

Preface

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

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

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

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

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

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

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

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

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

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

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

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

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2007 Commission Summary

48 Jefferson

Residential Real Property - Current

Number of Sales		273	COD	15.26
Total Sales Price	\$	13251690	PRD	106.23
Total Adj. Sales Price	\$	13622475	COV	33.41
Total Assessed Value	\$	12968876	STD	33.79
Avg. Adj. Sales Price	\$	49899.18	Avg. Abs. Dev.	14.95
Avg. Assessed Value	\$	47505.04	Min	13.07
Median		98.02	Max	430.95
Wgt. Mean		95.20	95% Median C.I.	97.05 to 98.95
Mean		101.13	95% Wgt. Mean C.I.	93.30 to 97.11
			95% Mean C.I.	97.13 to 105.14
% of Value of the Class of all Real Property Value in the County				24.62
% of Records Sold in the Study Period				7.53
% of Value Sold in the Study Period				8.83
Average Assessed Value of the Base				40,513

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	273	98.02	15.26	106.23
2006	253	98.55	19.11	110.61
2005	236	99.14	26.96	114.78
2004	236	93.41	24.21	105.51
2003	234	92	16.3	102.16
2002	217	94	10.01	102.31
2001	266	96	13.52	102.82

2007 Commission Summary

48 Jefferson

Commercial Real Property - Current

Number of Sales		28	COD	23.32
Total Sales Price	\$	1807101	PRD	91.80
Total Adj. Sales Price	\$	1810100	COV	33.68
Total Assessed Value	\$	1879880	STD	32.11
Avg. Adj. Sales Price	\$	64646.43	Avg. Abs. Dev.	22.64
Avg. Assessed Value	\$	67138.57	Min	28.38
Median		97.09	Max	176.64
Wgt. Mean		103.86	95% Median C.I.	75.51 to 100.16
Mean		95.34	95% Wgt. Mean C.I.	78.63 to 129.08
			95% Mean C.I.	82.89 to 107.79
% of Value of the Class of all Real Property Value in the County				8.27
% of Records Sold in the Study Period				5.51
% of Value Sold in the Study Period				3.81
Average Assessed Value of the Base				97,184

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	28	97.09	23.32	91.80
2006	23	96.98	29.13	108.95
2005	41	99.11	21.06	102.38
2004	38	99.30	21.22	97.10
2003	37	100	15.76	101.28
2002	24	99	15.99	102.72
2001	29	92	18.19	112.29

2007 Commission Summary

48 Jefferson

Agricultural Land - Current

Number of Sales	73	COD	15.24
Total Sales Price	\$ 12518604	PRD	101.34
Total Adj. Sales Price	\$ 13364604	COV	20.49
Total Assessed Value	\$ 9648546	STD	14.99
Avg. Adj. Sales Price	\$ 183076.77	Avg. Abs. Dev.	11.08
Avg. Assessed Value	\$ 132171.86	Min	28.34
Median	72.72	Max	117.39
Wgt. Mean	72.19	95% Median C.I.	68.69 to 75.08
Mean	73.16	95% Wgt. Mean C.I.	68.99 to 75.40
		95% Mean C.I.	69.72 to 76.60
% of Value of the Class of all Real Property Value in the County			68.85
% of Records Sold in the Study Period			2.49
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			140,437

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	73	72.72	15.24	101.34
2006	66	76.51	15.79	104.28
2005	57	76.61	13.61	102.02
2004	57	73.90	12.91	99.40
2003	66	74	12.69	102.77
2002	60	74	15.3	103.11
2001	62	75	12.67	106.39

2007 Opinions of the Property Tax Administrator for Jefferson 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 Jefferson County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Jefferson County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

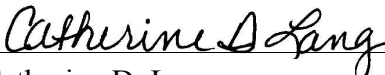
It is my opinion that the level of value of the class of commercial real property in Jefferson County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Jefferson County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Jefferson County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both slightly outside the acceptable range. Although these quality statistics improved since the preliminary statistics, they do not support assessment uniformity or assessment vertical uniformity. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2007 Correlation Section
for Jefferson 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	444	273	61.49
2006	429	253	58.97
2005	393	236	60.05
2004	393	236	60.05
2003	391	234	59.85
2002	369	229	62.06
2001	412	266	64.56

RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

2007 Correlation Section for Jefferson 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 Jefferson 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	95.77	1.36	97.07	98.02
2006	97.52	1.03	98.53	98.55
2005	95.00	2.17	97.06	99.14
2004	89.51	10.06	98.51	93.41
2003	91	1.07	91.97	92
2002	93	3.05	95.84	94
2001	91	8.55	98.78	96

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

**2007 Correlation Section
for Jefferson 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 Jefferson 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)
10.74	2007	1.36
5.91	2006	1.03
2.15	2005	2.17
9.28	2004	10.06
2	2003	1
4.54	2002	3.05
10.72	2001	8.55

RESIDENTIAL: A significant difference exists between the percent change in the sales file and abstract. The assessment actions reported by the county indicate that many subclasses were reviewed and information was updated based on sale review. The trended preliminary analysis indicates that assessment practices are applied to the sales file and population in a similar manner.

2007 Correlation Section for Jefferson 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 Jefferson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.02	95.20	101.13

RESIDENTIAL: The median ratio and weighted mean ratio are within the acceptable range.
The mean is slightly outside the acceptable range.

