	COV:	17.41	95% Median C.I.:	63.65 to 79.78	
(AgLand) TOTAL Sales Price:	4,163,284	WGT. MEAN:	70	STD:	12.70	95% Wgt. Mean C.I.:	65.73 to 74.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,009,984	MEAN:	73	AVG.ABS.DEV:	10.19	95% Mean C.I.:	68.20 to 77.69	
(AgLand) TOTAL Assessed Value:	2,805,630							
AVG. Adj. Sales Price:	133,666	COD:	13.78	MAX Sales Ratio:	105.18			
AVG. Assessed Value:	93,521	PRD:	104.26	MIN Sales Ratio:	49.37			

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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	
3613	1	79.78	79.78	79.78			79.78	79.78	N/A	118,500	94,535	
3617	2	73.66	73.66	74.01	2.42	99.53	71.88	75.45	N/A	69,250	51,252	
3619	2	89.38	89.38	96.93	17.68	92.21	73.58	105.18	N/A	75,592	73,270	
3621	2	63.12	63.12	63.15	0.60	99.95	62.74	63.50	N/A	223,610	141,207	
3809	2	82.81	82.81	84.03	3.37	98.55	80.02	85.60	N/A	79,800	67,052	
3811	1	63.18	63.18	63.18			63.18	63.18	N/A	280,860	177,445	
3815	3	88.05	84.74	85.94	6.06	98.61	75.08	91.08	N/A	59,166	50,845	
3817	1	63.65	63.65	63.65			63.65	63.65	N/A	166,000	105,665	
3849	2	69.83	69.83	69.40	1.25	100.63	68.96	70.71	N/A	349,512	242,565	
4045	1	57.91	57.91	57.91			57.91	57.91	N/A	38,000	22,005	
4047	1	60.16	60.16	60.16			60.16	60.16	N/A	76,500	46,025	
4049	8	78.40	76.02	70.56	8.09	107.74	62.37	86.91	62.37 to 86.91	137,597	97,091	
4051	2	72.19	72.19	73.17	17.93	98.66	59.25	85.14	N/A	114,200	83,562	
4053	2	49.66	49.66	49.52	0.57	100.27	49.37	49.94	N/A	113,957	56,435	
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	

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	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	

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:	30	MEDIAN:	74	COV:	17.41	95% Median C.I.:	63.65 to 79.78	
(AgLand) TOTAL Sales Price:	4,163,284	WGT. MEAN:	70	STD:	12.70	95% Wgt. Mean C.I.:	65.73 to 74.21	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,009,984	MEAN:	73	AVG.ABS.DEV:	10.19	95% Mean C.I.:	68.20 to 77.69	
(AgLand) TOTAL Assessed Value:	2,805,630							
AVG. Adj. Sales Price:	133,666	COD:	13.78	MAX Sales Ratio:	105.18			
AVG. Assessed Value:	93,521	PRD:	104.26	MIN Sales Ratio:	49.37			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
15-0536	10	76.13	70.48	67.74	15.00	104.03	49.37	86.91	49.94 to 85.14	106,443	72,108	
32-0046												
43-0079	20	72.73	74.18	70.77	13.06	104.82	57.91	105.18	63.65 to 80.02	147,277	104,227	
44-0008												
56-0565												
73-0017												
NonValid School												
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
50.01 TO 100.00	3	77.89	71.57	68.32	8.98	104.76	57.91	78.90	N/A	25,750	17,591	
100.01 TO 180.00	10	72.73	73.83	73.20	14.52	100.85	49.94	105.18	60.16 to 88.05	81,959	59,996	
180.01 TO 330.00	8	79.22	75.88	72.33	13.44	104.92	59.25	91.08	59.25 to 91.08	126,390	91,414	
330.01 TO 650.00	7	74.36	71.58	69.45	12.55	103.06	49.37	85.60	49.37 to 85.60	204,786	142,234	
650.01 +	2	63.64	63.64	63.71	0.72	99.88	63.18	64.10	N/A	334,257	212,970	
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	3	71.88	74.37	75.62	14.34	98.35	60.16	91.08	N/A	74,166	56,085	
DRY-N/A	5	75.45	75.90	77.30	10.09	98.18	57.91	88.05	N/A	62,600	48,392	
GRASS	11	73.58	68.27	65.70	13.06	103.91	49.37	80.63	49.94 to 79.78	133,830	87,927	
GRASS-N/A	5	85.14	80.01	75.64	7.08	105.77	62.37	86.91	N/A	115,680	87,503	
IRRGTD-N/A	6	66.30	72.46	69.57	13.81	104.14	62.74	105.18	62.74 to 105.18	237,324	165,115	
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521	

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

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(AgLand) TOTAL Adj.Sales Price:	4,009,984	MEAN:	73	AVG.ABS.DEV:	10.19	95% Mean C.I.:	68.20 to 77.69	
(AgLand) TOTAL Assessed Value:	2,805,630							
AVG. Adj. Sales Price:	133,666	COD:	13.78	MAX Sales Ratio:	105.18			
AVG. Assessed Value:	93,521	PRD:	104.26	MIN Sales Ratio:	49.37			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	71.88	71.30	73.62	13.48	96.85	57.91	91.08	N/A	68,600	50,502
DRY-N/A	3	83.00	82.04	81.92	5.21	100.14	75.08	88.05	N/A	64,166	52,568
GRASS	11	73.58	68.27	65.70	13.06	103.91	49.37	80.63	49.94 to 79.78	133,830	87,927
GRASS-N/A	5	85.14	80.01	75.64	7.08	105.77	62.37	86.91	N/A	115,680	87,503
IRRGTD	4	69.83	77.13	72.52	15.49	106.36	63.65	105.18	N/A	244,181	177,070
IRRGTD-N/A	2	63.12	63.12	63.15	0.60	99.95	62.74	63.50	N/A	223,610	141,207
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	75.27	75.33	76.60	12.05	98.33	57.91	91.08	57.91 to 91.08	66,937	51,276
GRASS	16	76.13	71.94	68.50	13.03	105.01	49.37	86.91	62.37 to 80.63	128,158	87,795
IRRGTD	6	66.30	72.46	69.57	13.81	104.14	62.74	105.18	62.74 to 105.18	237,324	165,115
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521

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	78.40	78.40	78.39	0.64	100.00	77.89	78.90	N/A	19,625	15,385
30000 TO 59999	7	75.08	76.20	76.64	9.82	99.44	57.91	88.05	57.91 to 88.05	46,283	35,470
60000 TO 99999	4	67.81	69.16	71.10	20.81	97.27	49.94	91.08	N/A	77,852	55,353
100000 TO 149999	8	81.82	81.62	81.58	9.92	100.05	59.25	105.18	59.25 to 105.18	118,884	96,981
150000 TO 249999	6	63.12	62.06	62.26	6.17	99.67	49.37	70.71	49.37 to 70.71	198,620	123,662
250000 TO 499999	2	63.64	63.64	63.71	0.72	99.88	63.18	64.10	N/A	334,257	212,970
500000 +	1	68.96	68.96	68.96			68.96	68.96	N/A	524,025	361,390
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521

