

Preface

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

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

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

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

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

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

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

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

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

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

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

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Correlation Section

Residential Real Property

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

Commercial Real Property

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

Agricultural Land

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

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

Statistical Reports Section

R&O Statistical Reports

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

Preliminary Statistical Reports

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

Assessment Survey Section

County Reports Section

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

Special Valuation Section

Certification

Map Section

Valuation History Chart Section

2007 Commission Summary

44 Hitchcock

Residential Real Property - Current

Number of Sales	96	COD	16.80
Total Sales Price	\$ 3169050	PRD	103.72
Total Adj. Sales Price	\$ 3169050	COV	22.80
Total Assessed Value	\$ 3066905	STD	22.89
Avg. Adj. Sales Price	\$ 33010.94	Avg. Abs. Dev.	16.06
Avg. Assessed Value	\$ 31946.93	Min	50.00
Median	95.63	Max	166.50
Wgt. Mean	96.78	95% Median C.I.	93.42 to 100.00
Mean	100.38	95% Wgt. Mean C.I.	92.77 to 100.79
		95% Mean C.I.	95.80 to 104.96
% of Value of the Class of all Real Property Value in the County			17.04
% of Records Sold in the Study Period			6.05
% of Value Sold in the Study Period			6.38
Average Assessed Value of the Base			30,315

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	96	95.63	16.80	103.72
2006	96	95.75	15.56	103.29
2005	116	95.38	18.30	106.50
2004	119	95.72	19.73	109.02
2003	132	96	16.77	107.37
2002	153	97	18.49	108.4
2001	175	97	12.52	103.1

2007 Commission Summary

44 Hitchcock

Commercial Real Property - Current

Number of Sales	18	COD	42.21
Total Sales Price	\$ 527200	PRD	129.23
Total Adj. Sales Price	\$ 517200	COV	49.81
Total Assessed Value	\$ 474540	STD	59.06
Avg. Adj. Sales Price	\$ 28733.33	Avg. Abs. Dev.	42.29
Avg. Assessed Value	\$ 26363.33	Min	31.59
Median	100.20	Max	221.25
Wgt. Mean	91.75	95% Median C.I.	83.16 to 139.00
Mean	118.57	95% Wgt. Mean C.I.	71.80 to 111.71
		95% Mean C.I.	89.20 to 147.95
% of Value of the Class of all Real Property Value in the County			10.04
% of Records Sold in the Study Period			8.49
% of Value Sold in the Study Period			1.67
Average Assessed Value of the Base			133,651

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	18	100.20	42.21	129.23
2006	16	97.34	24.86	111.79
2005	20	95.60	18.64	103.77
2004	19	93.61	15.22	102.91
2003	23	93	11.88	102.85
2002	34	99	39.88	125.55
2001	42	98	56.42	156.97

2007 Opinions of the Property Tax Administrator for Hitchcock 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

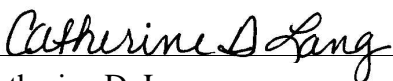
It is my opinion that the level of value of the class of residential real property in Hitchcock County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hitchcock County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Hitchcock County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hitchcock County is not 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 Hitchcock County**

Residential Real Property

I. Correlation

RESIDENTIAL: The three measures of central tendency support an overall level of value within the acceptable range; the Trended Preliminary Ratio also supports the median demonstrating that the level of value is within the acceptable range. The sales utilization grid indicates that the county has utilized a reasonable proportion of the total sales for development of the qualified statistics. The percent change report indicates that sold and unsold properties were appraised similarly. The overall qualitative statistics indicate that they are just slightly out of compliance and it appears low-dollar sales are the contributing factor and should not be cause for concern. The reported assessment actions are reflected in the preliminary statistics to the final analysis.

Status 2 (unimproved) with 12 sales indicates a level of value of 89.63 however further analysis on this subclass and referring to the 2007 Abstract reveals that vacant residential land is 1.22 percent of the total residential valuation and .25 percent of the total county valuation. The county values vacant land similar to improved residential land; therefore no recommendation for an adjustment to this sub-class has been made. Information from the appraiser indicated he analyzed 20 vacant lot sales (including the 12 on the Statistical Profile) to determine the value of unimproved land. According to the appraiser, eight of the sales were coded out as substantially changed due to the Departments determination that once a sale has been substantially improved, it is removed from the sales file. The appraiser does not agree with this viewpoint.

Based on my judgment and the information available to me, I believe the best indicator of the level of value for the residential property in Hitchcock County is the R&O Median of 96 percent.

**2007 Correlation Section
for Hitchcock 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	149	96	64.43
2006	162	96	59.26
2005	152	116	76.32
2004	148	119	80.41
2003	151	132	87.42
2002	171	153	89.47
2001	195	175	89.74

RESIDENTIAL: A review of the utilization grid indicates that the county has utilized a reasonable proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales.

**2007 Correlation Section
for Hitchcock 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 Hitchcock 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	93.71	3.66	97.14	95.63
2006	93.30	1.56	94.76	95.75
2005	92.32	3.44	95.5	95.38
2004	92.02	4.64	96.29	95.72
2003	95	0.42	95.4	96
2002	97	0.68	97.66	97
2001	84	37.32	115.35	97

RESIDENTIAL: The results of the Trended Preliminary Ratio are similar and appear to support each other. There is no information available that would suggest that the R&O qualified median is not the best indication of the level of value for the residential class.

**2007 Correlation Section
for Hitchcock 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 Hitchcock County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
5.69	2007	3.66
1.68	2006	1.56
4.59	2005	3.44
10.46	2004	4.64
2	2003	0
1.94	2002	0.68
21.19	2001	37.32

RESIDENTIAL: After review of the percent change report, it appears that Hitchcock County has appraised sold parcels similarly to unsold parcels. The percent change in the sales file value and the percent change in assessed base value is consistent with the reported assessment action. It appears uniformity has been attained for the residential property in Hitchcock County.

2007 Correlation Section for Hitchcock 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 Hitchcock County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.63	96.78	100.38

RESIDENTIAL: The measures of central tendency are all within the acceptable range indicating the county has attained an acceptable level of value. There is no further information available to suggest that the median is not the best indicator of the level of value in the residential class.

**2007 Correlation Section
for Hitchcock 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	16.80	103.72
Difference	1.8	0.72

RESIDENTIAL: Both qualitative measures are just slightly over their designated acceptable parameters. It appears that low dollar sales of less than \$30,000 have a considerable impact on these measures.

**2007 Correlation Section
for Hitchcock 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	96	96	0
Median	93.71	95.63	1.92
Wgt. Mean	92.69	96.78	4.09
Mean	96.66	100.38	3.72
COD	18.41	16.80	-1.61
PRD	104.28	103.72	-0.56
Min Sales Ratio	50.00	50.00	0
Max Sales Ratio	166.50	166.50	0

RESIDENTIAL: The prepared chart indicates that the statistics support the assessment actions in the residential class for 2007. The county reported that the Villages of Culbertson and Palisade were reviewed and revalued per the market analysis.

**2007 Correlation Section
for Hitchcock County**

Commerical Real Property

I. Correlation

COMMERCIAL: The median and weighted mean support a level of value within the acceptable range and at this time there is no information available to suggest that the R&O median is not the best indication of the level of value for this property class. The Trended Preliminary Ratio supports the median as indicating a level of value within the range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The percent change in assessed value for both sold and unsold properties is similar and suggests that sold and unsold parcels are similarly appraised. The qualitative measures are both outside the recommended guidelines and there may be areas needing further review. The reported assessment actions are reflected from the Preliminary Statistical Report to the final R&O analysis.

The best indication of the level of value for this property class in Hitchcock County is the R&O Median of 100 percent. This is based on my judgment and the information available to me. No adjustment recommendations are being offered for the commercial property in Hitchcock County.

**2007 Correlation Section
for Hitchcock 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	23	18	78.26
2006	24	16	66.67
2005	27	20	74.07
2004	24	19	79.17
2003	29	23	79.31
2002	45	34	75.56
2001	57	42	73.68

COMMERCIAL: A review of the utilization grid indicates that the county has utilized a substantial proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using all available sales. It also indicates that the county has not excessively trimmed the sample.

**2007 Correlation Section
for Hitchcock County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Hitchcock 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	100.20	0.08	100.28	100.20
2006	97.34	-0.05	97.29	97.34
2005	93.98	-0.08	93.9	95.60
2004	93.61	2.34	95.8	93.61
2003	94	-2.7	91.46	93
2002	82	20.89	99.13	99
2001	86	9.1	93.83	98

COMMERCIAL: After review of the Trended Preliminary Ratio and the R&O Ratio, it is apparent the two statistics are similar and support a level of value within the acceptable range. The action within the assessed base is consistent with the reported assessment action.

**2007 Correlation Section
for Hitchcock 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 Hitchcock 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	2007	0.08
0	2006	-0.05
5.17	2005	-0.08
0	2004	2.34
0	2003	3
64.52	2002	9.1
19.04	2001	9.1

COMMERCIAL: After review of the percent change report, it appears that Hitchcock County has appraised sold parcels similarly to unsold parcels. This report is consistent with the reported assessment actions for Hitchcock County

2007 Correlation Section for Hitchcock 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 Hitchcock County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	100.20	91.75	118.57

COMMERCIAL: The median and weighted mean are within the acceptable range while the mean is high and outside of it's prescribed parameter. There is no information available at this time to indicate that the R&O Median is not the best indication of the level of value in Hitchcock County for the commercial property class.

**2007 Correlation Section
for Hitchcock 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	42.21	129.23
Difference	22.21	26.23

COMMERCIAL: The qualitative measures are both outside of the acceptable parameters prescribed for each, indicating some issues with assessment uniformity.

**2007 Correlation Section
for Hitchcock 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	18	18	0
Median	100.20	100.20	0
Wgt. Mean	92.79	91.75	-1.04
Mean	119.23	118.57	-0.66
COD	41.55	42.21	0.66
PRD	128.50	129.23	0.73
Min Sales Ratio	31.59	31.59	0
Max Sales Ratio	221.25	221.25	0

COMMERCIAL: The prepared chart indicates that the statistics support the reported assessment actions in the commercial class for 2007 in that there were no overall valuation changes to this property class.

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

44 Hitchcock

	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	43,436,500	45,454,550	2,018,050	4.65	463,735	3.58
2. Recreational	2,481,210	2,625,560	144,350	5.82	19,665	5.03
3. Ag-Homesite Land, Ag-Res Dwellings	15,371,100	15,313,590	-57,510	-0.37	*-----	-0.37
4. Total Residential (sum lines 1-3)	61,288,810	63,393,700	2,104,890	3.43	483,400	2.65
5. Commercial	7,890,475	8,075,895	185,420	2.35	163,800	0.27
6. Industrial	18,008,210	20,258,210	2,250,000	12.49	2,250,000	0
7. Ag-Farmsite Land, Outbuildings	5,182,700	5,135,320	-47,380	-0.91	82,395	-2.5
8. Minerals	42,471,730	47,946,960	5,475,230	12.89	0	12.89
9. Total Commercial (sum lines 5-8)	73,553,115	81,416,385	7,863,270	10.69	2,413,800	7.41
10. Total Non-Agland Real Property	134,841,925	144,810,085	9,968,160	7.39	2,979,595	5.18
11. Irrigated	30,443,085	30,170,125	-272,960	-0.9		
12. Dryland	77,791,935	78,064,035	272,100	0.35		
13. Grassland	38,648,590	41,583,170	2,934,580	7.59		
14. Wasteland	138575	144,000	5,425	3.91		
15. Other Agland	0	0	0			
16. Total Agricultural Land	147,022,185	149,961,330	2,939,145	2		
17. Total Value of All Real Property (Locally Assessed)	281,864,110	294,771,415	12,907,305	4.58	2,979,595	3.52

*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:	96	MEDIAN:	96	COV:	22.80	95% Median C.I.:	93.42 to 100.00	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	97	STD:	22.89	95% Wgt. Mean C.I.:	92.77 to 100.79	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	100	AVG.ABS.DEV:	16.06	95% Mean C.I.:	95.80 to 104.96	
TOTAL Assessed Value:	3,066,905							
AVG. Adj. Sales Price:	33,010	COD:	16.80	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	31,946	PRD:	103.72	MIN Sales Ratio:	50.00			

Printed: 03/27/2007 23:55:47

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	14	104.27	104.41	93.42	20.29	111.76	50.00	166.50	80.25 to 122.25	41,637	38,899
10/01/04 TO 12/31/04	12	93.12	90.58	93.40	10.53	96.98	67.73	110.50	79.34 to 96.74	37,066	34,620
01/01/05 TO 03/31/05	6	100.88	98.11	102.13	9.23	96.07	83.15	118.53	83.15 to 118.53	17,875	18,255
04/01/05 TO 06/30/05	16	98.09	104.26	107.29	13.39	97.17	80.00	162.45	93.10 to 116.17	21,437	23,000
07/01/05 TO 09/30/05	22	94.32	99.74	100.52	20.51	99.23	55.00	155.83	88.35 to 115.06	30,604	30,762
10/01/05 TO 12/31/05	3	110.35	107.22	86.35	15.87	124.17	79.39	131.93	N/A	50,333	43,463
01/01/06 TO 03/31/06	6	97.14	108.22	105.67	15.09	102.41	90.81	158.46	90.81 to 158.46	40,791	43,105
04/01/06 TO 06/30/06	17	89.67	97.97	90.59	14.98	108.14	72.51	160.00	85.60 to 109.67	36,589	33,147
____Study Years____											
07/01/04 TO 06/30/05	48	96.54	100.11	97.27	15.40	102.93	50.00	166.50	93.42 to 104.04	30,791	29,949
07/01/05 TO 06/30/06	48	94.27	100.64	96.35	18.11	104.46	55.00	160.00	89.87 to 98.65	35,230	33,944
____Calendar Yrs____											
01/01/05 TO 12/31/05	47	96.25	101.55	100.80	17.01	100.74	55.00	162.45	93.10 to 102.71	27,118	27,334
____ALL____											
	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	26	95.44	101.85	100.05	13.67	101.80	67.73	160.00	91.29 to 107.93	30,545	30,559
LAKER'S N SHORE	9	95.78	96.18	90.35	11.98	106.45	80.00	125.22	80.00 to 111.35	21,811	19,706
PALISADE	21	94.28	99.97	97.70	15.67	102.32	70.67	155.83	87.48 to 104.32	24,930	24,358
RURAL RES	9	96.33	99.56	96.81	22.82	102.84	59.22	162.45	71.78 to 124.96	78,647	76,140
STRATTON	9	95.63	100.04	96.82	21.88	103.32	50.00	158.46	72.51 to 122.25	27,222	26,357
TRENTON	22	95.55	101.21	94.13	19.09	107.53	55.00	166.50	85.71 to 114.67	31,918	30,044
____ALL____											
	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