**2007 Correlation Section
for Jefferson 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	15.26	106.23
Difference	0.26	3.23

RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2007 Correlation Section
for Jefferson 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	280	273	-7
Median	95.77	98.02	2.25
Wgt. Mean	90.27	95.20	4.93
Mean	100.54	101.13	0.59
COD	23.15	15.26	-7.89
PRD	111.37	106.23	-5.14
Min Sales Ratio	13.07	13.07	0
Max Sales Ratio	488.10	430.95	-57.15

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2007 and being removed from the qualified sales roster.

**2007 Correlation Section
for Jefferson County**

Commerical Real Property

I. Correlation

COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range that is best measured by the median measure of central tendency. The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or proportionality.

The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. In Table IV, the percent change in the abstract compared to the percent change in the assessed value shows a significant disparity between the two. After reviewing sales file percent change with the county assessor and reviewing the assessed value update filed by the county, one large dollar commercial sale appears to be responsible for the percentage increase in the sales file. The sale was reappraised and the assessed value was decreased. The decrease in assessed value resulted in a significant change to the weighted mean for the group of sales in the most recent year of the study period. Otherwise, the change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

**2007 Correlation Section
for Jefferson 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	68	28	41.18
2006	69	23	33.33
2005	81	41	50.62
2004	69	38	55.07
2003	65	37	56.92
2002	58	24	41.38
2001	73	31	42.47

COMMERCIAL: A brief review of the utilization grid prepared indicates that the county has utilized a reasonable proportion of the available sales for the development of the qualified statistics. This indicates that the measurement of the class of property was done using all available sales.

**2007 Correlation Section
for Jefferson 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 Jefferson County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	96.01	1.61	97.56	97.09
2006	96.01	0.89	96.87	96.98
2005	99.07	1.32	100.38	99.11
2004	99.11	-2.13	97	99.30
2003	100	0.99	100.99	100
2002	94	7.38	100.94	99
2001	92	1.98	93.82	92

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

**2007 Correlation Section
for Jefferson 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 Jefferson 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)
-9.77	2007	1.61
1.91	2006	0.89
0.3	2005	1.32
0.92	2004	-2.13
0	2003	1
-12.08	2002	7.38
0.17	2001	1.98

COMMERCIAL: The percent change in the abstract compared to the percent change in the assessed value shows a significant disparity between the two. After reviewing sales file percent change with the county assessor and reviewing the assessed value update filed by the county, one large dollar commercial sale appears to be responsible for the percentage increase in the sales file. The sale was reappraised and the value was decreased. The decrease in value resulted in a significant change to the weighted mean for the group of sales in the most recent year of the study period.

2007 Correlation Section for Jefferson 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 Jefferson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.09	103.86	95.34

COMMERCIAL: The hypothetical removal of one high dollar sale brings the weighted mean within the acceptable range, making all three measures within the acceptable range. This suggests that the level of value for the commercial class is within the acceptable range.

**2007 Correlation Section
for Jefferson County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	23.32	91.80
Difference	3.32	-6.2

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2007 Correlation Section
for Jefferson 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	29	28	-1
Median	96.01	97.09	1.08
Wgt. Mean	107.65	103.86	-3.79
Mean	98.51	95.34	-3.17
COD	33.85	23.32	-10.53
PRD	91.51	91.80	0.29
Min Sales Ratio	33.90	28.38	-5.52
Max Sales Ratio	248.27	176.64	-71.63

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

**2007 Correlation Section
for Jefferson County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

The level of value for all three market areas appear to be within the acceptable range. Market Area One has a calculated median outside of the acceptable range. The mean and weighted mean measures of central tendency are near the middle of the acceptable range and relatively similar. The median measure is generally the preferred measure of central tendency because it is the most uninfluenced by outlier ratios. The ten sales in the Market Area One subclass are tightly clustered around the median, as indicated by the coefficient of dispersion for the subclass. Because of the small sample size, no obvious outliers present, and a land use schedule of values that is comparable to the neighboring county market area, it is the opinion of the Department that the level of value in Market Area One is within the acceptable range.

The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2007 Correlation Section
for Jefferson 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	138	73	52.9
2006	124	66	53.23
2005	112	57	50.89
2004	117	57	48.72
2003	137	66	48.18
2002	139	60	43.17
2001	133	62	46.62

AGRICULTURAL UNIMPROVED: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section
for Jefferson 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 Jefferson 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	68.85	6.74	73.49	72.72
2006	68.52	12.28	76.94	76.51
2005	70.69	6.76	75.47	76.61
2004	69.69	7.76	75.1	73.90
2003	70	6.45	74.52	74
2002	71	5.11	74.63	74
2001	70	8.83	76.18	75

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

**2007 Correlation Section
for Jefferson 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 Jefferson 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)
13.19	2007	6.74
12.99	2006	12.28
10.58	2005	6.76
5.93	2004	7.76
8	2003	6
5.87	2002	5.11
9.03	2001	8.83

AGRICULTURAL UNIMPROVED: The percent change in the abstract compared to the percent change in the assessed value shows a significant disparity between the two. Further review of this disparity shows that the assessment actions of the county were applied to the sold and unsold properties in a similar manner. The county analyzes the sale information according to land capability groupings and soil type, and uses the market information to arrive at values for all parcels. The trended preliminary ratio shows a strong correlation between the calculated median and the assessed value movement in the abstract.

2007 Correlation Section for Jefferson 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 Jefferson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.72	72.19	73.16

AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range, suggesting the level of value for this class of property is within the acceptable range.