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:	30	MEDIAN:	74	COV:	17.41	95% Median C.I.:	63.65 to 79.78	
(AgLand) TOTAL Sales Price:	4,163,284	WGT. MEAN:	70	STD:	12.70	95% Wgt. Mean C.I.:	65.73 to 74.21	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,009,984	MEAN:	73	AVG.ABS.DEV:	10.19	95% Mean C.I.:	68.20 to 77.69	
(AgLand) TOTAL Assessed Value:	2,805,630							
AVG. Adj. Sales Price:	133,666	COD:	13.78	MAX Sales Ratio:	105.18			
AVG. Assessed Value:	93,521	PRD:	104.26	MIN Sales Ratio:	49.37			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	4	75.74	72.07	70.10	8.35	102.81	57.91	78.90	N/A	29,183	20,457
30000 TO 59999	7	75.08	73.15	71.20	13.89	102.73	49.94	88.05	49.94 to 88.05	55,058	39,202
60000 TO 99999	7	79.78	74.79	72.70	13.54	102.88	49.37	91.08	49.37 to 91.08	111,672	81,182
100000 TO 149999	8	72.54	75.60	72.77	14.79	103.88	62.37	105.18	62.37 to 105.18	161,699	117,671
150000 TO 249999	3	63.50	63.59	63.66	0.48	99.90	63.18	64.10	N/A	302,838	192,781
250000 TO 499999	1	68.96	68.96	68.96			68.96	68.96	N/A	524,025	361,390
ALL	30	73.97	72.95	69.97	13.78	104.26	49.37	105.18	63.65 to 79.78	133,666	93,521

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	68	COV:	38.19	95% Median C.I.:	54.61 to 111.23
TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	30.79	95% Wgt. Mean C.I.:	45.43 to 104.26
TOTAL Adj.Sales Price:	462,250	MEAN:	81	AVG.ABS.DEV:	25.45	95% Mean C.I.:	62.03 to 99.24
TOTAL Assessed Value:	345,961						
AVG. Adj. Sales Price:	35,557	COD:	37.58	MAX Sales Ratio:	128.20		
AVG. Assessed Value:	26,612	PRD:	107.74	MIN Sales Ratio:	32.90		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	1	67.73	67.73	67.73			67.73	67.73	N/A	41,250	27,940
10/01/04 TO 12/31/04	2	72.07	72.07	50.82	54.35	141.81	32.90	111.23	N/A	76,500	38,875
01/01/05 TO 03/31/05	3	67.10	77.02	103.71	23.52	74.26	58.30	105.65	N/A	28,000	29,038
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	107.39	107.39	96.18	19.38	111.65	86.58	128.20	N/A	32,500	31,260
10/01/05 TO 12/31/05	2	54.01	54.01	54.25	1.12	99.54	53.40	54.61	N/A	35,500	19,260
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	3	96.04	94.18	108.57	24.12	86.74	58.50	128.00	N/A	16,000	17,371
____Study Years____											
07/01/04 TO 06/30/05	6	67.41	73.82	69.29	31.23	106.53	32.90	111.23	32.90 to 111.23	46,375	32,134
07/01/05 TO 06/30/06	7	86.58	86.48	83.24	30.65	103.89	53.40	128.20	53.40 to 128.20	26,285	21,879
____Calendar Yrs____											
01/01/05 TO 12/31/05	7	67.10	79.12	85.53	32.81	92.51	53.40	128.20	53.40 to 128.20	31,428	26,879
____ALL____											
	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HAMLET	2	74.72	74.72	77.39	28.53	96.56	53.40	96.04	N/A	24,000	18,572
HAYES CENTER	7	105.65	97.43	91.61	21.43	106.35	54.61	128.20	54.61 to 128.20	41,607	38,116
PALISADE	3	58.50	61.30	63.62	5.01	96.35	58.30	67.10	N/A	1,666	1,060
RURAL	1	32.90	32.90	32.90			32.90	32.90	N/A	118,000	38,820
____ALL____											
	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

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	12	77.16	84.61	89.22	31.98	94.83	53.40	128.20	58.30 to 111.23	28,687	25,595
3	1	32.90	32.90	32.90			32.90	32.90	N/A	118,000	38,820
____ALL____											
	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

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	11	86.58	84.68	74.91	30.80	113.03	32.90	128.20	53.40 to 128.00	41,840	31,344
2	2	58.40	58.40	58.40	0.17	100.00	58.30	58.50	N/A	1,000	584
____ALL____											
	13	67.73	80.6				32.90		54.61 to 111.23	35,557	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	68	COV:	38.19	95% Median C.I.:	54.61 to 111.23
TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	30.79	95% Wgt. Mean C.I.:	45.43 to 104.26
TOTAL Adj.Sales Price:	462,250	MEAN:	81	AVG.ABS.DEV:	25.45	95% Mean C.I.:	62.03 to 99.24
TOTAL Assessed Value:	345,961						
AVG. Adj. Sales Price:	35,557	COD:	37.58	MAX Sales Ratio:	128.20		
AVG. Assessed Value:	26,612	PRD:	107.74	MIN Sales Ratio:	32.90		

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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	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612
06											
07											
ALL	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	5	58.50	66.67	76.09	17.59	87.62	53.40	96.04	N/A	10,600	8,065
32-0046											
43-0079	8	96.12	89.36	74.68	30.08	119.66	32.90	128.20	32.90 to 128.20	51,156	38,204
44-0008											
56-0565											
73-0017											
NonValid School											
ALL	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	58.50	79.09	80.81	37.99	97.87	54.61	128.00	N/A	19,800	16,000
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	86.58	86.58	86.58			86.58	86.58	N/A	50,000	43,290
1920 TO 1939	3	67.73	83.11	75.58	36.81	109.96	53.40	128.20	N/A	25,750	19,461
1940 TO 1949											
1950 TO 1959	1	67.10	67.10	67.10			67.10	67.10	N/A	3,000	2,013
1960 TO 1969											
1970 TO 1979	2	72.07	72.07	50.82	54.35	141.81	32.90	111.23	N/A	76,500	38,875
1980 TO 1989	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

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

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TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	30.79	95% Wgt. Mean C.I.:	45.43 to 104.26
TOTAL Adj.Sales Price:	462,250	MEAN:	81	AVG.ABS.DEV:	25.45	95% Mean C.I.:	62.03 to 99.24
TOTAL Assessed Value:	345,961						
AVG. Adj. Sales Price:	35,557	COD:	37.58	MAX Sales Ratio:	128.20		
AVG. Assessed Value:	26,612	PRD:	107.74	MIN Sales Ratio:	32.90		