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	78	95.44	100.96	97.32	16.66	103.73	50.00	166.50	93.42 to 101.99	29,037	28,260
3	18	96.06	97.87	95.41	17.45	102.58	59.22	162.45	81.65 to 111.35	50,229	47,923
____ALL____											
	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

PA&T 2007 R&O Statistics

Type: Qualified

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	22.80	95% Median C.I.:	93.42 to 100.00	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	97	STD:	22.89	95% Wgt. Mean C.I.:	92.77 to 100.79	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	100	AVG.ABS.DEV:	16.06	95% Mean C.I.:	95.80 to 104.96	
TOTAL Assessed Value:	3,066,905							
AVG. Adj. Sales Price:	33,010	COD:	16.80	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	31,946	PRD:	103.72	MIN Sales Ratio:	50.00			

Printed: 03/27/2007 23:55:47

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	84	95.71	100.96	96.86	15.68	104.24	50.00	162.45	93.80 to 101.99	37,324	36,150
2	12	89.63	96.29	89.37	25.05	107.74	55.00	166.50	70.67 to 100.00	2,818	2,519
ALL	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	82	96.21	101.74	97.59	17.16	104.25	50.00	166.50	93.70 to 101.99	35,128	34,280
06	4	90.00	96.31	93.98	18.12	102.47	80.00	125.22	N/A	2,575	2,420
07	10	93.01	90.85	88.48	12.83	102.67	59.22	116.77	78.92 to 111.35	27,825	24,620
ALL	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

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	21	94.28	99.97	97.70	15.67	102.32	70.67	155.83	87.48 to 104.32	24,930	24,358
43-0079											
44-0001	30	95.44	99.93	96.34	13.33	103.72	67.73	160.00	91.29 to 102.71	40,100	38,634
44-0008	13	105.44	106.72	104.66	21.74	101.96	50.00	162.45	88.10 to 124.96	39,923	41,785
44-0011	32	95.07	98.49	92.38	17.79	106.61	55.00	166.50	85.71 to 104.04	28,859	26,660
73-0017											
NonValid School											
ALL	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

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:	96	MEDIAN:	96	COV:	22.80	95% Median C.I.:	93.42 to 100.00	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	97	STD:	22.89	95% Wgt. Mean C.I.:	92.77 to 100.79	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	100	AVG.ABS.DEV:	16.06	95% Mean C.I.:	95.80 to 104.96	
TOTAL Assessed Value:	3,066,905							
AVG. Adj. Sales Price:	33,010	COD:	16.80	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	31,946	PRD:	103.72	MIN Sales Ratio:	50.00			

Printed: 03/27/2007 23:55:47

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	15	93.70	98.00	93.74	22.12	104.54	55.00	166.50	80.00 to 100.00	5,408	5,069
Prior TO 1860	1	131.93	131.93	131.93			131.93	131.93	N/A	15,000	19,790
1860 TO 1899	2	88.05	88.05	75.53	18.48	116.58	71.78	104.32	N/A	60,750	45,882
1900 TO 1919	18	105.30	101.94	101.38	12.02	100.56	65.08	124.88	94.98 to 114.67	17,444	17,684
1920 TO 1939	22	99.25	110.05	105.06	20.41	104.75	80.25	162.45	90.81 to 124.96	36,834	38,698
1940 TO 1949	4	95.36	88.94	97.94	18.07	90.81	50.00	115.06	N/A	42,000	41,136
1950 TO 1959	6	94.04	93.64	93.18	2.96	100.49	88.10	98.65	88.10 to 98.65	66,150	61,636
1960 TO 1969	10	88.81	90.66	90.30	8.84	100.41	72.51	111.50	81.88 to 106.28	51,100	46,141
1970 TO 1979	12	99.83	102.29	103.27	18.87	99.05	59.22	158.46	83.15 to 116.77	21,645	22,354
1980 TO 1989	3	99.88	99.22	99.85	2.07	99.36	95.78	101.99	N/A	72,475	72,368
1990 TO 1994	1	79.39	79.39	79.39			79.39	79.39	N/A	127,500	101,220
1995 TO 1999	2	86.65	86.65	86.87	5.77	99.75	81.65	91.65	N/A	73,250	63,632
2000 TO Present											
ALL	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

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	13	100.00	104.72	102.32	24.93	102.35	55.00	166.50	80.00 to 125.22	2,471	2,528
5000 TO 9999	11	93.70	97.09	98.49	19.33	98.57	65.08	155.60	70.67 to 114.67	6,268	6,173
Total \$											
1 TO 9999	24	95.94	101.22	99.71	23.06	101.52	55.00	166.50	80.00 to 114.67	4,211	4,199
10000 TO 29999	27	96.17	104.61	103.64	21.54	100.94	50.00	158.46	89.42 to 118.53	17,555	18,193
30000 TO 59999	31	95.63	100.43	99.92	10.87	100.51	72.51	162.45	93.84 to 104.04	44,666	44,631
60000 TO 99999	10	92.72	92.99	93.19	7.92	99.78	81.65	111.50	81.85 to 102.71	69,790	65,037
100000 TO 149999	3	79.39	79.76	79.91	6.85	99.80	71.78	88.10	N/A	116,666	93,233
150000 TO 249999	1	99.88	99.88	99.88			99.88	99.88	N/A	161,425	161,235
ALL	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

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:	96	MEDIAN:	96	COV:	22.80	95% Median C.I.:	93.42 to 100.00	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	97	STD:	22.89	95% Wgt. Mean C.I.:	92.77 to 100.79	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	100	AVG.ABS.DEV:	16.06	95% Mean C.I.:	95.80 to 104.96	
TOTAL Assessed Value:	3,066,905							
AVG. Adj. Sales Price:	33,010	COD:	16.80	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	31,946	PRD:	103.72	MIN Sales Ratio:	50.00			

Printed: 03/27/2007 23:55:47

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	19	89.67	96.98	90.41	24.21	107.27	55.00	166.50	78.92 to 116.17	3,506	3,170
5000 TO 9999	6	102.99	94.05	87.08	17.28	108.00	50.00	114.67	50.00 to 114.67	8,791	7,655
Total \$ _____											
1 TO 9999	25	93.70	96.28	88.94	22.50	108.25	50.00	166.50	80.00 to 110.35	4,775	4,246
10000 TO 29999	24	100.25	105.53	101.20	18.19	104.28	59.22	155.60	90.67 to 118.53	17,154	17,360
30000 TO 59999	35	94.98	99.34	96.56	11.84	102.87	72.51	158.46	91.19 to 101.76	45,532	43,967
60000 TO 99999	9	97.29	105.83	100.17	16.91	105.66	71.78	162.45	91.65 to 124.96	71,155	71,273
100000 TO 149999	2	83.75	83.75	83.52	5.20	100.27	79.39	88.10	N/A	121,250	101,270
150000 TO 249999	1	99.88	99.88	99.88			99.88	99.88	N/A	161,425	161,235
ALL _____											
	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.63	95.63	95.63			95.63	95.63	N/A	40,000	38,250
0	14	91.69	98.17	91.90	24.07	106.82	55.00	166.50	70.67 to 125.22	2,937	2,699
10	7	96.17	94.79	90.40	14.01	104.86	50.00	116.17	50.00 to 116.17	12,214	11,041
15	5	90.67	88.45	86.84	12.78	101.86	59.22	110.50	N/A	26,200	22,751
20	22	104.74	109.43	104.75	17.44	104.47	65.08	155.83	95.04 to 122.25	23,804	24,934
25	21	90.81	95.58	94.23	13.66	101.43	71.78	162.45	85.60 to 101.76	51,311	48,353
30	24	94.99	100.55	95.58	13.41	105.21	78.92	158.46	89.42 to 109.67	44,531	42,561
35	2	116.35	116.35	106.42	14.15	109.32	99.88	132.81	N/A	100,712	107,180
ALL _____											
	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.63	95.63	95.63			95.63	95.63	N/A	40,000	38,250
0	14	91.69	98.17	91.90	24.07	106.82	55.00	166.50	70.67 to 125.22	2,937	2,699
100	3	95.78	98.07	88.27	12.22	111.10	81.65	116.77	N/A	33,666	29,718
101	72	95.44	99.17	95.79	14.66	103.53	50.00	162.45	93.42 to 101.76	38,137	36,532
104	6	120.37	121.99	112.61	22.47	108.33	85.71	158.46	85.71 to 158.46	40,166	45,232
ALL _____											
	96	95.63	100.38	96.78	16.80	103.72	50.00	166.50	93.42 to 100.00	33,010	31,946

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:	96	MEDIAN:	96	COV:	22.80	95% Median C.I.:	93.42 to 100.00	(!: Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	97	STD:	22.89	95% Wgt. Mean C.I.:	92.77 to 100.79	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	100	AVG.ABS.DEV:	16.06	95% Mean C.I.:	95.80 to 104.96	
TOTAL Assessed Value:	3,066,905							
AVG. Adj. Sales Price:	33,010	COD:	16.80	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	31,946	PRD:	103.72	MIN Sales Ratio:	50.00			

Printed: 03/27/2007 23:55:48

CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.63	95.63	95.63			95.63	95.63	N/A	40,000	38,250
0	14	91.69	98.17	91.90	24.07	106.82	55.00	166.50	70.67 to 125.22	2,937	2,699
10	5	65.08	83.07	65.45	40.51	126.92	50.00	124.88	N/A	10,700	7,003
15	3	110.35	124.11	117.67	14.87	105.47	106.38	155.60	N/A	10,733	12,630
20	11	95.04	100.78	96.91	16.56	103.99	78.92	149.71	79.34 to 122.25	13,727	13,303
25	12	102.93	112.52	112.52	17.15	100.01	90.67	162.45	95.25 to 124.96	32,920	37,041
30	32	93.82	96.46	92.97	11.27	103.75	72.51	131.93	88.10 to 101.76	40,851	37,980
35	9	91.65	102.97	95.82	17.14	107.46	79.39	158.46	87.39 to 132.81	57,722	55,311
40	9	104.22	100.71	97.54	7.54	103.25	71.78	115.06	96.74 to 109.67	69,936	68,216
<u>ALL</u>	<u>96</u>	<u>95.63</u>	<u>100.38</u>	<u>96.78</u>	<u>16.80</u>	<u>103.72</u>	<u>50.00</u>	<u>166.50</u>	<u>93.42 to 100.00</u>	<u>33,010</u>	<u>31,946</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:	18	MEDIAN:	100	COV:	49.81	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	92	STD:	59.06	95% Wgt. Mean C.I.:	71.80 to 111.71
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	42.29	95% Mean C.I.:	89.20 to 147.95
TOTAL Assessed Value:	474,540						
AVG. Adj. Sales Price:	28,733	COD:	42.21	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,363	PRD:	129.23	MIN Sales Ratio:	31.59		

Printed: 03/27/2007 23:55:55

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	94.48	94.48	101.65	7.92	92.95	87.00	101.96	N/A	85,250	86,655
10/01/03 TO 12/31/03	3	95.97	88.00	75.15	10.21	117.10	69.31	98.71	N/A	11,366	8,541
01/01/04 TO 03/31/04	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
04/01/04 TO 06/30/04	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	57.01	57.01	57.01			57.01	57.01	N/A	45,000	25,655
01/01/05 TO 03/31/05	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
04/01/05 TO 06/30/05	3	90.03	91.62	95.67	6.86	95.77	83.16	101.68	N/A	41,333	39,541
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	52.68	52.68	40.69	40.03	129.47	31.59	73.76	N/A	38,250	15,562
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	4	177.50	175.66	175.20	24.21	100.27	126.39	221.25	N/A	7,025	12,307
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	98.71	111.41	100.96	25.56	110.35	69.31	214.57	69.31 to 214.57	34,300	34,627
07/01/04 TO 06/30/05	5	90.03	109.29	87.99	39.12	124.20	57.01	214.57	N/A	34,500	30,358
07/01/05 TO 06/30/06	6	132.70	134.67	76.82	43.27	175.30	31.59	221.25	31.59 to 221.25	17,433	13,392
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	112.34	127.97	85.86	46.75	149.05	57.01	214.57	N/A	26,833	23,038
01/01/05 TO 12/31/05	6	86.60	99.13	77.09	41.91	128.60	31.59	214.57	31.59 to 214.57	34,000	26,210
<u>ALL</u>											
	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	2	57.38	57.38	48.00	44.94	119.53	31.59	83.16	N/A	44,000	21,120
PALISADE	5	214.57	158.88	88.35	27.20	179.82	57.01	221.25	N/A	11,900	10,514
RURAL	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
STRATTON	5	101.68	116.69	103.80	30.32	112.42	73.76	216.00	N/A	58,100	60,307
TRENTON	5	98.71	105.88	89.50	20.28	118.29	69.31	139.00	N/A	9,440	8,449
<u>ALL</u>											
	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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	16	97.34	120.02	88.28	47.81	135.95	31.59	221.25	73.76 to 214.57	25,543	22,550
3	2	107.01	107.01	104.82	4.98	102.08	101.68	112.34	N/A	54,250	56,867
<u>ALL</u>											
	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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:	18	MEDIAN:	100	COV:	49.81	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	92	STD:	59.06	95% Wgt. Mean C.I.:	71.80 to 111.71
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	42.29	95% Mean C.I.:	89.20 to 147.95
TOTAL Assessed Value:	474,540						
AVG. Adj. Sales Price:	28,733	COD:	42.21	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,363	PRD:	129.23	MIN Sales Ratio:	31.59		