**2007 Correlation Section
for Jefferson 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	15.24	101.34
Difference	0	0

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2007 Correlation Section
for Jefferson 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	72	73	1
Median	68.85	72.72	3.87
Wgt. Mean	67.49	72.19	4.7
Mean	68.90	73.16	4.26
COD	16.22	15.24	-0.98
PRD	102.09	101.34	-0.75
Min Sales Ratio	35.01	28.34	-6.67
Max Sales Ratio	113.13	117.39	4.26

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

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

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	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	143,338,205	146,934,312	3,596,107	2.51	1,645,612	1.36
2. Recreational	5,214	5,214	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	41,627,751	42,895,664	1,267,913	3.05	*-----	3.05
4. Total Residential (sum lines 1-3)	184,971,170	189,835,190	4,864,020	2.63	1,645,612	1.74
5. Commercial	35,826,471	42,449,490	6,623,019	18.49	6,051,567	1.6
6. Industrial	6,804,010	6,919,729	115,719	1.7	0	1.7
7. Ag-Farmsite Land, Outbuildings	20,411,833	20,920,473	508,640	2.49	1,392,078	-4.33
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	63,042,314	70,289,692	7,247,378	11.5	6,454,917	1.26
10. Total Non-Agland Real Property	248,013,484	260,124,882	12,111,398	4.88	9,089,257	1.22
11. Irrigated	125,332,080	136,129,306	10,797,226	8.61		
12. Dryland	172,513,362	219,945,376	47,432,014	27.49		
13. Grassland	50,454,308	65,502,517	15,048,209	29.83		
14. Wasteland	458,627	558,364	99,737	21.75		
15. Other Agland	0	30,450	30,450			
16. Total Agricultural Land	348,758,377	422,166,013	73,407,636	21.05		
17. Total Value of All Real Property (Locally Assessed)	596,771,861	632,381,144	35,609,283	5.97	9,089,257	4.44

*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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	273	MEDIAN:	98	COV:	33.41	95% Median C.I.:	97.05 to 98.95
TOTAL Sales Price:	13,251,690	WGT. MEAN:	95	STD:	33.79	95% Wgt. Mean C.I.:	93.30 to 97.11
TOTAL Adj.Sales Price:	13,622,475	MEAN:	101	AVG.ABS.DEV:	14.95	95% Mean C.I.:	97.13 to 105.14
TOTAL Assessed Value:	12,968,876						
AVG. Adj. Sales Price:	49,899	COD:	15.26	MAX Sales Ratio:	430.95		
AVG. Assessed Value:	47,505	PRD:	106.23	MIN Sales Ratio:	13.07		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	37	96.66	94.71	95.47	8.82	99.19	41.37	129.71	94.38 to 99.12	55,272	52,771
10/01/04 TO 12/31/04	34	98.96	101.29	95.74	15.37	105.79	14.13	252.29	92.78 to 101.33	53,792	51,503
01/01/05 TO 03/31/05	18	100.56	111.68	95.00	19.37	117.55	76.85	188.44	94.34 to 113.83	46,175	43,868
04/01/05 TO 06/30/05	45	96.87	95.08	91.80	11.12	103.57	20.64	140.07	92.88 to 99.53	49,471	45,412
07/01/05 TO 09/30/05	50	97.96	106.14	93.29	20.91	113.78	34.67	430.95	96.44 to 100.19	54,583	50,920
10/01/05 TO 12/31/05	28	98.84	105.78	100.21	17.72	105.55	13.07	193.00	96.22 to 104.79	34,878	34,952
01/01/06 TO 03/31/06	28	98.29	96.57	97.23	15.06	99.33	19.62	145.67	93.75 to 102.76	49,625	48,250
04/01/06 TO 06/30/06	33	98.00	103.04	97.53	14.32	105.66	60.25	280.60	95.05 to 100.10	48,358	47,161
<u>Study Years</u>											
07/01/04 TO 06/30/05	134	97.83	98.78	94.31	12.88	104.74	14.13	252.29	95.75 to 99.12	51,726	48,782
07/01/05 TO 06/30/06	139	98.18	103.41	96.13	17.54	107.57	13.07	430.95	97.42 to 99.22	48,137	46,273
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	141	98.18	103.24	94.01	17.08	109.83	13.07	430.95	96.87 to 99.27	47,965	45,091
<u>ALL</u>											
	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DAYKIN	9	99.12	106.02	103.72	11.07	102.22	93.10	165.36	94.38 to 111.56	37,472	38,865
DILLER	15	96.05	92.62	95.42	6.69	97.07	49.73	104.59	92.06 to 99.14	42,105	40,177
ENDICOTT	4	97.32	109.83	98.74	19.41	111.23	89.18	155.50	N/A	27,000	26,660
FAIRBURY	173	98.74	104.91	97.12	15.08	108.02	34.67	430.95	97.88 to 99.72	45,138	43,838
HARBINE	4	93.71	89.28	88.21	10.10	101.22	69.09	100.63	N/A	49,150	43,354
JANSEN	12	98.00	95.04	87.10	32.61	109.11	13.07	193.00	60.25 to 120.71	21,658	18,863
PLYMOUTH	17	94.34	97.20	93.89	9.86	103.52	73.29	166.57	90.26 to 100.51	67,152	63,052
REYNOLDS	6	97.38	92.93	96.12	8.31	96.68	67.75	102.47	67.75 to 102.47	7,136	6,859
RURAL	26	95.94	91.22	90.64	17.69	100.63	19.62	176.20	82.13 to 101.05	113,781	103,135
STEELE CITY	7	90.68	85.48	95.48	18.50	89.52	14.13	112.39	14.13 to 112.39	19,643	18,754
<u>ALL</u>											
	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	245	98.03	102.18	96.44	15.11	105.96	13.07	430.95	97.33 to 99.03	43,202	41,663
2	3	40.00	52.22	92.59	64.51	56.40	19.62	97.03	N/A	80,500	74,533
3	25	98.04	96.73	90.75	12.88	106.60	72.75	176.20	84.56 to 101.87	111,852	101,503
<u>ALL</u>											
	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	273	MEDIAN:	98	COV:	33.41	95% Median C.I.:	97.05 to 98.95
TOTAL Sales Price:	13,251,690	WGT. MEAN:	95	STD:	33.79	95% Wgt. Mean C.I.:	93.30 to 97.11
TOTAL Adj.Sales Price:	13,622,475	MEAN:	101	AVG.ABS.DEV:	14.95	95% Mean C.I.:	97.13 to 105.14
TOTAL Assessed Value:	12,968,876						
AVG. Adj. Sales Price:	49,899	COD:	15.26	MAX Sales Ratio:	430.95		
AVG. Assessed Value:	47,505	PRD:	106.23	MIN Sales Ratio:	13.07		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	258	98.04	101.67	95.32	13.72	106.66	14.13	430.95	97.05 to 98.97	52,638	50,174
2	15	98.00	92.01	57.18	41.58	160.90	13.07	193.00	49.73 to 120.71	2,776	1,587
____ALL____											
	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505
06											
07											
____ALL____											
	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	24	94.57	90.89	95.78	9.99	94.90	14.13	112.39	92.06 to 99.14	34,419	32,966
48-0008	217	98.46	102.56	95.24	16.26	107.68	13.07	430.95	97.62 to 99.52	49,421	47,068
48-0300	22	94.85	96.59	93.60	10.86	103.20	72.75	166.57	90.26 to 101.39	72,800	68,138
48-0303	10	99.12	104.86	98.85	12.91	106.08	76.15	165.36	94.38 to 111.56	47,025	46,483
NonValid School											
____ALL____											
	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