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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	3	58.50	61.30	63.62	5.01	96.35	58.30	67.10	N/A	1,666	1,060
Total \$ _____											
1 TO 9999	3	58.50	61.30	63.62	5.01	96.35	58.30	67.10	N/A	1,666	1,060
10000 TO 29999	4	112.02	101.41	98.77	23.83	102.68	53.40	128.20	N/A	20,750	20,493
30000 TO 59999	4	77.16	80.04	77.99	24.45	102.62	54.61	111.23	N/A	44,062	34,366
60000 TO 99999	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
100000 TO 149999	1	32.90	32.90	32.90			32.90	32.90	N/A	118,000	38,820
ALL _____											
	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

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	3	58.50	61.30	63.62	5.01	96.35	58.30	67.10	N/A	1,666	1,060
Total \$ _____											
1 TO 9999	3	58.50	61.30	63.62	5.01	96.35	58.30	67.10	N/A	1,666	1,060
10000 TO 29999	6	81.89	88.00	78.75	35.92	111.74	53.40	128.20	53.40 to 128.20	29,041	22,870
30000 TO 59999	3	86.58	76.90	59.63	30.16	128.98	32.90	111.23	N/A	67,666	40,346
60000 TO 99999	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
ALL _____											
	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	58.50	79.09	80.81	37.99	97.87	54.61	128.00	N/A	19,800	16,000
10	1	86.58	86.58	86.58			86.58	86.58	N/A	50,000	43,290
20	7	67.73	80.89	71.08	40.43	113.79	32.90	128.20	32.90 to 128.20	44,750	31,809
ALL _____											
	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	67.41	78.55	68.40	36.21	114.85	32.90	128.20	54.61 to 111.23	31,854	21,786
101	1	105.65	105.65	105.65			105.65	105.65	N/A	80,000	84,520
ALL _____											
	13	67.73	80.63	74.84	37.58	107.74	32.90	128.20	54.61 to 111.23	35,557	26,612

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	68	COV:	38.19	95% Median C.I.:	54.61 to 111.23
TOTAL Sales Price:	462,250	WGT. MEAN:	75	STD:	30.79	95% Wgt. Mean C.I.:	45.43 to 104.26
TOTAL Adj.Sales Price:	462,250	MEAN:	81	AVG.ABS.DEV:	25.45	95% Mean C.I.:	62.03 to 99.24
TOTAL Assessed Value:	345,961						
AVG. Adj. Sales Price:	35,557	COD:	37.58	MAX Sales Ratio:	128.20		
AVG. Assessed Value:	26,612	PRD:	107.74	MIN Sales Ratio:	32.90		

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	58.50	79.09	80.81	37.99	97.87	54.61	128.00	N/A	19,800	16,000
20	6	76.84	78.97	69.37	36.23	113.84	32.90	128.20	32.90 to 128.20	47,833	33,181
30	2	89.48	89.48	87.70	24.31	102.03	67.73	111.23	N/A	38,125	33,435
<u>ALL</u>	<u>13</u>	<u>67.73</u>	<u>80.63</u>	<u>74.84</u>	<u>37.58</u>	<u>107.74</u>	<u>32.90</u>	<u>128.20</u>	<u>54.61 to 111.23</u>	<u>35,557</u>	<u>26,612</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	9	MEDIAN:	53	COV:	45.63	95% Median C.I.:	30.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	24.74	95% Wgt. Mean C.I.:	12.53 to 70.58
TOTAL Adj.Sales Price:	249,000	MEAN:	54	AVG.ABS.DEV:	19.09	95% Mean C.I.:	35.21 to 73.24
TOTAL Assessed Value:	103,475						
AVG. Adj. Sales Price:	27,666	COD:	35.90	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,497	PRD:	130.48	MIN Sales Ratio:	26.79		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04	1	87.17	87.17	87.17			87.17	87.17	N/A	3,000	2,615
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	36.75	36.75	36.75			36.75	36.75	N/A	6,000	2,205
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	67.38	67.38	90.06	43.61	74.82	38.00	96.77	N/A	17,500	15,760
04/01/05 TO 06/30/05	1	53.17	53.17	53.17			53.17	53.17	N/A	6,000	3,190
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	30.00	40.16	27.96	41.01	143.67	26.79	63.70	N/A	56,333	15,748
04/01/06 TO 06/30/06	1	55.67	55.67	55.67			55.67	55.67	N/A	30,000	16,700
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	87.17	87.17	87.17			87.17	87.17	N/A	3,000	2,615
07/01/04 TO 06/30/05	4	45.59	56.17	78.54	41.24	71.52	36.75	96.77	N/A	11,750	9,228
07/01/05 TO 06/30/06	4	42.84	44.04	32.13	36.52	137.05	26.79	63.70	N/A	49,750	15,986
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	61.96	61.96	53.56	40.69	115.69	36.75	87.17	N/A	4,500	2,410
01/01/05 TO 12/31/05	3	53.17	62.65	84.66	36.84	74.00	38.00	96.77	N/A	13,666	11,570
<u>ALL</u>											
	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HAYES CENTER	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497
<u>ALL</u>											
	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

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	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497
<u>ALL</u>											
	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

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:	9	MEDIAN:	53	COV:	45.63	95% Median C.I.:	30.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	24.74	95% Wgt. Mean C.I.:	12.53 to 70.58
TOTAL Adj.Sales Price:	249,000	MEAN:	54	AVG.ABS.DEV:	19.09	95% Mean C.I.:	35.21 to 73.24
TOTAL Assessed Value:	103,475						
AVG. Adj. Sales Price:	27,666	COD:	35.90	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,497	PRD:	130.48	MIN Sales Ratio:	26.79		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	53.17	55.37	41.21	38.91	134.35	26.79	96.77	26.79 to 96.77	34,000	14,012
2	2	50.23	50.23	49.00	26.83	102.50	36.75	63.70	N/A	5,500	2,695
ALL	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536											
32-0046											
43-0079	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497
44-0008											
56-0565											
73-0017											
NonValid School											
ALL	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	36.75	39.05	28.47	24.44	137.13	26.79	63.70	N/A	35,800	10,194
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	3	87.17	79.04	89.51	16.67	88.30	53.17	96.77	N/A	13,333	11,935
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	55.67	55.67	55.67			55.67	55.67	N/A	30,000	16,700
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

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:	9	MEDIAN:	53	COV:	45.63	95% Median C.I.:	30.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	24.74	95% Wgt. Mean C.I.:	12.53 to 70.58
TOTAL Adj.Sales Price:	249,000	MEAN:	54	AVG.ABS.DEV:	19.09	95% Mean C.I.:	35.21 to 73.24
TOTAL Assessed Value:	103,475						
AVG. Adj. Sales Price:	27,666	COD:	35.90	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,497	PRD:	130.48	MIN Sales Ratio:	26.79		