Printed: 03/27/2007 23:55:56

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	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363
ALL	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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	214.57	158.88	88.35	27.20	179.82	57.01	221.25	N/A	11,900	10,514
43-0079											
44-0001	3	83.16	75.70	65.16	32.37	116.17	31.59	112.34	N/A	40,000	26,063
44-0008	5	101.68	116.69	103.80	30.32	112.42	73.76	216.00	N/A	58,100	60,307
44-0011	5	98.71	105.88	89.50	20.28	118.29	69.31	139.00	N/A	9,440	8,449
73-0017											
NonValid School											
ALL	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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	2	132.70	132.70	126.87	4.75	104.59	126.39	139.00	N/A	6,550	8,310
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	87.00	87.00	87.00			87.00	87.00	N/A	3,500	3,045
1920 TO 1939	8	156.64	145.25	79.42	45.55	182.88	31.59	221.25	31.59 to 221.25	14,512	11,526
1940 TO 1949	1	83.16	83.16	83.16			83.16	83.16	N/A	28,000	23,285
1950 TO 1959	2	81.90	81.90	82.57	9.93	99.18	73.76	90.03	N/A	18,000	14,862
1960 TO 1969	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
1970 TO 1979	3	101.96	90.44	95.03	18.09	95.17	57.01	112.34	N/A	81,333	77,290
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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:	18	MEDIAN:	100	COV:	49.81	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	92	STD:	59.06	95% Wgt. Mean C.I.:	71.80 to 111.71
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	42.29	95% Mean C.I.:	89.20 to 147.95
TOTAL Assessed Value:	474,540						
AVG. Adj. Sales Price:	28,733	COD:	42.21	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,363	PRD:	129.23	MIN Sales Ratio:	31.59		

Printed: 03/27/2007 23:55:56

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	7	139.00	153.01	156.20	37.89	97.96	87.00	221.25	87.00 to 221.25	3,157	4,931
Total \$ _____											
1 TO 9999	7	139.00	153.01	156.20	37.89	97.96	87.00	221.25	87.00 to 221.25	3,157	4,931
10000 TO 29999	6	86.60	109.78	97.22	39.68	112.92	69.31	216.00	69.31 to 216.00	19,100	18,568
30000 TO 59999	2	84.68	84.68	80.01	32.67	105.84	57.01	112.34	N/A	38,500	30,802
60000 TO 99999	2	66.64	66.64	70.87	52.59	94.02	31.59	101.68	N/A	68,250	48,370
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL _____											
	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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	4	97.34	105.17	95.95	14.06	109.61	87.00	139.00	N/A	2,775	2,662
5000 TO 9999	3	214.57	216.80	217.00	1.04	99.91	214.57	221.25	N/A	3,666	7,956
Total \$ _____											
1 TO 9999	7	139.00	153.01	156.20	37.89	97.96	87.00	221.25	87.00 to 221.25	3,157	4,931
10000 TO 29999	8	78.46	93.41	71.05	45.23	131.47	31.59	216.00	31.59 to 216.00	27,450	19,502
30000 TO 59999	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
60000 TO 99999	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL _____											
	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	101.96	119.54	90.21	45.79	132.52	31.59	221.25	73.76 to 214.57	31,007	27,970
10	2	97.34	97.34	97.32	1.41	100.02	95.97	98.71	N/A	3,550	3,455
15	1	69.31	69.31	69.31			69.31	69.31	N/A	27,000	18,715
20	2	158.13	158.13	106.62	35.70	148.31	101.68	214.57	N/A	40,000	42,647
ALL _____											
	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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:	18	MEDIAN:	100	COV:	49.81	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	92	STD:	59.06	95% Wgt. Mean C.I.:	71.80 to 111.71
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	42.29	95% Mean C.I.:	89.20 to 147.95
TOTAL Assessed Value:	474,540						
AVG. Adj. Sales Price:	28,733	COD:	42.21	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,363	PRD:	129.23	MIN Sales Ratio:	31.59		

Printed: 03/27/2007 23:55:56

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	132.70	132.70	126.87	4.75	104.59	126.39	139.00	N/A	6,550	8,310
304	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
344	3	216.00	168.85	122.20	23.45	138.18	69.31	221.25	N/A	14,000	17,108
346	1	31.59	31.59	31.59			31.59	31.59	N/A	60,000	18,955
349	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
353	3	214.57	170.77	109.44	20.41	156.03	83.16	214.57	N/A	11,666	12,768
384	2	97.34	97.34	97.32	1.41	100.02	95.97	98.71	N/A	3,550	3,455
406	4	80.38	79.86	83.86	18.01	95.24	57.01	101.68	N/A	35,375	29,663
442	1	90.03	90.03	90.03			90.03	90.03	N/A	19,500	17,555
ALL	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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	17	98.71	119.57	90.03	45.19	132.81	31.59	221.25	73.76 to 214.57	25,923	23,338
04	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
ALL	18	100.20	118.57	91.75	42.21	129.23	31.59	221.25	83.16 to 139.00	28,733	26,363

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:	96	MEDIAN:	94	COV:	24.65	95% Median C.I.:	89.60 to 97.57	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	93	STD:	23.83	95% Wgt. Mean C.I.:	88.58 to 96.81	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	97	AVG.ABS.DEV:	17.25	95% Mean C.I.:	91.89 to 101.43	
TOTAL Assessed Value:	2,937,515							
AVG. Adj. Sales Price:	33,010	COD:	18.41	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	30,599	PRD:	104.28	MIN Sales Ratio:	50.00			

Printed: 02/17/2007 13:16:36

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Qrtrs</u>												
07/01/04 TO 09/30/04	14	99.22	101.97	92.33	21.19	110.45	50.00	166.50	77.37 to 122.70	41,637	38,442	
10/01/04 TO 12/31/04	12	90.60	88.01	90.99	12.56	96.73	67.73	106.38	69.67 to 99.90	37,066	33,726	
01/01/05 TO 03/31/05	6	96.43	98.46	98.82	6.26	99.64	89.90	115.48	89.90 to 115.48	17,875	17,664	
04/01/05 TO 06/30/05	16	93.72	96.98	101.16	14.83	95.87	64.21	158.95	81.04 to 100.42	21,437	21,686	
07/01/05 TO 09/30/05	22	92.30	97.51	96.86	20.76	100.67	55.00	152.69	84.82 to 112.10	30,604	29,643	
10/01/05 TO 12/31/05	3	110.35	104.26	82.99	15.20	125.63	76.06	126.37	N/A	50,333	41,770	
01/01/06 TO 03/31/06	6	101.18	108.56	104.20	16.37	104.18	88.39	159.65	88.39 to 159.65	40,791	42,504	
04/01/06 TO 06/30/06	17	81.36	90.80	81.85	20.88	110.93	55.45	160.00	75.87 to 104.73	36,589	29,950	
<u>Study Years</u>												
07/01/04 TO 06/30/05	48	95.11	96.38	94.45	15.37	102.05	50.00	166.50	90.22 to 99.90	30,791	29,080	
07/01/05 TO 06/30/06	48	89.99	96.94	91.16	21.67	106.33	55.00	160.00	83.79 to 104.26	35,230	32,117	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	47	94.26	97.88	96.54	16.93	101.39	55.00	158.95	89.90 to 98.85	27,118	26,179	
<u>ALL</u>												
	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
CULBERTSON	26	94.30	95.76	93.68	16.08	102.23	55.45	160.00	82.12 to 104.26	30,545	28,614	
LAKER'S N SHORE	9	99.90	96.41	88.77	12.58	108.61	79.30	126.09	80.00 to 114.39	21,811	19,362	
PALISADE	21	89.90	94.35	90.11	17.44	104.70	64.21	146.15	80.23 to 97.57	24,930	22,465	
RURAL RES	9	96.75	98.60	96.61	22.38	102.06	55.58	158.95	72.21 to 122.27	78,647	75,977	
STRATTON	9	98.92	100.57	96.85	21.68	103.84	50.00	159.65	69.35 to 122.70	27,222	26,365	
TRENTON	22	92.78	97.63	89.21	19.75	109.44	55.00	166.50	77.37 to 111.18	31,918	28,474	
<u>ALL</u>												
	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	78	93.13	96.46	91.81	18.41	105.07	50.00	166.50	89.60 to 97.30	29,037	26,659	
3	18	98.33	97.50	94.90	17.58	102.74	55.58	158.95	80.00 to 110.65	50,229	47,669	
<u>ALL</u>												
	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599	

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:	96	MEDIAN:	94	COV:	24.65	95% Median C.I.:	89.60 to 97.57	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	93	STD:	23.83	95% Wgt. Mean C.I.:	88.58 to 96.81	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	97	AVG.ABS.DEV:	17.25	95% Mean C.I.:	91.89 to 101.43	
TOTAL Assessed Value:	2,937,515							
AVG. Adj. Sales Price:	33,010	COD:	18.41	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	30,599	PRD:	104.28	MIN Sales Ratio:	50.00			

Printed: 02/17/2007 13:16:36

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	84	94.30	96.72	92.73	17.37	104.31	50.00	159.65	89.90 to 98.03	37,324	34,611
2	12	89.63	96.20	89.19	25.14	107.86	55.00	166.50	69.67 to 100.00	2,818	2,514
____ALL____	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	82	94.30	97.18	93.29	18.68	104.17	50.00	166.50	89.67 to 97.57	35,128	32,771
06	4	90.00	96.52	94.17	18.36	102.49	80.00	126.09	N/A	2,575	2,425
07	10	88.97	92.44	86.45	15.32	106.93	55.58	121.14	79.30 to 114.39	27,825	24,054
____ALL____	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

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	21	89.90	94.35	90.11	17.44	104.70	64.21	146.15	80.23 to 97.57	24,930	22,465
43-0079											
44-0001	30	94.30	94.70	92.31	15.49	102.59	55.45	160.00	82.12 to 100.86	40,100	37,017
44-0008	13	106.92	106.60	104.17	20.88	102.33	50.00	159.65	88.74 to 122.70	39,923	41,587
44-0011	32	92.78	95.97	88.21	18.88	108.81	55.00	166.50	80.00 to 100.42	28,859	25,455
73-0017											
NonValid School											
____ALL____	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

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:	96	MEDIAN:	94	COV:	24.65	95% Median C.I.:	89.60 to 97.57	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	93	STD:	23.83	95% Wgt. Mean C.I.:	88.58 to 96.81	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	97	AVG.ABS.DEV:	17.25	95% Mean C.I.:	91.89 to 101.43	
TOTAL Assessed Value:	2,937,515							
AVG. Adj. Sales Price:	33,010	COD:	18.41	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	30,599	PRD:	104.28	MIN Sales Ratio:	50.00			

Printed: 02/17/2007 13:16:36

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	15	93.10	97.96	93.76	22.41	104.49	55.00	166.50	80.00 to 100.00	5,408	5,070
Prior TO 1860	1	126.37	126.37	126.37			126.37	126.37	N/A	15,000	18,955
1860 TO 1899	2	84.89	84.89	75.13	14.94	112.99	72.21	97.57	N/A	60,750	45,642
1900 TO 1919	18	100.43	99.22	96.61	14.70	102.70	64.21	142.25	94.79 to 110.35	17,444	16,852
1920 TO 1939	22	92.68	104.01	99.71	22.12	104.31	73.73	158.95	83.79 to 122.27	36,834	36,727
1940 TO 1949	4	91.69	86.37	94.63	17.73	91.27	50.00	112.10	N/A	42,000	39,742
1950 TO 1959	6	90.09	90.81	90.50	4.83	100.35	82.12	97.30	82.12 to 97.30	66,150	59,862
1960 TO 1969	10	77.97	84.64	84.32	12.71	100.38	69.35	110.65	74.45 to 98.85	51,100	43,089
1970 TO 1979	12	95.16	96.72	97.37	22.28	99.33	55.45	159.65	81.04 to 114.39	21,645	21,077
1980 TO 1989	3	99.90	99.60	100.30	0.94	99.30	98.03	100.86	N/A	72,475	72,693
1990 TO 1994	1	76.06	76.06	76.06			76.06	76.06	N/A	127,500	96,975
1995 TO 1999	2	83.66	83.66	83.86	5.22	99.77	79.30	88.03	N/A	73,250	61,425
2000 TO Present											
ALL	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

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	13	100.00	106.23	104.67	26.44	101.49	55.00	166.50	80.00 to 142.25	2,471	2,586
5000 TO 9999	11	94.83	98.73	99.83	17.39	98.90	66.15	152.69	69.67 to 111.83	6,268	6,257
Total \$											
1 TO 9999	24	98.13	102.79	101.37	22.52	101.41	55.00	166.50	86.33 to 111.83	4,211	4,268
10000 TO 29999	27	97.57	97.30	96.81	22.96	100.51	50.00	159.65	80.23 to 114.39	17,555	16,996
30000 TO 59999	31	94.26	95.58	95.15	12.44	100.46	69.35	158.95	88.39 to 98.03	44,666	42,499
60000 TO 99999	10	86.04	88.42	88.73	9.49	99.65	74.45	110.65	79.30 to 96.75	69,790	61,923
100000 TO 149999	3	76.06	79.00	79.04	7.24	99.95	72.21	88.74	N/A	116,666	92,216
150000 TO 249999	1	100.86	100.86	100.86			100.86	100.86	N/A	161,425	162,810
ALL	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

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:	96	MEDIAN:	94	COV:	24.65	95% Median C.I.:	89.60 to 97.57	(! : Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	93	STD:	23.83	95% Wgt. Mean C.I.:	88.58 to 96.81	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	97	AVG.ABS.DEV:	17.25	95% Mean C.I.:	91.89 to 101.43	
TOTAL Assessed Value:	2,937,515							
AVG. Adj. Sales Price:	33,010	COD:	18.41	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	30,599	PRD:	104.28	MIN Sales Ratio:	50.00			