PA&T 2007 R&O Statistics

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	273	MEDIAN:	98	COV:	33.41	95% Median C.I.:	97.05 to 98.95
TOTAL Sales Price:	13,251,690	WGT. MEAN:	95	STD:	33.79	95% Wgt. Mean C.I.:	93.30 to 97.11
TOTAL Adj.Sales Price:	13,622,475	MEAN:	101	AVG.ABS.DEV:	14.95	95% Mean C.I.:	97.13 to 105.14
TOTAL Assessed Value:	12,968,876						
AVG. Adj. Sales Price:	49,899	COD:	15.26	MAX Sales Ratio:	430.95		
AVG. Assessed Value:	47,505	PRD:	106.23	MIN Sales Ratio:	13.07		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	21	83.24	73.27	80.76	42.95	90.72	13.07	193.00	39.49 to 100.00	23,754	19,185
Prior TO 1860											
1860 TO 1899	29	99.74	109.66	100.69	17.94	108.90	66.67	252.29	95.32 to 106.45	22,334	22,488
1900 TO 1919	90	97.90	104.28	97.07	14.10	107.44	41.37	430.95	96.47 to 99.67	35,647	34,601
1920 TO 1939	48	97.93	103.40	95.37	12.60	108.42	65.42	176.97	95.75 to 100.10	42,655	40,682
1940 TO 1949	8	93.26	91.11	85.85	11.18	106.13	69.09	108.92	69.09 to 108.92	46,937	40,295
1950 TO 1959	17	99.03	110.37	97.10	18.38	113.66	78.11	280.60	91.04 to 101.92	57,573	55,904
1960 TO 1969	18	98.46	101.53	97.23	11.09	104.42	82.13	188.44	90.54 to 102.48	69,533	67,609
1970 TO 1979	23	97.67	100.07	96.66	9.07	103.53	80.91	165.36	92.21 to 102.76	91,817	88,749
1980 TO 1989	8	100.33	98.06	94.44	5.08	103.83	76.85	110.44	76.85 to 110.44	71,037	67,085
1990 TO 1994											
1995 TO 1999	6	98.31	96.01	95.97	4.59	100.04	81.22	101.94	81.22 to 101.94	149,333	143,312
2000 TO Present	5	97.03	89.52	88.55	8.56	101.09	75.35	98.62	N/A	207,645	183,879
ALL	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