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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	3	38.00	51.72	48.50	50.15	106.65	30.00	87.17	N/A	3,666	1,778
5000 TO 9999	3	53.17	51.21	50.47	16.90	101.46	36.75	63.70	N/A	5,666	2,860
Total \$ _____											
1 TO 9999	6	45.59	51.47	49.70	36.30	103.56	30.00	87.17	30.00 to 87.17	4,666	2,319
30000 TO 59999	2	76.22	76.22	76.56	26.96	99.56	55.67	96.77	N/A	30,500	23,350
150000 TO 249999	1	26.79	26.79	26.79			26.79	26.79	N/A	160,000	42,860
ALL _____											
	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	45.59	51.47	49.70	36.30	103.56	30.00	87.17	30.00 to 87.17	4,666	2,319
Total \$ _____											
1 TO 9999	6	45.59	51.47	49.70	36.30	103.56	30.00	87.17	30.00 to 87.17	4,666	2,319
10000 TO 29999	1	55.67	55.67	55.67			55.67	55.67	N/A	30,000	16,700
30000 TO 59999	2	61.78	61.78	38.15	56.64	161.95	26.79	96.77	N/A	95,500	36,430
ALL _____											
	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	36.75	39.05	28.47	24.44	137.13	26.79	63.70	N/A	35,800	10,194
10	2	91.97	91.97	95.93	5.22	95.88	87.17	96.77	N/A	17,000	16,307
20	2	54.42	54.42	55.25	2.30	98.50	53.17	55.67	N/A	18,000	9,945
ALL _____											
	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497
ALL _____											
	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497

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:	9	MEDIAN:	53	COV:	45.63	95% Median C.I.:	30.00 to 87.17
TOTAL Sales Price:	249,000	WGT. MEAN:	42	STD:	24.74	95% Wgt. Mean C.I.:	12.53 to 70.58
TOTAL Adj.Sales Price:	249,000	MEAN:	54	AVG.ABS.DEV:	19.09	95% Mean C.I.:	35.21 to 73.24
TOTAL Assessed Value:	103,475						
AVG. Adj. Sales Price:	27,666	COD:	35.90	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	11,497	PRD:	130.48	MIN Sales Ratio:	26.79		

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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
02											
03	9	53.17	54.22	41.56	35.90	130.48	26.79	96.77	30.00 to 87.17	27,666	11,497
04											
<u>ALL</u>	<u>9</u>	<u>53.17</u>	<u>54.22</u>	<u>41.56</u>	<u>35.90</u>	<u>130.48</u>	<u>26.79</u>	<u>96.77</u>	<u>30.00 to 87.17</u>	<u>27,666</u>	<u>11,497</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	30	MEDIAN:	76	COV:	25.29	95% Median C.I.:	61.46 to 83.00	
(AgLand) TOTAL Sales Price:	4,162,154	WGT. MEAN:	67	STD:	18.94	95% Wgt. Mean C.I.:	60.35 to 74.29	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,008,854	MEAN:	75	AVG.ABS.DEV:	15.05	95% Mean C.I.:	67.83 to 81.98	
(AgLand) TOTAL Assessed Value:	2,698,815							
AVG. Adj. Sales Price:	133,628	COD:	19.92	MAX Sales Ratio:	120.21			
AVG. Assessed Value:	89,960	PRD:	111.27	MIN Sales Ratio:	46.99			

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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	2	86.96	86.96	87.09	8.62	99.85	79.46	94.46	N/A	112,585	98,055
01/01/04 TO 03/31/04	8	76.27	78.73	77.59	7.65	101.46	69.81	93.49	69.81 to 93.49	65,388	50,737
04/01/04 TO 06/30/04	2	80.33	80.33	66.37	23.50	121.04	61.46	99.21	N/A	222,827	147,895
07/01/04 TO 09/30/04	4	95.11	95.44	96.45	5.99	98.96	85.58	105.97	N/A	70,250	67,755
10/01/04 TO 12/31/04	3	83.00	87.96	77.07	23.92	114.12	60.66	120.21	N/A	164,553	126,826
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	5	49.09	53.20	55.11	10.72	96.53	46.99	71.14	N/A	167,827	92,496
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	74.93	74.93	74.93			74.93	74.93	N/A	38,000	28,475
01/01/06 TO 03/31/06	4	56.43	59.91	56.62	13.65	105.80	49.80	76.96	N/A	264,381	149,701
04/01/06 TO 06/30/06	1	56.59	56.59	56.59			56.59	56.59	N/A	105,600	59,755
<u>Study Years</u>											
07/01/03 TO 06/30/04	12	78.00	80.37	75.20	11.25	106.88	61.46	99.21	70.69 to 93.49	99,494	74,816
07/01/04 TO 06/30/05	12	77.07	75.97	69.03	27.93	110.06	46.99	120.21	49.09 to 96.32	134,482	92,831
07/01/05 TO 06/30/06	6	57.43	61.86	57.20	14.27	108.14	49.80	76.96	49.80 to 76.96	200,187	114,505
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	17	83.00	84.48	77.62	14.99	108.84	60.66	120.21	70.69 to 96.32	102,554	79,599
01/01/05 TO 12/31/05	6	49.78	56.82	55.97	17.46	101.52	46.99	74.93	46.99 to 74.93	146,189	81,825
<u>ALL</u>											
	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960

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:	30	MEDIAN:	76	COV:	25.29	95% Median C.I.:	61.46 to 83.00	
(AgLand) TOTAL Sales Price:	4,162,154	WGT. MEAN:	67	STD:	18.94	95% Wgt. Mean C.I.:	60.35 to 74.29	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,008,854	MEAN:	75	AVG.ABS.DEV:	15.05	95% Mean C.I.:	67.83 to 81.98	
(AgLand) TOTAL Assessed Value:	2,698,815							
AVG. Adj. Sales Price:	133,628	COD:	19.92	MAX Sales Ratio:	120.21			
AVG. Assessed Value:	89,960	PRD:	111.27	MIN Sales Ratio:	46.99			

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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	
3613	1	76.96	76.96	76.96			76.96	76.96	N/A	118,500	91,195	
3617	2	90.95	90.95	89.92	5.90	101.14	85.58	96.32	N/A	69,250	62,270	
3619	2	74.63	74.63	76.92	6.46	97.03	69.81	79.46	N/A	75,027	57,710	
3621	2	50.14	50.14	50.11	0.67	100.05	49.80	50.47	N/A	223,610	112,050	
3809	2	91.07	91.07	92.55	3.73	98.40	87.67	94.46	N/A	79,800	73,852	
3811	1	60.66	60.66	60.66			60.66	60.66	N/A	280,860	170,365	
3815	3	93.91	102.54	107.12	9.48	95.72	93.49	120.21	N/A	59,166	63,381	
3817	1	48.31	48.31	48.31			48.31	48.31	N/A	166,000	80,190	
3849	2	56.43	56.43	55.52	3.24	101.64	54.60	58.26	N/A	349,512	194,045	
4045	1	74.93	74.93	74.93			74.93	74.93	N/A	38,000	28,475	
4047	1	80.56	80.56	80.56			80.56	80.56	N/A	76,500	61,625	
4049	8	75.54	79.51	73.30	13.13	108.47	61.46	105.97	61.46 to 105.97	137,597	100,860	
4051	2	69.80	69.80	70.79	18.92	98.59	56.59	83.00	N/A	114,200	80,842	
4053	2	48.04	48.04	47.56	2.19	101.01	46.99	49.09	N/A	113,957	54,200	
_____ALL_____	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960	
_____ALL_____	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960	