Printed: 02/17/2007 13:16:36

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	16	91.38	97.33	89.98	24.73	108.17	55.00	166.50	69.67 to 117.50	3,164	2,846
5000 TO 9999	10	99.94	96.11	87.76	19.07	109.51	50.00	142.25	64.21 to 111.83	8,075	7,087
Total \$ _____											
1 TO 9999	26	93.97	96.86	88.62	22.74	109.30	50.00	166.50	80.00 to 106.38	5,052	4,477
10000 TO 29999	27	98.85	99.45	95.45	20.02	104.19	55.45	152.69	81.04 to 114.39	19,087	18,219
30000 TO 59999	33	92.45	92.97	90.94	12.42	102.23	69.35	159.65	84.05 to 95.84	48,803	44,381
60000 TO 99999	8	94.95	102.26	94.38	20.95	108.34	72.21	158.95	72.21 to 158.95	79,425	74,965
100000 TO 149999	1	88.74	88.74	88.74			88.74	88.74	N/A	115,000	102,050
150000 TO 249999	1	100.86	100.86	100.86			100.86	100.86	N/A	161,425	162,810
ALL _____											
	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.84	95.84	95.84			95.84	95.84	N/A	40,000	38,335
0	14	91.38	98.11	91.73	24.25	106.96	55.00	166.50	69.67 to 126.09	2,937	2,694
10	7	90.22	86.23	80.78	21.77	106.74	50.00	117.50	50.00 to 117.50	12,214	9,867
15	5	90.30	84.79	83.34	13.73	101.73	55.58	106.38	N/A	26,200	21,836
20	22	102.34	107.42	101.58	17.47	105.75	66.15	152.69	95.39 to 122.70	23,804	24,180
25	21	88.39	91.38	90.52	14.84	100.95	69.35	158.95	77.37 to 94.34	51,311	46,445
30	24	89.32	94.45	89.83	15.76	105.15	55.45	159.65	82.12 to 104.73	44,531	40,002
35	2	116.70	116.70	107.15	13.57	108.91	100.86	132.53	N/A	100,712	107,910
ALL _____											
	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.84	95.84	95.84			95.84	95.84	N/A	40,000	38,335
0	14	91.38	98.11	91.73	24.25	106.96	55.00	166.50	69.67 to 126.09	2,937	2,694
100	3	99.90	100.11	87.94	13.96	113.85	79.30	121.14	N/A	33,666	29,605
101	72	92.98	94.57	91.59	16.43	103.26	50.00	158.95	88.50 to 97.30	38,137	34,928
104	6	117.24	116.70	106.96	25.09	109.10	75.87	159.65	75.87 to 159.65	40,166	42,962
ALL _____											
	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

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:	96	MEDIAN:	94	COV:	24.65	95% Median C.I.:	89.60 to 97.57	(!: Derived)
TOTAL Sales Price:	3,169,050	WGT. MEAN:	93	STD:	23.83	95% Wgt. Mean C.I.:	88.58 to 96.81	
TOTAL Adj.Sales Price:	3,169,050	MEAN:	97	AVG.ABS.DEV:	17.25	95% Mean C.I.:	91.89 to 101.43	
TOTAL Assessed Value:	2,937,515							
AVG. Adj. Sales Price:	33,010	COD:	18.41	MAX Sales Ratio:	166.50			
AVG. Assessed Value:	30,599	PRD:	104.28	MIN Sales Ratio:	50.00			

Printed: 02/17/2007 13:16:36

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	95.84	95.84	95.84			95.84	95.84	N/A	40,000	38,335
0	14	91.38	98.11	91.73	24.25	106.96	55.00	166.50	69.67 to 126.09	2,937	2,694
10	5	66.15	86.30	65.25	46.61	132.25	50.00	142.25	N/A	10,700	6,982
15	3	110.35	122.43	115.95	14.63	105.59	104.26	152.69	N/A	10,733	12,445
20	11	94.83	94.87	88.45	19.93	107.26	64.21	138.46	69.41 to 122.70	13,727	12,141
25	12	103.50	109.71	108.96	16.76	100.69	77.72	158.95	91.44 to 122.27	32,920	35,869
30	32	87.87	89.86	87.59	13.00	102.60	55.45	126.37	81.04 to 97.30	40,851	35,780
35	9	90.30	99.93	92.23	18.41	108.35	76.06	159.65	77.23 to 132.53	57,722	53,235
40	9	98.85	97.34	95.50	8.09	101.92	72.21	112.10	92.45 to 106.92	69,936	66,791
ALL	96	93.71	96.66	92.69	18.41	104.28	50.00	166.50	89.60 to 97.57	33,010	30,599

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:	18	MEDIAN:	100	COV:	48.98	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	93	STD:	58.40	95% Wgt. Mean C.I.:	73.52 to 112.05
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	41.63	95% Mean C.I.:	90.19 to 148.28
TOTAL Assessed Value:	479,895						
AVG. Adj. Sales Price:	28,733	COD:	41.55	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,660	PRD:	128.50	MIN Sales Ratio:	31.59		

Printed: 02/17/2007 13:16:39

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	94.48	94.48	101.65	7.92	92.95	87.00	101.96	N/A	85,250	86,655
10/01/03 TO 12/31/03	3	95.97	88.00	75.15	10.21	117.10	69.31	98.71	N/A	11,366	8,541
01/01/04 TO 03/31/04	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
04/01/04 TO 06/30/04	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	68.91	68.91	68.91			68.91	68.91	N/A	45,000	31,010
01/01/05 TO 03/31/05	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
04/01/05 TO 06/30/05	3	90.03	91.62	95.67	6.86	95.77	83.16	101.68	N/A	41,333	39,541
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	52.68	52.68	40.69	40.03	129.47	31.59	73.76	N/A	38,250	15,562
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	4	177.50	175.66	175.20	24.21	100.27	126.39	221.25	N/A	7,025	12,307
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	98.71	111.41	100.96	25.56	110.35	69.31	214.57	69.31 to 214.57	34,300	34,627
07/01/04 TO 06/30/05	5	90.03	111.67	91.10	36.47	122.58	68.91	214.57	N/A	34,500	31,429
07/01/05 TO 06/30/06	6	132.70	134.67	76.82	43.27	175.30	31.59	221.25	31.59 to 221.25	17,433	13,392
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	3	112.34	131.94	92.51	43.22	142.62	68.91	214.57	N/A	26,833	24,823
01/01/05 TO 12/31/05	6	86.60	99.13	77.09	41.91	128.60	31.59	214.57	31.59 to 214.57	34,000	26,210
<u>ALL</u>											
	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	2	57.38	57.38	48.00	44.94	119.53	31.59	83.16	N/A	44,000	21,120
PALISADE	5	214.57	161.26	97.35	26.09	165.64	68.91	221.25	N/A	11,900	11,585
RURAL	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
STRATTON	5	101.68	116.69	103.80	30.32	112.42	73.76	216.00	N/A	58,100	60,307
TRENTON	5	98.71	105.88	89.50	20.28	118.29	69.31	139.00	N/A	9,440	8,449
<u>ALL</u>											
	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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	16	97.34	120.76	89.59	47.05	134.79	31.59	221.25	73.76 to 214.57	25,543	22,885
3	2	107.01	107.01	104.82	4.98	102.08	101.68	112.34	N/A	54,250	56,867
<u>ALL</u>											
	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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:	18	MEDIAN:	100	COV:	48.98	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	93	STD:	58.40	95% Wgt. Mean C.I.:	73.52 to 112.05
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	41.63	95% Mean C.I.:	90.19 to 148.28
TOTAL Assessed Value:	479,895						
AVG. Adj. Sales Price:	28,733	COD:	41.55	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,660	PRD:	128.50	MIN Sales Ratio:	31.59		

Printed: 02/17/2007 13:16:39

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	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660
ALL	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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	214.57	161.26	97.35	26.09	165.64	68.91	221.25	N/A	11,900	11,585
43-0079											
44-0001	3	83.16	75.70	65.16	32.37	116.17	31.59	112.34	N/A	40,000	26,063
44-0008	5	101.68	116.69	103.80	30.32	112.42	73.76	216.00	N/A	58,100	60,307
44-0011	5	98.71	105.88	89.50	20.28	118.29	69.31	139.00	N/A	9,440	8,449
73-0017											
NonValid School											
ALL	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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	2	132.70	132.70	126.87	4.75	104.59	126.39	139.00	N/A	6,550	8,310
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	87.00	87.00	87.00			87.00	87.00	N/A	3,500	3,045
1920 TO 1939	8	156.64	145.25	79.42	45.55	182.88	31.59	221.25	31.59 to 221.25	14,512	11,526
1940 TO 1949	1	83.16	83.16	83.16			83.16	83.16	N/A	28,000	23,285
1950 TO 1959	2	81.90	81.90	82.57	9.93	99.18	73.76	90.03	N/A	18,000	14,862
1960 TO 1969	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
1970 TO 1979	3	101.96	94.40	97.22	14.20	97.10	68.91	112.34	N/A	81,333	79,075
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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:	18	MEDIAN:	100	COV:	48.98	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	93	STD:	58.40	95% Wgt. Mean C.I.:	73.52 to 112.05
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	41.63	95% Mean C.I.:	90.19 to 148.28
TOTAL Assessed Value:	479,895						
AVG. Adj. Sales Price:	28,733	COD:	41.55	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,660	PRD:	128.50	MIN Sales Ratio:	31.59		

Printed: 02/17/2007 13:16:39

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	7	139.00	153.01	156.20	37.89	97.96	87.00	221.25	87.00 to 221.25	3,157	4,931
Total \$ _____											
1 TO 9999	7	139.00	153.01	156.20	37.89	97.96	87.00	221.25	87.00 to 221.25	3,157	4,931
10000 TO 29999	6	86.60	109.78	97.22	39.68	112.92	69.31	216.00	69.31 to 216.00	19,100	18,568
30000 TO 59999	2	90.63	90.63	86.96	23.96	104.21	68.91	112.34	N/A	38,500	33,480
60000 TO 99999	2	66.64	66.64	70.87	52.59	94.02	31.59	101.68	N/A	68,250	48,370
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL _____											
	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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	4	97.34	105.17	95.95	14.06	109.61	87.00	139.00	N/A	2,775	2,662
5000 TO 9999	3	214.57	216.80	217.00	1.04	99.91	214.57	221.25	N/A	3,666	7,956
Total \$ _____											
1 TO 9999	7	139.00	153.01	156.20	37.89	97.96	87.00	221.25	87.00 to 221.25	3,157	4,931
10000 TO 29999	7	83.16	98.61	74.66	44.28	132.06	31.59	216.00	31.59 to 216.00	24,942	18,623
30000 TO 59999	2	90.63	90.63	86.96	23.96	104.21	68.91	112.34	N/A	38,500	33,480
60000 TO 99999	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
150000 TO 249999	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
ALL _____											
	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	101.96	120.46	91.53	44.90	131.60	31.59	221.25	73.76 to 214.57	31,007	28,382
10	2	97.34	97.34	97.32	1.41	100.02	95.97	98.71	N/A	3,550	3,455
15	1	69.31	69.31	69.31			69.31	69.31	N/A	27,000	18,715
20	2	158.13	158.13	106.62	35.70	148.31	101.68	214.57	N/A	40,000	42,647
ALL _____											
	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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:	18	MEDIAN:	100	COV:	48.98	95% Median C.I.:	83.16 to 139.00
TOTAL Sales Price:	527,200	WGT. MEAN:	93	STD:	58.40	95% Wgt. Mean C.I.:	73.52 to 112.05
TOTAL Adj.Sales Price:	517,200	MEAN:	119	AVG.ABS.DEV:	41.63	95% Mean C.I.:	90.19 to 148.28
TOTAL Assessed Value:	479,895						
AVG. Adj. Sales Price:	28,733	COD:	41.55	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	26,660	PRD:	128.50	MIN Sales Ratio:	31.59		

Printed: 02/17/2007 13:16:39

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	132.70	132.70	126.87	4.75	104.59	126.39	139.00	N/A	6,550	8,310
304	1	101.96	101.96	101.96			101.96	101.96	N/A	167,000	170,265
344	3	216.00	168.85	122.20	23.45	138.18	69.31	221.25	N/A	14,000	17,108
346	1	31.59	31.59	31.59			31.59	31.59	N/A	60,000	18,955
349	1	112.34	112.34	112.34			112.34	112.34	N/A	32,000	35,950
353	3	214.57	170.77	109.44	20.41	156.03	83.16	214.57	N/A	11,666	12,768
384	2	97.34	97.34	97.32	1.41	100.02	95.97	98.71	N/A	3,550	3,455
406	4	80.38	82.84	87.64	14.31	94.52	68.91	101.68	N/A	35,375	31,002
442	1	90.03	90.03	90.03			90.03	90.03	N/A	19,500	17,555
ALL	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

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	17	98.71	120.27	91.24	44.48	131.81	31.59	221.25	73.76 to 214.57	25,923	23,653
04	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
ALL	18	100.20	119.23	92.79	41.55	128.50	31.59	221.25	83.16 to 139.00	28,733	26,660

2007 Assessment Survey for Hitchcock County
February 28, 2007

I. General Information

A. Staffing and Funding Information

- 1. Deputy(ies) on staff:** NA
- 2. Appraiser(s) on staff:** 1 - Jeff Wilhelm
- 3. Other full-time employees:** 3 - Floyd Schippert - Administrative Manager; Judy McDonald – Assessment Administrative Assistant and Tara Drain – Appraiser Assistant II
- 4. Other part-time employees:** 2 temps
- 5. Number of shared employees:** The full-time appraiser is shared between Harlan and Hitchcock Counties and other assessment offices as needed.
- 6. Assessor's requested budget for current fiscal year:** \$54,943 was the expenditures for the assessment function in 2005-2006
- 7. Part of the budget that is dedicated to the computer system:** \$5,624
- 8. Adopted budget, or granted budget if different from above:** NA
- 9. Amount of total budget set aside for appraisal work:** NA
- 10. Amount of the total budget set aside for education/workshops:** NA
- 11. Appraisal/Reappraisal budget, if not part of the total budget:** \$69,586
- 12. Other miscellaneous funds:** NA
- 13. Total budget:** \$124,530
 - a. Was any of last year's budget not used?** NA

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

- 1. Data collection done by:** Appraisal and office staff

2. **Valuation done by:** Appraisal and office staff

3. **Pickup work done by:** Appraisal and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	32		66	98

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

5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** 2006

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?** Currently multiple regression is not used in Hitchcock County; however sales derived from the market are utilized to create depreciation schedules.

7. **Number of market areas/neighborhoods for this property class:** Six; which basically follow the "Assessors Location" on the Statistical Report.