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	23	100.00	125.52	134.45	46.71	93.36	34.67	430.95	90.68 to 129.45	1,872	2,517
5000 TO 9999	32	99.47	91.55	92.12	20.12	99.38	13.07	146.84	92.69 to 100.91	7,293	6,718
Total \$											
1 TO 9999	55	99.72	105.76	98.72	31.27	107.13	13.07	430.95	94.03 to 100.91	5,026	4,962
10000 TO 29999	61	101.93	111.38	108.29	21.21	102.85	20.64	280.60	97.53 to 104.59	18,200	19,708
30000 TO 59999	77	97.88	97.13	96.70	6.12	100.45	60.25	129.71	96.05 to 98.95	44,720	43,242
60000 TO 99999	47	98.29	96.47	96.48	5.96	99.99	70.23	114.83	96.36 to 99.77	76,815	74,108
100000 TO 149999	18	91.73	90.85	91.12	5.99	99.70	78.11	102.23	84.77 to 95.42	124,380	113,341
150000 TO 249999	12	97.22	90.92	91.14	8.42	99.76	65.42	102.76	79.18 to 98.62	175,310	159,775
250000 TO 499999	3	83.24	86.55	86.18	10.29	100.42	75.35	101.05	N/A	279,812	241,151
ALL	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	273	MEDIAN:	98	COV:	33.41	95% Median C.I.:	97.05 to 98.95
TOTAL Sales Price:	13,251,690	WGT. MEAN:	95	STD:	33.79	95% Wgt. Mean C.I.:	93.30 to 97.11
TOTAL Adj.Sales Price:	13,622,475	MEAN:	101	AVG.ABS.DEV:	14.95	95% Mean C.I.:	97.13 to 105.14
TOTAL Assessed Value:	12,968,876						
AVG. Adj. Sales Price:	49,899	COD:	15.26	MAX Sales Ratio:	430.95		
AVG. Assessed Value:	47,505	PRD:	106.23	MIN Sales Ratio:	13.07		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	30	92.01	83.77	57.03	36.34	146.88	13.07	193.00	53.25 to 98.00	3,745	2,136
5000 TO 9999	23	100.10	123.18	108.34	28.72	113.70	66.67	430.95	97.33 to 104.35	6,886	7,460
<u>Total \$</u>											
1 TO 9999	53	98.00	100.87	87.05	33.13	115.88	13.07	430.95	92.55 to 100.10	5,108	4,446
10000 TO 29999	63	100.28	108.45	103.46	15.77	104.82	58.00	188.35	96.87 to 103.83	18,701	19,347
30000 TO 59999	83	98.02	101.22	97.20	10.96	104.14	69.09	280.60	96.22 to 99.14	45,496	44,220
60000 TO 99999	45	98.62	97.05	96.34	4.88	100.73	76.15	114.83	96.47 to 99.77	81,229	78,259
100000 TO 149999	19	92.16	90.18	89.12	8.78	101.19	65.42	113.36	81.22 to 98.04	137,386	122,434
150000 TO 249999	9	97.42	94.32	92.59	5.35	101.87	75.35	102.76	83.24 to 100.19	207,407	192,030
250000 TO 499999	1	101.05	101.05	101.05			101.05	101.05	N/A	265,000	267,779
<u>ALL</u>	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	90.68	79.11	82.22	41.12	96.21	13.07	193.00	40.00 to 100.00	23,471	19,298
10	1	100.57	100.57	100.57			100.57	100.57	N/A	5,400	5,431
20	53	99.22	104.32	100.52	11.26	103.78	69.09	176.20	95.87 to 101.94	23,988	24,114
25	1	97.38	97.38	97.38			97.38	97.38	N/A	33,500	32,623
30	181	97.85	103.29	95.24	14.04	108.45	41.37	430.95	96.74 to 98.74	54,597	51,999
40	13	99.77	97.56	94.47	7.75	103.27	75.35	114.83	85.69 to 102.76	130,096	122,896
60	1	100.19	100.19	100.19			100.19	100.19	N/A	199,000	199,385
<u>ALL</u>	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	89.07	79.57	81.99	37.59	97.04	13.07	193.00	49.73 to 99.72	28,032	22,984
101	162	98.63	106.88	97.17	15.76	110.00	41.37	430.95	98.00 to 100.33	44,758	43,489
102	16	96.74	97.11	97.30	4.59	99.80	82.37	111.35	92.55 to 99.14	59,843	58,230
103	5	97.67	92.89	89.50	8.73	103.79	65.42	102.48	N/A	129,900	116,260
104	53	96.44	96.38	93.05	8.93	103.58	60.25	166.57	93.69 to 99.67	59,850	55,693
106	7	98.74	98.25	98.31	1.13	99.94	96.36	99.77	96.36 to 99.77	78,671	77,339
111	4	104.31	102.92	102.18	8.61	100.72	89.69	113.36	N/A	78,250	79,957
<u>ALL</u>	273	98.02	101.13	95.20	15.26	106.23	13.07	430.95	97.05 to 98.95	49,899	47,505

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	273	MEDIAN:	98	COV:	33.41	95% Median C.I.:	97.05 to 98.95
TOTAL Sales Price:	13,251,690	WGT. MEAN:	95	STD:	33.79	95% Wgt. Mean C.I.:	93.30 to 97.11
TOTAL Adj.Sales Price:	13,622,475	MEAN:	101	AVG.ABS.DEV:	14.95	95% Mean C.I.:	97.13 to 105.14
TOTAL Assessed Value:	12,968,876						
AVG. Adj. Sales Price:	49,899	COD:	15.26	MAX Sales Ratio:	430.95		
AVG. Assessed Value:	47,505	PRD:	106.23	MIN Sales Ratio:	13.07		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	91.11	80.05	85.16	39.73	94.01	13.07	193.00	40.00 to 100.00	26,446	22,521
10	4	95.44	95.36	93.45	2.77	102.04	92.55	98.00	N/A	4,250	3,971
15	1	90.68	90.68	90.68			90.68	90.68	N/A	2,500	2,267
20	50	100.57	117.34	105.88	23.92	110.82	66.67	430.95	96.44 to 107.30	16,258	17,214
25	3	95.54	94.89	95.56	1.25	99.30	92.78	96.36	N/A	37,666	35,996
30	183	98.18	100.31	95.78	10.34	104.74	41.37	280.60	97.42 to 99.10	58,212	55,752
35	1	83.31	83.31	83.31			83.31	83.31	N/A	55,000	45,820
40	7	95.21	89.21	89.39	9.60	99.81	75.35	101.05	75.35 to 101.05	190,642	170,412
<u>ALL</u>	<u>273</u>	<u>98.02</u>	<u>101.13</u>	<u>95.20</u>	<u>15.26</u>	<u>106.23</u>	<u>13.07</u>	<u>430.95</u>	<u>97.05 to 98.95</u>	<u>49,899</u>	<u>47,505</u>