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	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960	
_____ALL_____	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	4,008,854	MEAN:	75	AVG.ABS.DEV:	15.05	95% Mean C.I.:	67.83 to 81.98	
(AgLand) TOTAL Assessed Value:	2,698,815							
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AVG. Assessed Value:	89,960	PRD:	111.27	MIN Sales Ratio:	46.99			

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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)											
15-0536	10	73.11	70.43	68.34	15.77	103.06	46.99	99.21	49.09 to 83.00	106,443	72,745
32-0046											
43-0079	20	78.21	77.14	66.95	21.25	115.22	48.31	120.21	60.66 to 93.49	147,220	98,568
44-0008											
56-0565											
73-0017											
NonValid School											
ALL	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	75.08	75.34	75.24	0.48	100.12	74.93	76.00	N/A	25,750	19,375
100.01 TO 180.00	10	80.01	75.69	69.05	18.38	109.61	48.31	96.32	49.09 to 93.91	81,846	56,517
180.01 TO 330.00	8	84.29	81.35	72.53	25.38	112.16	49.80	120.21	49.80 to 120.21	126,390	91,671
330.01 TO 650.00	7	71.14	70.20	65.12	15.20	107.79	46.99	94.46	46.99 to 94.46	204,786	133,360
650.01 +	2	61.06	61.06	61.12	0.66	99.90	60.66	61.46	N/A	334,257	204,307
ALL	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	96.32	99.03	100.56	13.72	98.48	80.56	120.21	N/A	74,166	74,583
DRY-N/A	5	93.49	90.78	93.39	8.42	97.20	74.93	105.97	N/A	62,600	58,460
GRASS	11	69.81	65.44	62.90	13.08	104.03	46.99	76.96	49.09 to 76.53	133,830	84,185
GRASS-N/A	5	87.67	87.10	82.38	9.02	105.72	71.14	99.21	N/A	115,680	95,297
IRRGTD-N/A	6	52.54	56.82	54.84	13.88	103.61	48.31	79.46	48.31 to 79.46	237,135	130,039
ALL	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	85.58	91.52	94.12	14.27	97.24	74.93	120.21	N/A	68,600	64,565
DRY-N/A	3	93.91	97.79	100.38	4.43	97.42	93.49	105.97	N/A	64,166	64,408
GRASS	11	69.81	65.44	62.90	13.08	104.03	46.99	76.96	49.09 to 76.53	133,830	84,185
GRASS-N/A	5	87.67	87.10	82.38	9.02	105.72	71.14	99.21	N/A	115,680	95,297
IRRGTD	4	56.43	60.16	57.00	15.42	105.53	48.31	79.46	N/A	243,898	139,033
IRRGTD-N/A	2	50.14	50.14	50.11	0.67	100.05	49.80	50.47	N/A	223,610	112,050
ALL	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	93.70	93.87	96.37	10.92	97.41	74.93	120.21	74.93 to 120.21	66,937	64,506
GRASS	16	73.11	72.21	68.40	15.60	105.57	46.99	99.21	60.66 to 83.00	128,158	87,658
IRRGTD	6	52.54	56.82	54.84	13.88	103.61	48.31	79.46	48.31 to 79.46	237,135	130,039
ALL	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960

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	75.54	75.54	75.54	0.61	100.00	75.08	76.00	N/A	19,625	14,825
30000 TO 59999	7	93.49	87.91	89.18	8.71	98.57	69.81	99.21	69.81 to 99.21	46,283	41,275
60000 TO 99999	4	83.07	83.86	87.04	22.91	96.35	49.09	120.21	N/A	77,852	67,761
100000 TO 149999	8	78.21	80.46	80.12	13.12	100.42	56.59	105.97	56.59 to 105.97	118,743	95,140
150000 TO 249999	6	50.14	54.16	54.82	11.56	98.80	46.99	71.14	46.99 to 71.14	198,620	108,886
250000 TO 499999	2	61.06	61.06	61.12	0.66	99.90	60.66	61.46	N/A	334,257	204,307
500000 +	1	54.60	54.60	54.60			54.60	54.60	N/A	524,025	286,135
ALL	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960

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AVG. Assessed Value:	89,960	PRD:	111.27	MIN Sales Ratio:	46.99			

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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 \$ _____												
_____ Total \$ _____												
10000 TO 29999	4	75.01	73.96	73.41	2.11	100.75	69.81	76.00	N/A	29,183	21,422	
30000 TO 59999	7	93.49	82.33	77.99	14.68	105.56	49.09	99.21	49.09 to 99.21	59,215	46,182	
60000 TO 99999	7	76.96	69.79	66.08	14.78	105.61	46.99	85.58	46.99 to 85.58	122,287	80,810	
100000 TO 149999	8	79.77	79.84	72.21	26.42	110.56	49.80	120.21	49.80 to 120.21	148,882	107,513	
150000 TO 249999	3	61.46	64.42	63.75	5.68	101.05	60.66	71.14	N/A	302,171	192,641	
250000 TO 499999	1	54.60	54.60	54.60			54.60	54.60	N/A	524,025	286,135	
_____ ALL _____												
	30	75.54	74.91	67.32	19.92	111.27	46.99	120.21	61.46 to 83.00	133,628	89,960	

2007 Assessment Survey for Hayes County
March 5, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** 1
- 2. Appraiser(s) on staff:** 0
- 3. Other full-time employees:** 1
- 4. Other part-time employees:** 0
- 5. Number of shared employees:** 0
- 6. Assessor's requested budget for current fiscal year:** The prior assessor requested \$36,210 for the 2006-07 budget.
- 7. Part of the budget that is dedicated to the computer system:** \$2,500
- 8. Adopted budget, or granted budget if different from above:** N/A
- 9. Amount of total budget set aside for appraisal work:** \$3,000
- 10. Amount of the total budget set aside for education/workshops:** \$600 is allocated for lodging; \$1,500 is allocated for dues, subscriptions and registration fees
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** None
- 12. Other miscellaneous funds:** \$0
- 13. Total budget:** \$36,210, as of January 4, 2007 when the newly elected assessor took office the balance of the Hayes County Assessor's budget was \$5,608.37.
 - a. Was any of last year's budget not used?** Unknown

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** Beginning on January 4, 2007 the newly elected assessor is collecting all data for the 2007 assessment process with training from qualified sources.

2. Valuation done by: Assessor

3. Pickup work done by: For the 2007 assessment year the new assessor and an appraiser is completing the pickup work to the best of their ability.

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

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

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

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? Unknown

7. Number of market areas/neighborhoods for this property class: 4

8. How are these defined? By location within Hayes County

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

10. Does the assessor location "suburban" mean something other than rural residential? No

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

C. Commercial/Industrial Appraisal Information

1. Data collection done by: Beginning on January 4, 2007 the newly elected assessor is collecting all data for the 2007 assessment process with training from qualified sources.