8. **How are these defined?** Location and similar characteristics

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

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

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

C. Commercial/Industrial Appraisal Information

1. **Data collection done by:** Appraisal and office staff

2. **Valuation done by:** Appraisal and office staff

3. **Pickup work done by whom:** Appraisal and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	6		3	9

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2002
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** June 2005
6. **When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?** 2005 – When applicable
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?** Hitchcock County has few commercial properties; therefore this approach is generally not applicable however it may be used to assist in valuing properties in some classes.
8. **Number of market areas/neighborhoods for this property class?** Five; which follow the “Assessor’s Location” on the Statistical Report
9. **How are these defined?** Location and similar characteristics
10. **Is “Assessor Location” a usable valuation identity?** No – there are too few sales
11. **Does the assessor location “suburban” mean something other than rural commercial?** NA

D. Agricultural Appraisal Information

1. **Data collection done by:** Appraisal and office staff
2. **Valuation done by:** Appraisal and office staff
3. **Pickup work done by whom:** Appraisal and office staff

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	6		24	30

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** At the time of this survey information, a draft was available. Directive 07-01 dated March 9, 2007 is in place.

How is your agricultural land defined? By primary use

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?** Not applicable for agricultural buildings or agricultural land.
6. **What is the date of the soil survey currently used?** 1970
7. **What date was the last countywide land use study completed?** The land use study is ongoing every assessment year in Hitchcock County.
 - a. **By what method? (Physical inspection, FSA maps, etc.)** FSA maps and all other forms of discovery.
 - b. **By whom?** Staff
 - c. **What proportion is complete / implemented at this time?** 100% of reported and knowledgeable information
8. **Number of market areas/neighborhoods for this property class:** 1
9. **How are these defined?** Topography and land classification groups-county wide.
10. **Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** Yes, a one mile corridor along the Republican River which is indicated by Area 100 on the Statistical Report.

E. Computer, Automation Information and GIS

1. **Administrative software:** TerraScan
2. **CAMA software:** TerraScan
3. **Cadastral maps: Are they currently being used?** Yes but they are in very poor condition.
 - a. **Who maintains the Cadastral Maps?** Staff
4. **Does the county have GIS software?** No
 - a. **Who maintains the GIS software and maps?** NA
5. **Personal Property software:** TerraScan

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Trenton and Culbertson

c. When was zoning implemented? June 2000

G. Contracted Services

1. Appraisal Services: Pritchard & Abbott are contracted to appraise oil and gas mineral interest.

2. Other Services: NA

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

The County information on the WEB is utilized by the public. The major complaint by the user is that the county's maps are old and in very poor condition.

The information in this Survey was provided by the State Assessment Administrative Manager and the State Appraiser for Hitchcock and Harlan Counties.

II. Assessment Actions

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

- 1. Residential** – The Villages of Culbertson and Palisade were reviewed and valuations were adjusted according to the market. Continued maintenance was ongoing throughout the year.
- 2. Commercial** – Other than general maintenance there were no major valuation changes within the commercial class of property for 2007.
- 3. Agricultural** – After the county’s analysis it was determined an increase would be applied to the grassland classification groups, including special value, for assessment year 2007.
- 4. Other** – The CREP and EQUIP acres are identified by Land Classification Codes on property record cards. No market information is available on CREP or EQUIP to establish different market values until further directives are issued.

County 44 - Hitchcock

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,175	Value 294,771,415	Total Growth 2,979,595 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	180	401,995	0	0	34	276,090	214	678,085	
2. Res Improv Land	966	2,296,485	0	0	198	1,627,355	1,164	3,923,840	
3. Res Improvements	973	28,704,510	0	0	211	12,148,115	1,184	40,852,625	
4. Res Total	1,153	31,402,990	0	0	245	14,051,560	1,398	45,454,550	463,735
% of Total	82.47	69.08	0.00	0.00	17.52	30.91	33.48	15.42	15.56
5. Rec UnImp Land	0	0	0	0	14	35,200	14	35,200	
6. Rec Improv Land	1	2,000	0	0	43	125,090	44	127,090	
7. Rec Improvements	1	7,835	0	0	173	2,455,435	174	2,463,270	
8. Rec Total	1	9,835	0	0	187	2,615,725	188	2,625,560	19,665
% of Total	0.53	0.37	0.00	0.00	99.46	99.62	4.50	0.89	0.65
Res+Rec Total	1,154	31,412,825	0	0	432	16,667,285	1,586	48,080,110	483,400
% of Total	72.76	65.33	0.00	0.00	27.23	34.66	37.98	16.31	16.22

County 44 - Hitchcock

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,175	Value 294,771,415	Total Growth 2,979,595 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	29	59,015	0	0	5	39,530	34	98,545	
10. Comm Improv Land	126	310,915	0	0	19	139,645	145	450,560	
11. Comm Improvements	133	5,141,455	0	0	38	2,385,335	171	7,526,790	
12. Comm Total	162	5,511,385	0	0	43	2,564,510	205	8,075,895	163,800
% of Total	79.02	68.24	0.00	0.00	20.97	31.75	4.91	2.73	5.49
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	3	39,415	0	0	3	133,620	6	173,035	
15. Ind Improvements	4	1,945,705	0	0	3	18,139,470	7	20,085,175	
16. Ind Total	4	1,985,120	0	0	3	18,273,090	7	20,258,210	2,250,000
% of Total	57.14	9.79	0.00	0.00	42.85	90.20	0.16	6.87	75.51
Comm+Ind Total	166	7,496,505	0	0	46	20,837,600	212	28,334,105	2,413,800
% of Total	78.30	26.45	0.00	0.00	21.69	73.54	5.07	9.61	81.01
17. Taxable Total	1,320	38,909,330	0	0	478	37,504,885	1,798	76,414,215	2,897,200
% of Total	73.41	50.91	0.00	0.00	26.58	21.81	43.06	25.92	97.23

County 44 - Hitchcock

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	133	47,937,010
24. Mineral Interest-Non-Producing	0	0	0	0	23	9,950
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	133	47,937,010	0	0		
24. Mineral Interest-Non-Producing	23	9,950	0	0		
25. Mineral Interest Total	156	47,946,960	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	128	0	151	279

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,748	107,568,690	1,748	107,568,690
28. Ag-Improved Land	0	0	0	0	446	44,444,815	446	44,444,815
29. Ag-Improvements	0	0	0	0	473	18,396,735	473	18,396,735
30. Ag-Total Taxable							2,221	170,410,240

County 44 - Hitchcock

2007 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	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	13	18.000	38,100	13	18.000	38,100	
32. HomeSite Improv Land	327	862.100	1,886,080	327	862.100	1,886,080	
33. HomeSite Improvements	292		13,389,410	292		13,389,410	82,395
34. HomeSite Total				305	880.100	15,313,590	
35. FarmSite UnImp Land	32	32.240	16,120	32	32.240	16,120	
36. FarmSite Impr Land	116	157.150	111,875	116	157.150	111,875	
37. FarmSite Improv	453		5,007,325	453		5,007,325	0
38. FarmSite Total				485	189.390	5,135,320	
39. Road & Ditches		5,450.090			5,450.090		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				790	6,519.580	20,448,910	82,395

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	240	34,585.370	12,549,260	240	34,585.370	12,549,260
44. Recapture Val			17,873,175			17,873,175

County 44 - Hitchcock

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 10

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	5,472.430	5,158,765	5,472.430	5,158,765
47. 2A1	0.000	0	0.000	0	526.110	368,280	526.110	368,280
48. 2A	0.000	0	0.000	0	1,207.210	784,690	1,207.210	784,690
49. 3A1	0.000	0	0.000	0	131.000	78,600	131.000	78,600
50. 3A	0.000	0	0.000	0	277.720	138,860	277.720	138,860
51. 4A1	0.000	0	0.000	0	541.500	238,260	541.500	238,260
52. 4A	0.000	0	0.000	0	421.000	185,240	421.000	185,240
53. Total	0.000	0	0.000	0	8,576.970	6,952,695	8,576.970	6,952,695
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	3,538.350	1,556,870	3,538.350	1,556,870
56. 2D1	0.000	0	0.000	0	304.000	121,600	304.000	121,600
57. 2D	0.000	0	0.000	0	727.840	254,740	727.840	254,740
58. 3D1	0.000	0	0.000	0	232.000	74,240	232.000	74,240
59. 3D	0.000	0	0.000	0	115.000	31,625	115.000	31,625
60. 4D1	0.000	0	0.000	0	607.160	166,980	607.160	166,980
61. 4D	0.000	0	0.000	0	445.650	98,045	445.650	98,045
62. Total	0.000	0	0.000	0	5,970.000	2,304,100	5,970.000	2,304,100
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	909.900	193,880	909.900	193,880
65. 2G1	0.000	0	0.000	0	354.530	72,680	354.530	72,680
66. 2G	0.000	0	0.000	0	1,000.290	207,065	1,000.290	207,065
67. 3G1	0.000	0	0.000	0	106.000	21,730	106.000	21,730
68. 3G	0.000	0	0.000	0	440.490	90,300	440.490	90,300
69. 4G1	0.000	0	0.000	0	1,571.950	322,260	1,571.950	322,260
70. 4G	0.000	0	0.000	0	14,430.250	3,064,800	14,430.250	3,064,800
71. Total	0.000	0	0.000	0	18,813.410	3,972,715	18,813.410	3,972,715
72. Waste	0.000	0	0.000	0	2,017.810	77,475	2,017.810	77,475
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		540.010		540.010	
75. Total	0.000	0	0.000	0	35,378.190	13,306,985	35,378.190	13,306,985

County 44 - Hitchcock

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 90

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	24,044.930	20,356,270	24,044.930	20,356,270
47. 2A1	0.000	0	0.000	0	1,324.270	926,990	1,324.270	926,990
48. 2A	0.000	0	0.000	0	1,133.630	736,860	1,133.630	736,860
49. 3A1	0.000	0	0.000	0	639.000	383,400	639.000	383,400
50. 3A	0.000	0	0.000	0	106.800	53,400	106.800	53,400
51. 4A1	0.000	0	0.000	0	879.240	386,865	879.240	386,865
52. 4A	0.000	0	0.000	0	849.190	373,645	849.190	373,645
53. Total	0.000	0	0.000	0	28,977.060	23,217,430	28,977.060	23,217,430
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	147,867.660	65,182,855	147,867.660	65,182,855
56. 2D1	0.000	0	0.000	0	1,809.660	723,865	1,809.660	723,865
57. 2D	0.000	0	0.000	0	2,026.050	716,315	2,026.050	716,315
58. 3D1	0.000	0	0.000	0	18,792.270	6,013,540	18,792.270	6,013,540
59. 3D	0.000	0	0.000	0	267.000	73,425	267.000	73,425
60. 4D1	0.000	0	0.000	0	7,808.860	2,148,765	7,808.860	2,148,765
61. 4D	0.000	0	0.000	0	4,086.250	901,170	4,086.250	901,170
62. Total	0.000	0	0.000	0	182,657.750	75,759,935	182,657.750	75,759,935
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	13,605.180	2,803,845	13,605.180	2,803,845
65. 2G1	0.000	0	0.000	0	1,463.720	309,230	1,463.720	309,230
66. 2G	0.000	0	0.000	0	2,037.350	426,235	2,037.350	426,235
67. 3G1	0.000	0	0.000	0	3,111.580	637,860	3,111.580	637,860
68. 3G	0.000	0	0.000	0	638.000	141,810	638.000	141,810
69. 4G1	0.000	0	0.000	0	7,161.760	1,479,610	7,161.760	1,479,610
70. 4G	0.000	0	0.000	0	154,921.200	31,811,865	154,921.200	31,811,865
71. Total	0.000	0	0.000	0	182,938.790	37,610,455	182,938.790	37,610,455
72. Waste	0.000	0	0.000	0	4,439.880	66,525	4,439.880	66,525
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		396.070		396.070	
75. Total	0.000	0	0.000	0	399,013.480	136,654,345	399,013.480	136,654,345

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	37,554.030	30,170,125	37,554.030	30,170,125
77.Dry Land	0.000	0	0.000	0	188,627.750	78,064,035	188,627.750	78,064,035
78.Grass	0.000	0	0.000	0	201,752.200	41,583,170	201,752.200	41,583,170
79.Waste	0.000	0	0.000	0	6,457.690	144,000	6,457.690	144,000
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	936.080	0	936.080	0
82.Total	0.000	0	0.000	0	434,391.670	149,961,330	434,391.670	149,961,330

2007 Agricultural Land Detail

County 44 - Hitchcock

Market Area: **10**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,472.430	63.80%	5,158,765	74.20%	942.682
2A1	526.110	6.13%	368,280	5.30%	700.005
2A	1,207.210	14.08%	784,690	11.29%	650.002
3A1	131.000	1.53%	78,600	1.13%	600.000
3A	277.720	3.24%	138,860	2.00%	500.000
4A1	541.500	6.31%	238,260	3.43%	440.000
4A	421.000	4.91%	185,240	2.66%	440.000
Irrigated Total	8,576.970	100.00%	6,952,695	100.00%	810.623

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	3,538.350	59.27%	1,556,870	67.57%	439.998
2D1	304.000	5.09%	121,600	5.28%	400.000
2D	727.840	12.19%	254,740	11.06%	349.994
3D1	232.000	3.89%	74,240	3.22%	320.000
3D	115.000	1.93%	31,625	1.37%	275.000
4D1	607.160	10.17%	166,980	7.25%	275.018
4D	445.650	7.46%	98,045	4.26%	220.004
Dry Total	5,970.000	100.00%	2,304,100	100.00%	385.946

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	909.900	4.84%	193,880	4.88%	213.078
2G1	354.530	1.88%	72,680	1.83%	205.003
2G	1,000.290	5.32%	207,065	5.21%	207.004
3G1	106.000	0.56%	21,730	0.55%	205.000
3G	440.490	2.34%	90,300	2.27%	204.998
4G1	1,571.950	8.36%	322,260	8.11%	205.006
4G	14,430.250	76.70%	3,064,800	77.15%	212.387
Grass Total	18,813.410	100.00%	3,972,715	100.00%	211.164

Irrigated Total	8,576.970	24.24%	6,952,695	52.25%	810.623
Dry Total	5,970.000	16.87%	2,304,100	17.31%	385.946
Grass Total	18,813.410	53.18%	3,972,715	29.85%	211.164
Waste	2,017.810	5.70%	77,475	0.58%	38.395
Other	0.000	0.00%	0	0.00%	0.000
Exempt	540.010	1.53%			
Market Area Total	35,378.190	100.00%	13,306,985	100.00%	376.135