PA&T 2007 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

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

NUMBER of Sales:	28	MEDIAN:	97	COV:	33.68	95% Median C.I.:	75.51 to 100.16
TOTAL Sales Price:	1,807,101	WGT. MEAN:	104	STD:	32.11	95% Wgt. Mean C.I.:	78.63 to 129.08
TOTAL Adj.Sales Price:	1,810,100	MEAN:	95	AVG.ABS.DEV:	22.64	95% Mean C.I.:	82.89 to 107.79
TOTAL Assessed Value:	1,879,880						
AVG. Adj. Sales Price:	64,646	COD:	23.32	MAX Sales Ratio:	176.64		
AVG. Assessed Value:	67,138	PRD:	91.80	MIN Sales Ratio:	28.38		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	106.62	105.38	105.82	10.05	99.59	88.69	120.84	N/A	27,666	29,276
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	4	100.40	106.88	82.26	31.37	129.92	75.25	151.47	N/A	52,500	43,188
07/01/04 TO 09/30/04	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
10/01/04 TO 12/31/04	2	64.14	64.14	99.37	55.75	64.55	28.38	99.90	N/A	271,500	269,795
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	85.87	85.87	95.10	12.94	90.29	74.75	96.98	N/A	23,550	22,395
07/01/05 TO 09/30/05	4	94.63	98.48	97.80	6.94	100.69	90.80	113.85	N/A	41,000	40,100
10/01/05 TO 12/31/05	5	97.20	86.15	81.67	13.73	105.49	58.18	100.16	N/A	44,742	36,542
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
04/01/06 TO 06/30/06	6	83.70	97.29	131.90	50.62	73.76	33.90	176.64	33.90 to 176.64	78,958	104,144
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	106.62	106.24	88.94	21.19	119.45	75.25	151.47	75.25 to 151.47	41,857	37,226
07/01/04 TO 06/30/05	5	96.98	83.50	99.28	23.57	84.11	28.38	117.50	N/A	119,620	118,756
07/01/05 TO 06/30/06	16	96.72	94.28	111.59	22.74	84.48	33.90	176.64	68.55 to 100.16	57,437	64,094
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	7	99.90	96.18	94.84	30.76	101.42	28.38	151.47	28.38 to 151.47	108,714	103,106
01/01/05 TO 12/31/05	11	96.25	90.58	89.21	10.98	101.54	58.18	113.85	74.75 to 100.16	39,528	35,263
<u>ALL</u>											
	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DILLER	3	96.98	79.74	101.58	29.38	78.50	28.38	113.85	N/A	29,033	29,491
ENDICOTT	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
FAIRBURY	18	96.72	100.21	110.13	24.34	90.99	58.18	176.64	75.23 to 117.50	72,263	79,585
PLYMOUTH	3	100.00	108.43	104.66	8.43	103.60	100.00	125.28	N/A	43,416	45,438
REYNOLDS	1	93.02	93.02	93.02			93.02	93.02	N/A	63,000	58,600
RURAL	2	87.18	87.18	78.39	13.39	111.21	75.51	98.85	N/A	97,000	76,042
<u>ALL</u>											
	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	28	MEDIAN:	97	COV:	33.68	95% Median C.I.:	75.51 to 100.16
TOTAL Sales Price:	1,807,101	WGT. MEAN:	104	STD:	32.11	95% Wgt. Mean C.I.:	78.63 to 129.08
TOTAL Adj.Sales Price:	1,810,100	MEAN:	95	AVG.ABS.DEV:	22.64	95% Mean C.I.:	82.89 to 107.79
TOTAL Assessed Value:	1,879,880						
AVG. Adj. Sales Price:	64,646	COD:	23.32	MAX Sales Ratio:	176.64		
AVG. Assessed Value:	67,138	PRD:	91.80	MIN Sales Ratio:	28.38		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	97.09	95.97	106.91	24.19	89.77	28.38	176.64	75.25 to 106.62	62,157	66,453
2	1	75.51	75.51	75.51			75.51	75.51	N/A	170,000	128,361
3	1	98.85	98.85	98.85			98.85	98.85	N/A	24,000	23,723
<u>ALL</u>	<u>28</u>	<u>97.09</u>	<u>95.34</u>	<u>103.86</u>	<u>23.32</u>	<u>91.80</u>	<u>28.38</u>	<u>176.64</u>	<u>75.51 to 100.16</u>	<u>64,646</u>	<u>67,138</u>

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	24	97.09	91.80	103.95	21.91	88.31	28.38	176.64	75.23 to 100.16	73,889	76,805
2	4	119.87	116.62	99.44	25.75	117.28	75.25	151.47	N/A	9,187	9,135
<u>ALL</u>	<u>28</u>	<u>97.09</u>	<u>95.34</u>	<u>103.86</u>	<u>23.32</u>	<u>91.80</u>	<u>28.38</u>	<u>176.64</u>	<u>75.51 to 100.16</u>	<u>64,646</u>	<u>67,138</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	3	96.98	79.74	101.58	29.38	78.50	28.38	113.85	N/A	29,033	29,491
48-0008	22	94.63	95.69	103.91	24.63	92.08	33.90	176.64	75.23 to 106.62	72,397	75,231
48-0300	3	100.00	108.43	104.66	8.43	103.60	100.00	125.28	N/A	43,416	45,438
48-0303											
NonValid School											
<u>ALL</u>	<u>28</u>	<u>97.09</u>	<u>95.34</u>	<u>103.86</u>	<u>23.32</u>	<u>91.80</u>	<u>28.38</u>	<u>176.64</u>	<u>75.51 to 100.16</u>	<u>64,646</u>	<u>67,138</u>