2. Valuation done by: Assessor

3. Pickup work done by whom: For the 2007 assessment year the new assessor and an appraiser is completing the pickup work to the best of their ability.

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

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? Unknown
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? Unknown
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? Unknown
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? Unknown
8. Number of market areas/neighborhoods for this property class? 4
9. How are these defined? By location within Hayes County
10. Is “Assessor Location” a usable valuation identity? Yes
11. Does the assessor location “suburban” mean something other than rural commercial? No

D. Agricultural Appraisal Information

1. **Data collection done by:** Beginning on January 4, 2007 the newly elected assessor is collecting all data for the 2007 assessment process with training from qualified sources.
2. **Valuation done by:** Assessor
4. **3. Pickup work done by whom:** For the 2007 assessment year the new assessor and an appraiser is completing the pickup work to the best of their ability.

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

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

How is your agricultural land defined? By primary use of the property

- 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?** Unknown
- 6. What is the date of the soil survey currently used?** Unknown
- 7. What date was the last countywide land use study completed?** Unknown
 - a. By what method? (Physical inspection, FSA maps, etc.)** Unknown
 - b. By whom?** Unknown
 - c. What proportion is complete / implemented at this time?** Unknown
- 8. Number of market areas/neighborhoods for this property class:** 1
- 9. How are these defined?** By the entire county boundaries
- 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
- 2. CAMA software:** MIPS
- 3. Cadastral maps: Are they currently being used?** Beginning in 2007 the cadastral maps are being reviewed as needed.
 - a. Who maintains the Cadastral Maps?** Assessor and staff
- 4. Does the county have GIS software?** No
 - a. Who maintains the GIS software and maps?** N/A
- 4. Personal Property software:** MIPS

F. Zoning Information

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

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Hayes Center

c. When was zoning implemented? 2000

G. Contracted Services

1. **Appraisal Services:** Petroleum Science has a contract with Hayes County for the producing oil and gas mineral appraisals. Hayes County awarded a bid for the completion of a new appraisal for all property types to be on the assessment rolls for 2008.

2. **Other Services:** MIPS

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

Please refer to the 2006 Amended Plan of Assessment for Hayes County for Assessment Years 2007, 2008 and 2009.

II. Assessment Actions

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

1. **Residential-** The newly elected assessor took office on January 4, 2007. The new assessor began her duties with several goals including an inventory of the real property records and prioritizing the assessment actions needed for each property class and hiring a new staff. An appraiser has been hired to conduct appraisal work for 2007 that includes omitted and undervalued property for the 2007 assessment year. After a review of the residential lots in Hayes County the following subclasses were revalued to equalize the properties within assessor locations. Residential lots in Palisade were revalued by square foot and equalized with market information for lots on the Hitchcock County side of Palisade. One street of the village is in Hayes County and the remainder is in Hitchcock County. After a review of the residential lots in Hayes Center, corrections of lot sizes and data entry errors were corrected in the computer files. The subclasses of undeveloped lots over an acre in size within Hayes Center were analyzed for new 2007 equalized valuations. The parcel size was verified and corrected using a valuation per square foot method. Both increases and decreases were shown for the current year.

- 2. Commercial-** The assessor is working with an appraiser to value all property classes for the 2007 assessment year. The County Board has signed a contract with a licensed-registered appraiser for a complete reappraisal to be completed that includes new commercial properties valuations for 2008.
- 3. Agricultural-** A review of the agricultural land sales in Hayes County supported new 2007 land values to improve the statistical measures of the agricultural land class by each land use. All of the irrigated land classification groups increased with dry and grass classifications experiencing increases and decreases for 2007.

County 43 - Hayes

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,379	Value 168,756,956	Total Growth 1,595,461 (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	68	113,746	0	0	0	0	68	113,746	
2. Res Improv Land	172	232,147	0	0	19	463,960	191	696,107	
3. Res Improvements	174	4,428,892	0	0	24	403,432	198	4,832,324	
4. Res Total	242	4,774,785	0	0	24	867,392	266	5,642,177	11,150
% of Total	90.97	84.62	0.00	0.00	9.02	15.37	11.18	3.34	0.69
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	242	4,774,785	0	0	24	867,392	266	5,642,177	11,150
% of Total	90.97	84.62	0.00	0.00	9.02	15.37	11.18	3.34	0.69

County 43 - Hayes

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,379	Value 168,756,956	Total Growth 1,595,461 (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	7	7,310	0	0	0	0	7	7,310	
10. Comm Improv Land	28	64,945	0	0	8	84,960	36	149,905	
11. Comm Improvements	28	645,877	0	0	8	1,591,975	36	2,237,852	
12. Comm Total	35	718,132	0	0	8	1,676,935	43	2,395,067	25,265
% of Total	81.39	29.98	0.00	0.00	18.60	70.01	1.80	1.41	1.58
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	35	718,132	0	0	8	1,676,935	43	2,395,067	25,265
% of Total	81.39	29.98	0.00	0.00	18.60	70.01	1.80	1.41	1.58
17. Taxable Total	277	5,492,917	0	0	32	2,544,327	309	8,037,244	36,415
% of Total	89.64	68.34	0.00	0.00	10.35	10.79	12.98	4.76	2.28

County 43 - Hayes

2007 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	24	6,521,900
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	24	6,521,900	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
25. Mineral Interest Total	24	6,521,900	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	46	0	38	84

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,581	102,545,085	1,581	102,545,085
28. Ag-Improved Land	0	0	0	0	465	40,359,820	465	40,359,820
29. Ag-Improvements	0	0	0	0	465	11,292,907	465	11,292,907
30. Ag-Total Taxable							2,046	154,197,812

County 43 - Hayes

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	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	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	83	74.000	167,240	83	74.000	167,240	
32. HomeSite Improv Land	306	306.000	691,560	306	306.000	691,560	
33. HomeSite Improvements	323		6,324,525	323		6,324,525	191,550
34. HomeSite Total				406	380.000	7,183,325	
35. FarmSite UnImp Land	90	306.500	59,795	90	306.500	59,795	
36. FarmSite Impr Land	344	1,370.300	267,280	344	1,370.300	267,280	
37. FarmSite Improv	416		4,968,382	416		4,968,382	1,367,496
38. FarmSite Total				506	1,676.800	5,295,457	
39. Road & Ditches		5,520.790			5,520.790		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				912	7,577.590	12,478,782	1,559,046

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	3	152.500	18,885	3	152.500	18,885

Schedule VIII: Agricultural Records:

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

County 43 - Hayes

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	29,183.370	26,265,035	29,183.370	26,265,035
47. 2A1	0.000	0	0.000	0	4,872.590	4,336,605	4,872.590	4,336,605
48. 2A	0.000	0	0.000	0	1,441.420	1,282,865	1,441.420	1,282,865
49. 3A1	0.000	0	0.000	0	5,584.170	4,969,910	5,584.170	4,969,910
50. 3A	0.000	0	0.000	0	13,440.660	11,962,185	13,440.660	11,962,185
51. 4A1	0.000	0	0.000	0	6,505.090	5,529,330	6,505.090	5,529,330
52. 4A	0.000	0	0.000	0	2,108.330	1,686,660	2,108.330	1,686,660
53. Total	0.000	0	0.000	0	63,135.630	56,032,590	63,135.630	56,032,590
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	76,201.260	22,481,450	76,201.260	22,481,450
56. 2D1	0.000	0	0.000	0	7,334.890	2,017,395	7,334.890	2,017,395
57. 2D	0.000	0	0.000	0	4,167.150	1,083,460	4,167.150	1,083,460
58. 3D1	0.000	0	0.000	0	7,168.140	1,828,250	7,168.140	1,828,250
59. 3D	0.000	0	0.000	0	18,998.550	4,179,685	18,998.550	4,179,685
60. 4D1	0.000	0	0.000	0	7,627.850	1,678,130	7,627.850	1,678,130
61. 4D	0.000	0	0.000	0	3,581.190	787,860	3,581.190	787,860
62. Total	0.000	0	0.000	0	125,079.030	34,056,230	125,079.030	34,056,230
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	23,029.810	4,605,970	23,029.810	4,605,970
65. 2G1	0.000	0	0.000	0	3,489.270	697,860	3,489.270	697,860
66. 2G	0.000	0	0.000	0	3,736.370	747,275	3,736.370	747,275
67. 3G1	0.000	0	0.000	0	7,212.250	1,442,450	7,212.250	1,442,450
68. 3G	0.000	0	0.000	0	19,476.520	3,895,300	19,476.520	3,895,300
69. 4G1	0.000	0	0.000	0	36,124.030	7,045,135	36,124.030	7,045,135
70. 4G	0.000	0	0.000	0	170,198.100	33,190,860	170,198.100	33,190,860
71. Total	0.000	0	0.000	0	263,266.350	51,624,850	263,266.350	51,624,850
72. Waste	0.000	0	0.000	0	535.710	5,360	535.710	5,360
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		421.190		421.190	
75. Total	0.000	0	0.000	0	452,016.720	141,719,030	452,016.720	141,719,030

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	0.000	0	63,135.630	56,032,590	63,135.630	56,032,590
77.Dry Land	0.000	0	0.000	0	125,079.030	34,056,230	125,079.030	34,056,230
78.Grass	0.000	0	0.000	0	263,266.350	51,624,850	263,266.350	51,624,850
79.Waste	0.000	0	0.000	0	535.710	5,360	535.710	5,360
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	421.190	0	421.190	0
82.Total	0.000	0	0.000	0	452,016.720	141,719,030	452,016.720	141,719,030

2007 Agricultural Land Detail

County 43 - Hayes

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	29,183.370	46.22%	26,265,035	46.87%	900.000
2A1	4,872.590	7.72%	4,336,605	7.74%	889.999
2A	1,441.420	2.28%	1,282,865	2.29%	890.000
3A1	5,584.170	8.84%	4,969,910	8.87%	889.999
3A	13,440.660	21.29%	11,962,185	21.35%	889.999
4A1	6,505.090	10.30%	5,529,330	9.87%	850.000
4A	2,108.330	3.34%	1,686,660	3.01%	799.998
Irrigated Total	63,135.630	100.00%	56,032,590	100.00%	887.495

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	76,201.260	60.92%	22,481,450	66.01%	295.027
2D1	7,334.890	5.86%	2,017,395	5.92%	275.040
2D	4,167.150	3.33%	1,083,460	3.18%	260.000
3D1	7,168.140	5.73%	1,828,250	5.37%	255.052
3D	18,998.550	15.19%	4,179,685	12.27%	220.000
4D1	7,627.850	6.10%	1,678,130	4.93%	220.000
4D	3,581.190	2.86%	787,860	2.31%	219.999
Dry Total	125,079.030	100.00%	34,056,230	100.00%	272.277

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	23,029.810	8.75%	4,605,970	8.92%	200.000
2G1	3,489.270	1.33%	697,860	1.35%	200.001
2G	3,736.370	1.42%	747,275	1.45%	200.000
3G1	7,212.250	2.74%	1,442,450	2.79%	200.000
3G	19,476.520	7.40%	3,895,300	7.55%	199.999
4G1	36,124.030	13.72%	7,045,135	13.65%	195.026
4G	170,198.100	64.65%	33,190,860	64.29%	195.013
Grass Total	263,266.350	100.00%	51,624,850	100.00%	196.093

Irrigated Total	63,135.630	13.97%	56,032,590	39.54%	887.495
Dry Total	125,079.030	27.67%	34,056,230	24.03%	272.277
Grass Total	263,266.350	58.24%	51,624,850	36.43%	196.093
Waste	535.710	0.12%	5,360	0.00%	10.005
Other	0.000	0.00%	0	0.00%	0.000
Exempt	421.190	0.09%			
Market Area Total	452,016.720	100.00%	141,719,030	100.00%	313.526

As Related to the County as a Whole

Irrigated Total	63,135.630	100.00%	56,032,590	100.00%	
Dry Total	125,079.030	100.00%	34,056,230	100.00%	
Grass Total	263,266.350	100.00%	51,624,850	100.00%	
Waste	535.710	100.00%	5,360	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	421.190	100.00%			
Market Area Total	452,016.720	100.00%	141,719,030	100.00%	

2007 Agricultural Land Detail

County 43 - Hayes

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	63,135.630	56,032,590
Dry	0.000	0	0.000	0	125,079.030	34,056,230
Grass	0.000	0	0.000	0	263,266.350	51,624,850
Waste	0.000	0	0.000	0	535.710	5,360
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	421.190	0
Total	0.000	0	0.000	0	452,016.720	141,719,030

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	63,135.630	56,032,590	63,135.630	13.97%	56,032,590	39.54%	887.495
Dry	125,079.030	34,056,230	125,079.030	27.67%	34,056,230	24.03%	272.277
Grass	263,266.350	51,624,850	263,266.350	58.24%	51,624,850	36.43%	196.093
Waste	535.710	5,360	535.710	0.12%	5,360	0.00%	10.005
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	421.190	0	421.190	0.09%	0	0.00%	0.000
Total	452,016.720	141,719,030	452,016.720	100.00%	141,719,030	100.00%	313.526

* Department of Property Assessment & Taxation Calculates

2006 Amended Plan of Assessment for Hayes County
Assessment Years 2007, 2008, and 2009
February 1, 2007

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, which describes the assessment actions planned for the next assessment year and two years thereafter. 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.

Assessment requirements for Real Property

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.” Nebraska Rev. Stat. SS 77-112 (reissue 2003).

General Description of Real Property in Hayes County

Per the 2006 County Abstract of Assessment for Real Property, Hayes County consists of the following real property:

Agricultural Records					
	Total Parcels	Urban	SubUrban	Rural	Total Value
Ag-Vacant Land	1585	4	25	1556	\$ 100,436,335.00
Ag-Improved Land	459	1	11	447	\$ 40,059,720.00
Ag-Improvements	475	1	11	463	\$ 10,124,670.00
Ag Sub Total		6	47	2466	\$ 150,620,725.00

Mineral Records

Mineral Interest Producing	24	24	\$ 8,261,900.00
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Petroleum Science currently appraises the minerals in Hayes County. This is their third and final year of contract. Bids will be open for future years.