As Related to the County as a Whole

Irrigated Total	8,576.970	22.84%	6,952,695	23.04%	
Dry Total	5,970.000	3.16%	2,304,100	2.95%	
Grass Total	18,813.410	9.33%	3,972,715	9.55%	
Waste	2,017.810	31.25%	77,475	53.80%	
Other	0.000	0.00%	0	0.00%	
Exempt	540.010	57.69%			
Market Area Total	35,378.190	8.14%	13,306,985	8.87%	

2007 Agricultural Land Detail

County 44 - Hitchcock

Market Area: **90**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	24,044.930	82.98%	20,356,270	87.68%	846.593
2A1	1,324.270	4.57%	926,990	3.99%	700.000
2A	1,133.630	3.91%	736,860	3.17%	650.000
3A1	639.000	2.21%	383,400	1.65%	600.000
3A	106.800	0.37%	53,400	0.23%	500.000
4A1	879.240	3.03%	386,865	1.67%	439.999
4A	849.190	2.93%	373,645	1.61%	440.001
Irrigated Total	28,977.060	100.00%	23,217,430	100.00%	801.234
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	147,867.660	80.95%	65,182,855	86.04%	440.818
2D1	1,809.660	0.99%	723,865	0.96%	400.000
2D	2,026.050	1.11%	716,315	0.95%	353.552
3D1	18,792.270	10.29%	6,013,540	7.94%	320.000
3D	267.000	0.15%	73,425	0.10%	275.000
4D1	7,808.860	4.28%	2,148,765	2.84%	275.170
4D	4,086.250	2.24%	901,170	1.19%	220.537
Dry Total	182,657.750	100.00%	75,759,935	100.00%	414.764
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	13,605.180	7.44%	2,803,845	7.45%	206.086
2G1	1,463.720	0.80%	309,230	0.82%	211.263
2G	2,037.350	1.11%	426,235	1.13%	209.210
3G1	3,111.580	1.70%	637,860	1.70%	204.995
3G	638.000	0.35%	141,810	0.38%	222.272
4G1	7,161.760	3.91%	1,479,610	3.93%	206.598
4G	154,921.200	84.68%	31,811,865	84.58%	205.342
Grass Total	182,938.790	100.00%	37,610,455	100.00%	205.590
Irrigated Total	28,977.060	7.26%	23,217,430	16.99%	801.234
Dry Total	182,657.750	45.78%	75,759,935	55.44%	414.764
Grass Total	182,938.790	45.85%	37,610,455	27.52%	205.590
Waste	4,439.880	1.11%	66,525	0.05%	14.983
Other	0.000	0.00%	0	0.00%	0.000
Exempt	396.070	0.10%			
Market Area Total	399,013.480	100.00%	136,654,345	100.00%	342.480

As Related to the County as a Whole

Irrigated Total	28,977.060	77.16%	23,217,430	76.96%	
Dry Total	182,657.750	96.84%	75,759,935	97.05%	
Grass Total	182,938.790	90.67%	37,610,455	90.45%	
Waste	4,439.880	68.75%	66,525	46.20%	
Other	0.000	0.00%	0	0.00%	
Exempt	396.070	42.31%			
Market Area Total	399,013.480	91.86%	136,654,345	91.13%	

2007 Agricultural Land Detail

County 44 - Hitchcock

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	37,554.030	30,170,125
Dry	0.000	0	0.000	0	188,627.750	78,064,035
Grass	0.000	0	0.000	0	201,752.200	41,583,170
Waste	0.000	0	0.000	0	6,457.690	144,000
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	936.080	0
Total	0.000	0	0.000	0	434,391.670	149,961,330

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	37,554.030	30,170,125	37,554.030	8.65%	30,170,125	20.12%	803.379
Dry	188,627.750	78,064,035	188,627.750	43.42%	78,064,035	52.06%	413.852
Grass	201,752.200	41,583,170	201,752.200	46.44%	41,583,170	27.73%	206.110
Waste	6,457.690	144,000	6,457.690	1.49%	144,000	0.10%	22.299
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	936.080	0	936.080	0.22%	0	0.00%	0.000
Total	434,391.670	149,961,330	434,391.670	100.00%	149,961,330	100.00%	345.221

* Department of Property Assessment & Taxation Calculates

**2006 PLAN OF ASSESSMENT
FOR
HITCHCOCK COUNTY**

Introduction

Pursuant to section Neb. Laws 2005, LB 263, Section 9, the Assessment Administrative Manager shall submit a Plan of Assessment to the County Board of Equalization on or before July 31, 2006 and to the Department of Property Assessment and Taxation on or before October 31, 2006, and every three years thereafter. The Assessment Administrative Manager shall update the Plan each year between the adoption of each three-year Plan.

Purpose of the Plan of Assessment

The Plan of Assessment and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from a Progress Report developed by the Department and presented to the Assessment Administrative Manager on or before July 31. The Plan shall propose actions to be taken for the following three years to assure uniform and proportionate assessments that are within the statutory and administrative guidelines for the level of value and quality of assessment. The Assessment Administrative Manager shall establish procedures and the course of action to be taken during the three-year Plan of Assessment.

Responsibilities of Assessment

Record Maintenance

 Mapping

 Ownership

 Report Generation

 Abstract

 Certification of Values

 School District Taxable Value Report

 CTL

 Tax List Corrections

 Administer Homestead Exemption

 Administer Personal Property

 Generate Tax Roll

Responsibilities of Appraisal

Value all Real Property

- Develop Plan of Review
- Establish procedure for Pickup Work
- Review Sales
- Update all Values on an Annual Basis.

Personnel Count

Assessment

- 1- 1- Assessment Administrative Manager – required to pass test and maintain an Assessors Certificate issued by Department of Property Assessment & Taxation.
- 2- 1- Assessment Administrative Assistant

Appraisal

- 1- 1- State Appraiser – required to pass test and maintain an Appraisal license issued by State Appraisal Board.
- 2- 1- Assistant State Appraiser.

History

Hitchcock County became a State assumed county in July 2000. As we were a State CAPS county previously, we received the same CAMA package that is now used by the State assumed counties when they converted those counties in Feb. 2000. At this time all data is entered in the ATR file and appraisal file. We have all Residential data, Recreational mobile homes, Commercial properties and Rural houses with digital pictures and sketches in the Appraisal File. Rural out-buildings with pictures are all entered at the present time. Ag land is entered in the ATR file and appraisal file. The data being used is from a completed review of all properties in the county during 2004 and review of sales that have taken place and building permits that we obtain. We have been taking and entering on the computer current Digital pictures of all sales and review work.

Parcel Count

Hitchcock County has approx 4470 parcels. Of this total we have the following:

1161 Residential with a value of	\$29,946,305
201 Commercial with a value of	\$7,890,475
7 Industrial with a value of	\$18,008,210
2222 Agricultural with a value of	\$167,575,285
235 Rural acreages with a value of	\$13,563,570
157 Minerals	\$42,471,730
189 Recreational with a value of	\$ 2,481,210
11 Central Assessed parcels	\$15,162,106
280 Exempt parcels	
655 Personal Property Schedules	\$27,786,187

Cadastral Maps

The counties Cadastral maps are not dated and are assumed to be around 1930. Rural maps are 4 sections to a page and a scale of 1" = 660'. There are scaled City maps with scale of 1" = 100'. All split parcels and new subdivisions are kept up to date by the assessment staff, as well as ownership changes. At the present time, they are in need of up dating and some repair work as many years of use has taken its toll. We are anxiously awaiting GIS system.

Property Record Cards

The system contains information from the current county wide review and yearly updated figures. The rural parcels each contain a map from the FSA Office. We utilize the property records available from the Terra Scan system by printing ATR property card and also Appraisal print-out. These records are in good condition. The Terra Scan system has both a working and historical appraisal file that at the present time needs design changes.

Real Estate Transfers (521's)

Real estate transfer statements are handled by the Assessment staff for change of ownership, record cards, any splits or combinations that needs to be made. Sales file info is up-dated and supporting data is attached. Sales verification forms are mailed to the buyer and seller to be completed and returned to the office on all 521's. Each sale is given to the Appraisal staff for verification such as new digital pictures and reviewed for accuracy of information.

Current plan for Hitchcock County

Assessment /Sale Ratio Statistics for Tax Year 2006

<u>Class</u>	<u>Ratio</u>	<u>C.O.D.*</u>	<u>P.R.D.**</u>
Residential	.96	15.56	103.29
Commercial	.97	24.86	111.79
Ag-Land	.78	15.96	98.59
Re-capture	.80		

- * Coefficient of Dispersion
- ** Price Related Differential

Tax year 2007

Conduct a complete reappraisal in the Village of Palisade and Culbertson with a review and a statistical study done in the other Villages. Review of all Improvements on Leased Land. Do a study on the predominant use and value on land in Special Valuation. Do a study on the value of ag land in city limits. Get neighborhood excess land value in line with ag prices. Review mobile homes at Good Life Marina. Implement GIS. Review Laker's North Shore land sales. We will do regular pick-up work from permits received from the Village offices and also the Zoning Director. The Appraisal staff will continue to up-date the Depreciation Tables and Site improvement tables from the market. We will look at possible Market Areas in rural sales. County was completely reviewed on site in 2004. Will start 1/3 county wide review.

Tax year 2008

Review statistics to determine if any adjustments need to be made. Review market areas, if created, and special valuation that is in place. Do normal pick-up work and sales review. We will continue to update Digital pictures of any properties as needed. Utilize new GIS. Work on completing another 1/3 of county wide review.

Tax year 2009

Review statistics to determine if any major or minor adjustments need to be made. Review market areas and special valuation as needed. Do regular pick-up work and sales review. Continue to use GIS. Finish up county wide review.

Conclusion

All work done by Assessment staff or Appraisal staff will be done in accordance with Department of Property Assessment & Taxation rules and regulations. All Statutes and mandates that may be issued will be followed in completion of our work. We look to our State Office Staff and Field Liaisons for any assistance they may provide to us in carrying out our assignments.

Respectfully,

Floyd Schippert
Assessment Manager
for Harlan & Hitchcock

Judy K. McDonald
Assistant Assessment Manager
for Hitchcock

Jeffrey S. Wilhelm
Appraiser
for Harlan & Hitchcock

2007 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Hitchcock County

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

Agricultural Land

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

Special Valuation of Agricultural Land


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

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Hitchcock County is 72% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Hitchcock County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION For
Hitchcock County**

I. Agricultural Land Value Correlation

In Hitchcock County there are 50 qualified unimproved agricultural sales that are valued as having non-influenced values. The measures of central tendency rounded (median 73%, weighted mean 77%, mean 76%) are similar and offer support for each other. The measures of dispersion will indicate the coefficient of dispersion (14.32%) and the price-related differential (98.74%) to be within the prescribed parameters. Overall the measures of central tendency and measures of dispersion indicate that the standards of level of value and quality of assessment have been met.

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:36:16

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	7	79.62	79.88	81.10	18.35	98.49	57.79	106.59	57.79 to 106.59	115,605	93,755
01/01/04 TO 03/31/04	7	89.50	86.70	86.79	12.60	99.89	66.76	103.56	66.76 to 103.56	98,415	85,418
04/01/04 TO 06/30/04	1	66.29	66.29	66.29			66.29	66.29	N/A	21,045	13,950
07/01/04 TO 09/30/04	3	66.17	68.97	68.60	5.53	100.54	64.88	75.86	N/A	98,800	67,778
10/01/04 TO 12/31/04	5	73.75	74.15	75.19	3.31	98.62	69.20	78.56	N/A	135,460	101,859
01/01/05 TO 03/31/05	4	73.18	73.07	72.52	4.31	100.77	69.34	76.60	N/A	107,000	77,595
04/01/05 TO 06/30/05	8	64.33	72.75	74.56	18.26	97.57	57.55	106.32	57.55 to 106.32	106,226	79,206
07/01/05 TO 09/30/05	1	70.06	70.06	70.06			70.06	70.06	N/A	26,629	18,655
10/01/05 TO 12/31/05	3	83.52	82.20	83.29	9.18	98.69	70.04	93.04	N/A	267,832	223,076
01/01/06 TO 03/31/06	6	75.43	78.04	76.76	8.22	101.67	69.05	95.63	69.05 to 95.63	104,433	80,165
04/01/06 TO 06/30/06	5	66.63	71.08	69.55	15.86	102.20	51.79	100.65	N/A	111,264	77,387
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	83.45	82.16	83.48	16.64	98.42	57.79	106.59	66.76 to 93.36	101,279	84,544
07/01/04 TO 06/30/05	20	71.85	72.60	73.58	10.72	98.67	57.55	106.32	64.88 to 76.05	112,575	82,833
07/01/05 TO 06/30/06	15	72.49	76.02	77.29	12.88	98.36	51.79	100.65	69.05 to 83.52	134,203	103,721
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	74.81	78.18	78.67	12.73	99.38	64.88	103.56	66.76 to 89.50	105,228	82,781
01/01/05 TO 12/31/05	16	70.28	74.43	77.42	13.72	96.15	57.55	106.32	63.77 to 83.52	131,746	101,995
<u>ALL</u>											
	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:36:16

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4083	6	80.81	80.06	82.23	10.87	97.36	63.77	91.46	63.77 to 91.46	96,399	79,267	
4085	3	73.21	70.96	70.02	6.16	101.35	63.08	76.60	N/A	78,933	55,268	
4087	3	100.65	91.18	100.97	13.35	90.30	66.29	106.59	N/A	84,181	85,000	
4089	6	71.50	72.19	72.20	6.12	99.98	66.17	83.45	66.17 to 83.45	139,816	100,948	
4091	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845	
4285	2	73.44	73.44	72.23	4.64	101.68	70.04	76.85	N/A	226,750	163,787	
4289	2	69.59	69.59	69.62	0.82	99.96	69.02	70.16	N/A	107,500	74,840	
4291	5	66.63	69.62	69.86	6.59	99.65	64.88	75.86	N/A	78,400	54,773	
4293	1	78.56	78.56	78.56			78.56	78.56	N/A	282,000	221,550	
4327	2	76.49	76.49	68.15	22.06	112.23	59.62	93.36	N/A	108,700	74,082	
4331	4	65.77	69.74	66.19	19.16	105.36	51.79	95.63	N/A	100,730	66,671	
4531	4	81.55	84.69	90.91	18.38	93.16	69.34	106.32	N/A	179,657	163,320	
4533	4	74.41	73.81	71.54	8.22	103.18	66.19	80.24	N/A	115,250	82,450	
4535	4	70.66	72.93	76.92	21.59	94.81	57.55	92.85	N/A	52,599	40,457	
4537	1	81.21	81.21	81.21			81.21	81.21	N/A	40,000	32,485	
4539	2	102.41	102.41	103.40	1.13	99.03	101.25	103.56	N/A	117,880	121,892	
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
90	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	