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	28	MEDIAN:	97	COV:	33.68	95% Median C.I.:	75.51 to 100.16
TOTAL Sales Price:	1,807,101	WGT. MEAN:	104	STD:	32.11	95% Wgt. Mean C.I.:	78.63 to 129.08
TOTAL Adj.Sales Price:	1,810,100	MEAN:	95	AVG.ABS.DEV:	22.64	95% Mean C.I.:	82.89 to 107.79
TOTAL Assessed Value:	1,879,880						
AVG. Adj. Sales Price:	64,646	COD:	23.32	MAX Sales Ratio:	176.64		
AVG. Assessed Value:	67,138	PRD:	91.80	MIN Sales Ratio:	28.38		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	98.85	113.06	99.20	24.98	113.97	75.25	151.47	N/A	12,150	12,053
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	93.89	82.75	93.43	23.71	88.57	28.38	120.84	28.38 to 120.84	27,433	25,630
1920 TO 1939	2	108.83	108.83	104.36	7.97	104.28	100.16	117.50	N/A	16,500	17,220
1940 TO 1949	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
1950 TO 1959											
1960 TO 1969	2	87.62	87.62	85.39	14.14	102.60	75.23	100.00	N/A	59,355	50,686
1970 TO 1979	4	81.72	82.06	78.24	19.08	104.88	58.18	106.62	N/A	28,625	22,397
1980 TO 1989	3	93.02	89.51	84.15	8.78	106.36	75.51	100.00	N/A	96,846	81,500
1990 TO 1994	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
1995 TO 1999	2	96.91	96.91	78.71	29.27	123.14	68.55	125.28	N/A	67,000	52,733
2000 TO Present	2	106.88	106.88	100.86	6.53	105.96	99.90	113.85	N/A	289,500	291,997
ALL	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

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	4	109.12	99.52	98.32	43.95	101.23	28.38	151.47	N/A	3,937	3,871
5000 TO 9999	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
Total \$											
1 TO 9999	5	117.50	103.12	104.78	32.65	98.41	28.38	151.47	N/A	4,750	4,977
10000 TO 29999	9	97.20	96.09	98.31	14.02	97.74	62.30	125.28	75.25 to 120.84	22,222	21,846
30000 TO 59999	8	98.49	87.54	87.57	17.85	99.97	33.90	113.85	33.90 to 113.85	44,293	38,787
60000 TO 99999	2	84.13	84.13	83.66	10.57	100.56	75.23	93.02	N/A	66,500	55,631
100000 TO 149999	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
150000 TO 249999	1	75.51	75.51	75.51			75.51	75.51	N/A	170,000	128,361
250000 TO 499999	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
500000 +	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
ALL	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	28	MEDIAN:	97	COV:	33.68	95% Median C.I.:	75.51 to 100.16
TOTAL Sales Price:	1,807,101	WGT. MEAN:	104	STD:	32.11	95% Wgt. Mean C.I.:	78.63 to 129.08
TOTAL Adj.Sales Price:	1,810,100	MEAN:	95	AVG.ABS.DEV:	22.64	95% Mean C.I.:	82.89 to 107.79
TOTAL Assessed Value:	1,879,880						
AVG. Adj. Sales Price:	64,646	COD:	23.32	MAX Sales Ratio:	176.64		
AVG. Assessed Value:	67,138	PRD:	91.80	MIN Sales Ratio:	28.38		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	74.75	84.87	78.81	54.89	107.69	28.38	151.47	N/A	3,666	2,889
5000 TO 9999	3	117.50	112.08	100.97	19.36	111.01	75.25	143.49	N/A	8,583	8,666
Total \$ _____											
1 TO 9999	6	96.38	98.47	94.33	40.48	104.39	28.38	151.47	28.38 to 151.47	6,125	5,778
10000 TO 29999	7	96.25	82.48	79.42	16.52	103.86	33.90	100.16	33.90 to 100.16	24,357	19,343
30000 TO 59999	11	100.00	98.25	93.88	13.85	104.66	58.18	125.28	75.23 to 120.84	45,804	42,999
60000 TO 99999	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
100000 TO 149999	1	75.51	75.51	75.51			75.51	75.51	N/A	170,000	128,361
250000 TO 499999	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
500000 +	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
ALL _____											
	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	98.03	99.80	93.76	25.85	106.44	28.38	151.47	75.23 to 143.49	21,375	20,041
10	3	96.98	95.22	96.68	3.89	98.49	88.69	100.00	N/A	42,046	40,651
20	15	93.02	92.39	105.94	26.15	87.21	33.90	176.64	68.55 to 113.85	98,014	103,834
ALL _____											
	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	28	MEDIAN:	97	COV:	33.68	95% Median C.I.:	75.51 to 100.16
TOTAL Sales Price:	1,807,101	WGT. MEAN:	104	STD:	32.11	95% Wgt. Mean C.I.:	78.63 to 129.08
TOTAL Adj.Sales Price:	1,810,100	MEAN:	95	AVG.ABS.DEV:	22.64	95% Mean C.I.:	82.89 to 107.79
TOTAL Assessed Value:	1,879,880						
AVG. Adj. Sales Price:	64,646	COD:	23.32	MAX Sales Ratio:	176.64		
AVG. Assessed Value:	67,138	PRD:	91.80	MIN Sales Ratio:	28.38		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	102.74	103.20	103.96	27.76	99.27	28.38	151.47	28.38 to 151.47	14,843	15,431
101	1	75.51	75.51	75.51			75.51	75.51	N/A	170,000	128,361
123	3	96.98	76.96	80.73	22.72	95.33	33.90	100.00	N/A	42,270	34,125
161	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
170	3	62.30	71.17	74.68	18.64	95.29	58.18	93.02	N/A	46,000	34,353
353	1	120.84	120.84	120.84			120.84	120.84	N/A	27,500	33,230
42	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
47	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
50	3	97.20	96.05	94.95	3.21	101.16	90.80	100.16	N/A	31,666	30,066
528	1	88.69	88.69	88.69			88.69	88.69	N/A	25,500	22,615
67	1	176.64	176.64	176.64			176.64	176.64	N/A	280,000	494,600
77	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
80	1	113.85	113.85	113.85			113.85	113.85	N/A	40,000	45,540
98	2	74.99	74.99	75.21	0.32	99.71	74.75	75.23	N/A	37,000	27,826
ALL	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