Non-Agricultural Records

Res Unimp Land	73	73		\$ 106,515.00
Res Improv Land	183	169	14	\$ 257,315.00
Res Improvements	190	173	17	\$ 4,573,290.00
Res Sub Total				\$ 4,937,120.00
Comm Unimp Land	6	6		\$ 7,100.00
Comm Improv Land	33	27	2	\$ 160,610.00
Comm Improvements	35	27	2	\$ 2,211,585.00
Comm Subtotal				\$ 2,379,295.00
Grand Total	3063			\$ 166,199,040.00

Ag Land Acres

	Ag Land	
	Acres	Value
Irrigated Land	63,233.18	\$ 45,888,600.00
Dry Land	125,375.29	\$ 43,855,990.00
Grass Land	264,031.30	\$ 49,497,225.00
Waste Land	551.19	
Total Ag Land	453190.96	\$ 139,241,815.00

Current Resources:

Staff

The Hayes County Assessor's office is an ex-officio office. It currently has a staff of 3 people. They include Clerk/Assessor Susan Messersmith, Deputy Clerk/Assessor Vickie Gohl, and office assistant, Sandy Harms. Both the Assessor and Deputy hold Assessor Certificates and will attend necessary training to keep certificates current.

Budget

The offices of the Clerk/Assessor encompass the following office budgets. These figures are current as of January 9, 2007.

	Budgeted	Budgeted Left	% Remaining
County Clerk	\$ 35,635.00	\$ 12,484.99	35.04%
Register of Deeds	\$ 350.00	\$ 350.00	100.00%
County Assessor	\$ 36,210.00	\$ 5,608.37	15.49%
Election Commissioner	\$ 3,200.00	\$ (5,190.93)	-162.22%
Clerk of District Court	\$ 7,950.00	\$ 4,344.81	54.65%
Total Office Budget	\$ 83,345.00	\$ 17,597.24	21.11%

The cost of required work and office help is a budgetary concern for the Assessor's Office. These concerns will be discussed with the commissioners at the February 13, 2007 meeting.

Training

The County Assessor currently uses MIPS for the County assessment software. To assist the new staff, MIPS will be traveling to Hayes County for training February 5 and 6, 2007. This training will aid in helping new staff to use the program proficiently. Other scheduled training is in the new Sales File Practice Manual, February 23, 2007.

Current Assessment Procedures for Real Property:

Discover, List and Inventory all property:

The appropriate paperwork for Real Estate Transfers is completed as soon as possible. Ownership changes will be completed in the computer, on the property record card and folder, in the range books and cadastral maps. The cadastral maps are not currently up to date. Maps will be brought current as the county completes the reappraisal.

Methods of discovering changes in real estate include county zoning permits, city building permits, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff and other sources.

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

Information for the following chart was taken from the summary sheets of 2006 Reports and Opinions of the Property Tax Administrator.

Property Class	Median	COD	PRD
Residential	87.5	195.12	261.17
Commercial	46.42	44.06	112.37
Agriculture	72.39	22.94	109.74

The office will work with our Liaison to improve our appraisal ratios so they comply with Property Assessment and Taxation requirements.

	Median	COD	PRD
Residential	92-100%	< 15	98-103%
Commercial	92-100%	< 20	98-103%
Agland	69-75%	< 20	98-103%

Responsibilities of Assessment

Record maintenance

Hayes County record cards will be updated during the 2007 year. The requirements of Regulation 10-004 will be used to determine the information included on the cards.

Assessment Actions Planned for Assessment Year 2007

Gene Witte has been contacted to conduct appraisal work for 2007 that includes omitted and undervalued property prior to March 19th, 2007.

The Settlement Stipulation and Corrective Order signed by Hayes County (8/29/06), the Department of Property Assessment & Taxation (9/1/06), and the Property Tax Administrator (9/8/06) will guide the assessment actions of the office during 2007 and 2008.

A complete re-listing of all real property in the county and the creation of new property record cards will begin in 2007 with a scheduled completion on or before January 1, 2008.

A complete reappraisal of all classes of real property in the county, including but not limited to research for the correct legal description and owner of each parcel, a review of all agricultural parcels to determine whether the assessment records include the correct number of acres for each parcel, and a review of the agricultural use-irrigated, dryland or grassland-for each parcel will begin in February 2007 to be completed no later than March 19, 2008.

Contracts to complete the appraisal work will be awarded to outside contractor(s) upon County Board and Department of Property Assessment and Taxation approval.

Other plans for the Hayes County Assessor office are to develop a policy and procedure manual, develop and implement a sales review process, update cadastral maps, file all required forms and reports in a timely manner, develop backup record files, attend training necessary to operate an efficient office.

A Monthly progress report shall be provided to the Department which outlines the work performed by the county

Assessment Actions Planned for Assessment Year 2008

Complete the reappraisal of all classes of real property in Hayes County. Complete the pick-up work for all classes of property. Develop a rotation schedule of assessment for future years to assure continuous county coverage. Monitor county and city building and zoning permits and visit sale locations, complete sales review process, update cadastral maps, file all required forms.

Assessment Actions Planned for Assessment Year 2009

Implement the rotation schedule of county assessment. Monitor county and city building and zoning permits and visit sale locations, complete sales review process, update cadastral maps, file all required forms.

Other Functions Performed by the Assessor's Office, But Not Limited to:

1. Record Maintenance, mapping updates, ownership changes and pickup work
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - * Abstracts (Real & Personal Property)
 - * Assessor survey
 - * Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - * Certification of Value to Political Subdivisions
 - * School District Taxable Value Report
 - * Homestead Exemption Tax Loss Report
 - * Certificate of Taxes Levied Report
 - * Report of current values for properties owned by Board of Education Lands & Funds
 - * Report of all Exempt Property and Taxable Government Owned Property
 - * Annual Plan of Assessment Report
3. Personal Property; administer annual filing of personal property 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 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates-management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Send Notice of Valuation Changes
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed. Prepare tax statements for the county treasurer.
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 valuations.
14. TERC Statewide Equalization; attend hearings if applicable to county, defend values and/or implement orders of the TERC.
15. Education; Assessor education- attend meetings, workshops and educational classes to obtain 40 hours of continuing education to maintain assessor certification.

Respectfully Submitted:

Susan Messersmith
Hayes County Assessor
2/13/07

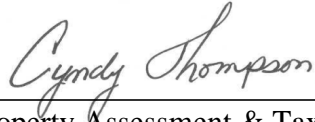
Adopted by the Hayes County Board of Commissioners the 13th day of February, 2007:

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 Hayes County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8419.

Dated this 9th day of April, 2007.



Property Assessment & Taxation