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	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:36:16

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	69.99	77.24	78.93	17.24	97.86	63.08	106.59	64.88 to 100.65	88,949	70,211
43-0079											
44-0001	14	70.28	74.82	77.00	13.18	97.17	51.79	106.32	66.17 to 93.04	156,924	120,833
44-0008	12	77.31	81.15	83.86	11.80	96.76	63.77	103.56	74.00 to 91.46	103,750	87,007
44-0011	13	70.16	74.04	72.51	14.66	102.11	57.55	93.36	59.62 to 83.52	92,599	67,148
73-0017	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845
NonValid School											
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	66.63	66.63	66.63			66.63	66.63	N/A	12,000	7,995
50.01 TO 100.00	7	74.00	75.24	74.64	12.43	100.80	57.79	101.25	57.79 to 101.25	31,130	23,235
100.01 TO 180.00	19	73.21	73.59	73.01	10.37	100.80	57.55	93.36	64.88 to 79.62	94,197	68,770
180.01 TO 330.00	10	79.40	80.40	76.89	13.33	104.56	63.08	100.65	68.35 to 95.63	148,500	114,188
330.01 TO 650.00	10	69.75	72.62	72.78	14.16	99.78	51.79	106.59	59.62 to 91.46	149,172	108,566
650.01 +	3	103.56	100.97	98.53	4.27	102.48	93.04	106.32	N/A	262,453	258,606
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

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	16	74.93	73.66	72.92	9.16	101.02	62.48	89.50	64.88 to 81.21	88,299	64,385
DRY-N/A	8	85.85	86.10	85.17	12.99	101.10	66.19	103.56	66.19 to 103.56	138,482	117,940
GRASS	12	69.56	74.41	79.80	13.63	93.25	57.79	101.25	66.29 to 93.04	88,359	70,513
GRASS-N/A	8	69.92	76.82	77.54	24.66	99.07	51.79	106.59	51.79 to 106.59	117,223	90,895
IRRGTD	1	72.49	72.49	72.49			72.49	72.49	N/A	181,000	131,215
IRRGTD-N/A	5	76.85	75.45	74.02	6.15	101.93	68.35	83.45	N/A	216,800	160,484
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:36:16

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	18	74.93	75.16	74.57	10.13	100.80	62.48	100.65	66.17 to 81.21	95,294	71,059
DRY-N/A	6	85.85	85.74	86.25	12.10	99.41	66.19	103.56	66.19 to 103.56	134,226	115,769
GRASS	18	70.11	77.24	81.05	18.13	95.30	51.79	106.59	66.63 to 93.04	99,307	80,488
GRASS-N/A	2	58.58	58.58	59.14	1.77	99.06	57.55	59.62	N/A	105,280	62,265
IRRGTD	1	72.49	72.49	72.49			72.49	72.49	N/A	181,000	131,215
IRRGTD-N/A	5	76.85	75.45	74.02	6.15	101.93	68.35	83.45	N/A	216,800	160,484
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

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	24	75.96	77.81	78.30	11.81	99.37	62.48	103.56	69.02 to 83.52	105,027	82,237
GRASS	19	70.06	76.31	79.26	17.97	96.28	51.79	106.59	66.29 to 93.04	102,628	81,347
GRASS-N/A	1	57.55	57.55	57.55			57.55	57.55	N/A	48,160	27,715
IRRGTD	5	72.49	73.26	72.98	4.70	100.38	68.35	78.56	N/A	233,000	170,037
IRRGTD-N/A	1	83.45	83.45	83.45			83.45	83.45	N/A	100,000	83,450
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

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	5	66.63	72.40	70.78	14.18	102.29	57.79	101.25	N/A	20,382	14,427
30000 TO 59999	7	76.05	78.32	79.05	11.77	99.07	57.55	93.36	57.55 to 93.36	47,480	37,534
60000 TO 99999	10	79.93	82.65	82.40	9.08	100.31	69.05	100.65	75.86 to 95.63	83,974	69,196
100000 TO 149999	17	69.02	70.85	71.43	10.90	99.19	51.79	106.59	63.77 to 76.85	115,321	82,375
150000 TO 249999	8	73.12	80.22	79.64	18.54	100.72	59.62	106.32	59.62 to 106.32	192,970	153,681
250000 TO 499999	3	78.56	80.55	81.95	9.76	98.29	70.04	93.04	N/A	335,166	274,655
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

PA&T 2007 R&O Agricultural Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:36:16

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	66.63	66.63	66.63			66.63	66.63	N/A	12,000	7,995
Total \$											
1 TO 9999	1	66.63	66.63	66.63			66.63	66.63	N/A	12,000	7,995
10000 TO 29999	5	66.29	70.59	66.53	16.89	106.10	57.55	101.25	N/A	27,614	18,371
30000 TO 59999	7	79.62	81.47	82.12	7.92	99.21	73.21	93.36	73.21 to 93.36	49,886	40,967
60000 TO 99999	24	69.27	72.58	71.15	12.07	102.02	51.79	100.65	64.88 to 76.60	103,379	73,553
100000 TO 149999	5	76.85	81.54	79.65	13.92	102.37	66.19	106.59	N/A	160,300	127,675
150000 TO 249999	7	78.56	84.58	82.18	16.22	102.91	68.35	106.32	68.35 to 106.32	226,551	186,188
250000 TO 499999	1	93.04	93.04	93.04			93.04	93.04	N/A	416,000	387,040
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

**SPECIAL VALUE SECTION
CORRELATION For
Hitchcock County**

II. Special Value Correlation

Only a small portion of Hitchcock County is affected by special value (primarily along the river). For assessment valuation purposes, the special value has been established using similar uninfluenced sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. It is the opinion that the level of value for special value within Hitchcock County is equal to uninfluenced agricultural level of value.

PA&T 2007 Special Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:05:54

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	7	79.62	79.88	81.10	18.35	98.49	57.79	106.59	57.79 to 106.59	115,605	93,755
01/01/04 TO 03/31/04	7	89.50	86.70	86.79	12.60	99.89	66.76	103.56	66.76 to 103.56	98,415	85,418
04/01/04 TO 06/30/04	1	66.29	66.29	66.29			66.29	66.29	N/A	21,045	13,950
07/01/04 TO 09/30/04	3	66.17	68.97	68.60	5.53	100.54	64.88	75.86	N/A	98,800	67,778
10/01/04 TO 12/31/04	5	73.75	74.15	75.19	3.31	98.62	69.20	78.56	N/A	135,460	101,859
01/01/05 TO 03/31/05	4	73.18	73.07	72.52	4.31	100.77	69.34	76.60	N/A	107,000	77,595
04/01/05 TO 06/30/05	8	64.33	72.75	74.56	18.26	97.57	57.55	106.32	57.55 to 106.32	106,226	79,206
07/01/05 TO 09/30/05	1	70.06	70.06	70.06			70.06	70.06	N/A	26,629	18,655
10/01/05 TO 12/31/05	3	83.52	82.20	83.29	9.18	98.69	70.04	93.04	N/A	267,832	223,076
01/01/06 TO 03/31/06	6	75.43	78.04	76.76	8.22	101.67	69.05	95.63	69.05 to 95.63	104,433	80,165
04/01/06 TO 06/30/06	5	66.63	71.08	69.55	15.86	102.20	51.79	100.65	N/A	111,264	77,387
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	83.45	82.16	83.48	16.64	98.42	57.79	106.59	66.76 to 93.36	101,279	84,544
07/01/04 TO 06/30/05	20	71.85	72.60	73.58	10.72	98.67	57.55	106.32	64.88 to 76.05	112,575	82,833
07/01/05 TO 06/30/06	15	72.49	76.02	77.29	12.88	98.36	51.79	100.65	69.05 to 83.52	134,203	103,721
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	74.81	78.18	78.67	12.73	99.38	64.88	103.56	66.76 to 89.50	105,228	82,781
01/01/05 TO 12/31/05	16	70.28	74.43	77.42	13.72	96.15	57.55	106.32	63.77 to 83.52	131,746	101,995
<u>ALL</u>											
	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

PA&T 2007 Special Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:05:54

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4083	6	80.81	80.06	82.23	10.87	97.36	63.77	91.46	63.77 to 91.46	96,399	79,267	
4085	3	73.21	70.96	70.02	6.16	101.35	63.08	76.60	N/A	78,933	55,268	
4087	3	100.65	91.18	100.97	13.35	90.30	66.29	106.59	N/A	84,181	85,000	
4089	6	71.50	72.19	72.20	6.12	99.98	66.17	83.45	66.17 to 83.45	139,816	100,948	
4091	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845	
4285	2	73.44	73.44	72.23	4.64	101.68	70.04	76.85	N/A	226,750	163,787	
4289	2	69.59	69.59	69.62	0.82	99.96	69.02	70.16	N/A	107,500	74,840	
4291	5	66.63	69.62	69.86	6.59	99.65	64.88	75.86	N/A	78,400	54,773	
4293	1	78.56	78.56	78.56			78.56	78.56	N/A	282,000	221,550	
4327	2	76.49	76.49	68.15	22.06	112.23	59.62	93.36	N/A	108,700	74,082	
4331	4	65.77	69.74	66.19	19.16	105.36	51.79	95.63	N/A	100,730	66,671	
4531	4	81.55	84.69	90.91	18.38	93.16	69.34	106.32	N/A	179,657	163,320	
4533	4	74.41	73.81	71.54	8.22	103.18	66.19	80.24	N/A	115,250	82,450	
4535	4	70.66	72.93	76.92	21.59	94.81	57.55	92.85	N/A	52,599	40,457	
4537	1	81.21	81.21	81.21			81.21	81.21	N/A	40,000	32,485	
4539	2	102.41	102.41	103.40	1.13	99.03	101.25	103.56	N/A	117,880	121,892	
____ALL____	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
90	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	
____ALL____	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	

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	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	
____ALL____	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612	

PA&T 2007 Special Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:05:55

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	69.99	77.24	78.93	17.24	97.86	63.08	106.59	64.88 to 100.65	88,949	70,211
43-0079											
44-0001	14	70.28	74.82	77.00	13.18	97.17	51.79	106.32	66.17 to 93.04	156,924	120,833
44-0008	12	77.31	81.15	83.86	11.80	96.76	63.77	103.56	74.00 to 91.46	103,750	87,007
44-0011	13	70.16	74.04	72.51	14.66	102.11	57.55	93.36	59.62 to 83.52	92,599	67,148
73-0017	1	68.35	68.35	68.35			68.35	68.35	N/A	248,500	169,845
NonValid School											
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	66.63	66.63	66.63			66.63	66.63	N/A	12,000	7,995
50.01 TO 100.00	7	74.00	75.24	74.64	12.43	100.80	57.79	101.25	57.79 to 101.25	31,130	23,235
100.01 TO 180.00	19	73.21	73.59	73.01	10.37	100.80	57.55	93.36	64.88 to 79.62	94,197	68,770
180.01 TO 330.00	10	79.40	80.40	76.89	13.33	104.56	63.08	100.65	68.35 to 95.63	148,500	114,188
330.01 TO 650.00	10	69.75	72.62	72.78	14.16	99.78	51.79	106.59	59.62 to 91.46	149,172	108,566
650.01 +	3	103.56	100.97	98.53	4.27	102.48	93.04	106.32	N/A	262,453	258,606
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

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	16	74.93	73.66	72.92	9.16	101.02	62.48	89.50	64.88 to 81.21	88,299	64,385
DRY-N/A	8	85.85	86.10	85.17	12.99	101.10	66.19	103.56	66.19 to 103.56	138,482	117,940
GRASS	12	69.56	74.41	79.80	13.63	93.25	57.79	101.25	66.29 to 93.04	88,359	70,513
GRASS-N/A	8	69.92	76.82	77.54	24.66	99.07	51.79	106.59	51.79 to 106.59	117,223	90,895
IRRGTD	1	72.49	72.49	72.49			72.49	72.49	N/A	181,000	131,215
IRRGTD-N/A	5	76.85	75.45	74.02	6.15	101.93	68.35	83.45	N/A	216,800	160,484
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

PA&T 2007 Special Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:05:55

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	18	74.93	75.16	74.57	10.13	100.80	62.48	100.65	66.17 to 81.21	95,294	71,059
DRY-N/A	6	85.85	85.74	86.25	12.10	99.41	66.19	103.56	66.19 to 103.56	134,226	115,769
GRASS	18	70.11	77.24	81.05	18.13	95.30	51.79	106.59	66.63 to 93.04	99,307	80,488
GRASS-N/A	2	58.58	58.58	59.14	1.77	99.06	57.55	59.62	N/A	105,280	62,265
IRRGTD	1	72.49	72.49	72.49			72.49	72.49	N/A	181,000	131,215
IRRGTD-N/A	5	76.85	75.45	74.02	6.15	101.93	68.35	83.45	N/A	216,800	160,484
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

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	24	75.96	77.81	78.30	11.81	99.37	62.48	103.56	69.02 to 83.52	105,027	82,237
GRASS	19	70.06	76.31	79.26	17.97	96.28	51.79	106.59	66.29 to 93.04	102,628	81,347
GRASS-N/A	1	57.55	57.55	57.55			57.55	57.55	N/A	48,160	27,715
IRRGTD	5	72.49	73.26	72.98	4.70	100.38	68.35	78.56	N/A	233,000	170,037
IRRGTD-N/A	1	83.45	83.45	83.45			83.45	83.45	N/A	100,000	83,450
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

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	5	66.63	72.40	70.78	14.18	102.29	57.79	101.25	N/A	20,382	14,427
30000 TO 59999	7	76.05	78.32	79.05	11.77	99.07	57.55	93.36	57.55 to 93.36	47,480	37,534
60000 TO 99999	10	79.93	82.65	82.40	9.08	100.31	69.05	100.65	75.86 to 95.63	83,974	69,196
100000 TO 149999	17	69.02	70.85	71.43	10.90	99.19	51.79	106.59	63.77 to 76.85	115,321	82,375
150000 TO 249999	8	73.12	80.22	79.64	18.54	100.72	59.62	106.32	59.62 to 106.32	192,970	153,681
250000 TO 499999	3	78.56	80.55	81.95	9.76	98.29	70.04	93.04	N/A	335,166	274,655
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

PA&T 2007 Special Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	50	MEDIAN:	73	COV:	17.66	95% Median C.I.:	69.20 to 78.56
(AgLand) TOTAL Sales Price:	5,783,748	WGT. MEAN:	77	STD:	13.51	95% Wgt. Mean C.I.:	72.85 to 82.09
(AgLand) TOTAL Adj.Sales Price:	5,783,748	MEAN:	76	AVG.ABS.DEV:	10.52	95% Mean C.I.:	72.75 to 80.24
(AgLand) TOTAL Assessed Value:	4,480,645						
AVG. Adj. Sales Price:	115,674	COD:	14.32	MAX Sales Ratio:	106.59		
AVG. Assessed Value:	89,612	PRD:	98.74	MIN Sales Ratio:	51.79		

Printed: 04/02/2007 20:05:55

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	66.63	66.63	66.63			66.63	66.63	N/A	12,000	7,995
Total \$											
1 TO 9999	1	66.63	66.63	66.63			66.63	66.63	N/A	12,000	7,995
10000 TO 29999	5	66.29	70.59	66.53	16.89	106.10	57.55	101.25	N/A	27,614	18,371
30000 TO 59999	7	79.62	81.47	82.12	7.92	99.21	73.21	93.36	73.21 to 93.36	49,886	40,967
60000 TO 99999	24	69.27	72.58	71.15	12.07	102.02	51.79	100.65	64.88 to 76.60	103,379	73,553
100000 TO 149999	5	76.85	81.54	79.65	13.92	102.37	66.19	106.59	N/A	160,300	127,675
150000 TO 249999	7	78.56	84.58	82.18	16.22	102.91	68.35	106.32	68.35 to 106.32	226,551	186,188
250000 TO 499999	1	93.04	93.04	93.04			93.04	93.04	N/A	416,000	387,040
ALL	50	73.48	76.49	77.47	14.32	98.74	51.79	106.59	69.20 to 78.56	115,674	89,612

**SPECIAL VALUE SECTION
CORRELATION For
Hitchcock County**

III. Recapture Value Correlation

There were thirteen sales that occurred during the timeframe of the sales study that carried a “recapture” value, there is no statistical sample evidence to indicate that the recapture value within the county is outside of the acceptable range. The measures of central tendency rounded (median 72%, weighted mean 69% and mean 73%) are similar and offer support for each other. The measures of dispersion will indicate the coefficient of dispersion (23.61%) and the price-related differential (104.96%) are just slightly out of compliance per the prescribed parameters described for each. Overall the measures of central tendency and measures of dispersion indicate the standards of level of value and quality of assessment have been met.

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	72	COV:	38.08	95% Median C.I.:	58.65 to 84.55
(AgLand) TOTAL Sales Price:	2,061,300	WGT. MEAN:	69	STD:	27.61	95% Wgt. Mean C.I.:	43.80 to 94.35
(AgLand) TOTAL Adj.Sales Price:	2,061,300	MEAN:	73	AVG.ABS.DEV:	16.97	95% Mean C.I.:	55.82 to 89.19
(AgLand) TOTAL Assessed Value:	1,423,840						
AVG. Adj. Sales Price:	158,561	COD:	23.61	MAX Sales Ratio:	140.07		
AVG. Assessed Value:	109,526	PRD:	104.96	MIN Sales Ratio:	16.28		

Printed: 04/02/2007 19:25:15

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	140.07	140.07	140.07			140.07	140.07	N/A	142,000	198,900
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	58.65	58.65	58.65			58.65	58.65	N/A	115,000	67,450
10/01/04 TO 12/31/04	1	79.59	79.59	79.59			79.59	79.59	N/A	235,000	187,045
01/01/05 TO 03/31/05	2	81.94	81.94	81.25	3.19	100.84	79.32	84.55	N/A	102,975	83,670
04/01/05 TO 06/30/05	1	16.28	16.28	16.28			16.28	16.28	N/A	364,350	59,300
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	6	71.44	69.95	76.97	11.27	90.87	47.13	88.23	47.13 to 88.23	133,166	102,500
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	64.40	64.40	64.40			64.40	64.40	N/A	200,000	128,800
<u>Study Years</u>											
07/01/03 TO 06/30/04	1	140.07	140.07	140.07			140.07	140.07	N/A	142,000	198,900
07/01/04 TO 06/30/05	5	79.32	63.68	52.28	22.49	121.80	16.28	84.55	N/A	184,060	96,227
07/01/05 TO 06/30/06	7	70.98	69.15	74.45	11.05	92.88	47.13	88.23	47.13 to 88.23	142,714	106,257
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	69.12	69.12	72.71	15.15	95.06	58.65	79.59	N/A	175,000	127,247
01/01/05 TO 12/31/05	9	71.89	66.65	61.47	19.17	108.43	16.28	88.23	47.13 to 84.55	152,144	93,516
<u>ALL</u>											
	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4285	2	109.70	109.70	111.04	27.69	98.79	79.32	140.07	N/A	135,975	150,990
4287	2	61.53	61.53	62.30	4.67	98.75	58.65	64.40	N/A	157,500	98,125
4323	6	71.44	69.95	76.97	11.27	90.87	47.13	88.23	47.13 to 88.23	133,166	102,500
4327	2	50.42	50.42	28.06	67.71	179.67	16.28	84.55	N/A	220,175	61,780
4329	1	79.59	79.59	79.59			79.59	79.59	N/A	235,000	187,045
<u>ALL</u>											
	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526
<u>ALL</u>											
	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	72	COV:	38.08	95% Median C.I.:	58.65 to 84.55
(AgLand) TOTAL Sales Price:	2,061,300	WGT. MEAN:	69	STD:	27.61	95% Wgt. Mean C.I.:	43.80 to 94.35
(AgLand) TOTAL Adj.Sales Price:	2,061,300	MEAN:	73	AVG.ABS.DEV:	16.97	95% Mean C.I.:	55.82 to 89.19
(AgLand) TOTAL Assessed Value:	1,423,840						
AVG. Adj. Sales Price:	158,561	COD:	23.61	MAX Sales Ratio:	140.07		
AVG. Assessed Value:	109,526	PRD:	104.96	MIN Sales Ratio:	16.28		

Printed: 04/02/2007 19:25:15

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526
ALL											
	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

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											
43-0079											
44-0001	2	109.70	109.70	111.04	27.69	98.79	79.32	140.07	N/A	135,975	150,990
44-0008	6	71.44	69.95	76.97	11.27	90.87	47.13	88.23	47.13 to 88.23	133,166	102,500
44-0011	5	64.40	60.69	51.18	27.70	118.59	16.28	84.55	N/A	198,070	101,371
73-0017											
NonValid School											
ALL											
	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

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	2	59.51	59.51	59.28	20.80	100.39	47.13	71.89	N/A	54,000	32,010
100.01 TO 180.00	6	69.28	62.89	48.51	22.21	129.64	16.28	84.55	16.28 to 84.55	144,883	70,290
180.01 TO 330.00	3	73.87	72.62	72.96	6.85	99.54	64.40	79.59	N/A	200,666	146,401
330.01 TO 650.00	2	114.15	114.15	103.50	22.71	110.29	88.23	140.07	N/A	241,000	249,437
ALL											
	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

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-N/A	1	84.55	84.55	84.55			84.55	84.55	N/A	76,000	64,260
GRASS	1	140.07	140.07	140.07			140.07	140.07	N/A	142,000	198,900
GRASS-N/A	9	67.58	62.11	58.89	19.48	105.48	16.28	88.23	47.13 to 73.87	164,261	96,728
IRRGTD-N/A	2	79.46	79.46	79.50	0.17	99.95	79.32	79.59	N/A	182,475	145,062
ALL											
	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	72	COV:	38.08	95% Median C.I.:	58.65 to 84.55
(AgLand) TOTAL Sales Price:	2,061,300	WGT. MEAN:	69	STD:	27.61	95% Wgt. Mean C.I.:	43.80 to 94.35
(AgLand) TOTAL Adj.Sales Price:	2,061,300	MEAN:	73	AVG.ABS.DEV:	16.97	95% Mean C.I.:	55.82 to 89.19
(AgLand) TOTAL Assessed Value:	1,423,840						
AVG. Adj. Sales Price:	158,561	COD:	23.61	MAX Sales Ratio:	140.07		
AVG. Assessed Value:	109,526	PRD:	104.96	MIN Sales Ratio:	16.28		

Printed: 04/02/2007 19:25:15

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-N/A	1	84.55	84.55	84.55			84.55	84.55	N/A	76,000	64,260
GRASS	1	140.07	140.07	140.07			140.07	140.07	N/A	142,000	198,900
GRASS-N/A	9	67.58	62.11	58.89	19.48	105.48	16.28	88.23	47.13 to 73.87	164,261	96,728
IRRGTD	1	79.32	79.32	79.32			79.32	79.32	N/A	129,950	103,080
IRRGTD-N/A	1	79.59	79.59	79.59			79.59	79.59	N/A	235,000	187,045
ALL	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	84.55	84.55	84.55			84.55	84.55	N/A	76,000	64,260
GRASS	5	73.87	89.01	91.26	23.13	97.53	70.98	140.07	N/A	159,800	145,838
GRASS-N/A	5	58.65	50.81	41.43	23.38	122.64	16.28	67.58	N/A	164,270	68,053
IRRGTD	2	79.46	79.46	79.50	0.17	99.95	79.32	79.59	N/A	182,475	145,062
ALL	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

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 \$											
30000 TO 59999	2	59.51	59.51	59.28	20.80	100.39	47.13	71.89	N/A	54,000	32,010
60000 TO 99999	3	70.98	74.37	73.81	7.97	100.76	67.58	84.55	N/A	86,666	63,970
100000 TO 149999	3	79.32	92.68	95.47	34.22	97.08	58.65	140.07	N/A	128,983	123,143
150000 TO 249999	3	73.87	72.62	72.96	6.85	99.54	64.40	79.59	N/A	200,666	146,401
250000 TO 499999	2	52.26	52.26	51.01	68.85	102.44	16.28	88.23	N/A	352,175	179,637
ALL	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

PA&T 2007 Recapture Value Statistics

Base Stat

Query: 5392

Type: Qualified

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

NUMBER of Sales:	13	MEDIAN:	72	COV:	38.08	95% Median C.I.:	58.65 to 84.55
(AgLand) TOTAL Sales Price:	2,061,300	WGT. MEAN:	69	STD:	27.61	95% Wgt. Mean C.I.:	43.80 to 94.35
(AgLand) TOTAL Adj.Sales Price:	2,061,300	MEAN:	73	AVG.ABS.DEV:	16.97	95% Mean C.I.:	55.82 to 89.19
(AgLand) TOTAL Assessed Value:	1,423,840						
AVG. Adj. Sales Price:	158,561	COD:	23.61	MAX Sales Ratio:	140.07		
AVG. Assessed Value:	109,526	PRD:	104.96	MIN Sales Ratio:	16.28		

Printed: 04/02/2007 19:25:15

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	1	47.13	47.13	47.13			47.13	47.13	N/A	55,000	25,920
30000 TO 59999	3	67.58	51.92	30.97	27.43	167.64	16.28	71.89	N/A	168,116	52,065
60000 TO 99999	3	70.98	71.39	69.64	12.16	102.52	58.65	84.55	N/A	96,000	66,855
100000 TO 149999	3	73.87	72.53	71.48	6.73	101.46	64.40	79.32	N/A	165,650	118,413
150000 TO 249999	2	109.83	109.83	102.37	27.53	107.28	79.59	140.07	N/A	188,500	192,972
250000 TO 499999	1	88.23	88.23	88.23			88.23	88.23	N/A	340,000	299,975
_____ ALL _____	13	71.89	72.50	69.07	23.61	104.96	16.28	140.07	58.65 to 84.55	158,561	109,526

2007

Methodology for Special Valuation

Hitchcock County

The Hitchcock County State Assessment office submits this report to the Department of Property Assessment and Taxation, pursuant to 350, Nebraska Administrative Code, Chapter 11, 005.04 (03/04). Hitchcock County submits that the following methodologies are used to value agricultural land that is influenced by forces other than purely agricultural purposes. The influence identified is recreational (mostly along the river)

Market Areas

Hitchcock County currently has 1 market area throughout the county.

Identification

The land in market area 90 has been identified as those areas least likely to be influenced by non-agricultural uses.

The land in market area 100 has been identified as areas that are located along the river. These parcels do have river frontage and some are parcels used primarily for recreational purposes. Other parcels are used for both agricultural and recreational.

Zoning

Zoning is no longer a criteria for determining special valuation. Each parcel must be looked at separately to determine the primary usage and commercial production, if any. However, zoning has not been a consideration in the recreational river corridor; this land is zoned agricultural with several different levels that do not exclude recreational usage.

Agricultural Values

Values are placed on agricultural properties using the sales comparison approach. Visual observation and analysis of sales data are used to check for influences other than pure agriculture usage. The highest and best use analysis allows the separation of these sales to create a pure agricultural value, which when applied, indicates the appropriate special valuation.

The special valuation market area 100 was created in conjunction with the

Agricultural Market area 90. Special valuation values are determined by the agricultural tables developed for the related market area. This relationship is determined geographically and is considered to be the best indicator according to the sales.

Market Values (Recapture)

Analysis of sales in the special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible.

The sales that indicate a higher value for use other than agriculture use, becomes the recapture values. Further market analysis shows specific areas where these values are applied. To date, the non-agricultural influence in Hitchcock County exists in and along the river corridor.

Qualifying Property

Properties with questionable agricultural usage will be or have been notified of the intent to remove these properties from special valuation consideration. The Hitchcock County staff will investigate any claims of qualification for special valuation regarding these properties, as well as any new claims.

Floyd Schippert
Assessment Manager

Jeff Wilhelm
State Appraiser

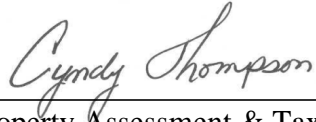
Judy K. McDonald
Assessment Assistant

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 Hitchcock County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 8426.

Dated this 9th day of April, 2007.



Property Assessment & Taxation