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	27	96.98	95.17	105.53	24.10	90.18	28.38	176.64	75.25 to 106.62	47,077	49,682
04	1	99.90	99.90	99.90			99.90	99.90	N/A	539,000	538,455
ALL	28	97.09	95.34	103.86	23.32	91.80	28.38	176.64	75.51 to 100.16	64,646	67,138

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:	73	MEDIAN:	73	COV:	20.49	95% Median C.I.:	68.69 to 75.08	(! : Derived)
(AgLand) TOTAL Sales Price:	12,518,604	WGT. MEAN:	72	STD:	14.99	95% Wgt. Mean C.I.:	68.99 to 75.40	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,364,604	MEAN:	73	AVG.ABS.DEV:	11.08	95% Mean C.I.:	69.72 to 76.60	
(AgLand) TOTAL Assessed Value:	9,648,546							
AVG. Adj. Sales Price:	183,076	COD:	15.24	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	132,171	PRD:	101.34	MIN Sales Ratio:	28.34			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	5	91.58	86.70	87.33	11.48	99.27	69.15	98.71	N/A	154,439	134,874
10/01/03 TO 12/31/03	4	84.35	86.44	84.84	9.86	101.89	72.73	104.35	N/A	162,537	137,895
01/01/04 TO 03/31/04	7	80.38	81.54	80.36	8.69	101.46	72.72	104.55	72.72 to 104.55	126,500	101,657
04/01/04 TO 06/30/04	1	65.01	65.01	65.01			65.01	65.01	N/A	232,500	151,153
07/01/04 TO 09/30/04	9	72.14	74.94	68.96	15.48	108.66	52.50	117.39	60.15 to 80.95	133,477	92,048
10/01/04 TO 12/31/04	7	71.60	69.68	70.33	9.29	99.07	51.22	83.71	51.22 to 83.71	261,275	183,764
01/01/05 TO 03/31/05	9	78.19	78.41	77.32	12.24	101.42	64.79	95.47	66.01 to 89.79	181,635	140,435
04/01/05 TO 06/30/05	9	77.73	76.51	75.94	10.04	100.75	60.81	90.51	64.45 to 89.60	249,669	189,593
07/01/05 TO 09/30/05	6	68.52	65.23	64.04	17.90	101.86	28.34	92.09	28.34 to 92.09	218,652	140,017
10/01/05 TO 12/31/05	3	68.56	67.08	66.75	7.64	100.50	58.49	74.20	N/A	289,766	193,417
01/01/06 TO 03/31/06	7	64.97	65.95	65.52	10.44	100.65	48.84	80.02	48.84 to 80.02	157,354	103,104
04/01/06 TO 06/30/06	6	52.51	52.52	52.84	9.49	99.39	45.35	58.62	45.35 to 58.62	104,933	55,450
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	82.09	83.24	82.22	11.89	101.24	65.01	104.55	72.73 to 98.52	149,432	122,865
07/01/04 TO 06/30/05	34	73.39	75.19	73.57	12.71	102.21	51.22	117.39	68.88 to 79.97	203,293	149,560
07/01/05 TO 06/30/06	22	62.88	62.24	63.26	15.80	98.40	28.34	92.09	55.60 to 68.69	177,831	112,490
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	24	73.00	74.92	71.78	12.42	104.37	51.22	117.39	68.88 to 80.38	172,842	124,064
01/01/05 TO 12/31/05	27	72.21	73.59	72.42	13.95	101.62	28.34	95.47	67.67 to 80.45	224,553	162,615
<u>ALL</u>											
	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

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:	73	MEDIAN:	73	COV:	20.49	95% Median C.I.:	68.69 to 75.08	(! : Derived)
(AgLand) TOTAL Sales Price:	12,518,604	WGT. MEAN:	72	STD:	14.99	95% Wgt. Mean C.I.:	68.99 to 75.40	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,364,604	MEAN:	73	AVG.ABS.DEV:	11.08	95% Mean C.I.:	69.72 to 76.60	
(AgLand) TOTAL Assessed Value:	9,648,546							
AVG. Adj. Sales Price:	183,076	COD:	15.24	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	132,171	PRD:	101.34	MIN Sales Ratio:	28.34			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4153	1	71.60	71.60	71.60			71.60	71.60	N/A	616,000	441,072	
4155	7	68.34	70.52	71.25	8.51	98.98	58.62	89.79	58.62 to 89.79	167,317	119,212	
4157	1	89.60	89.60	89.60			89.60	89.60	N/A	200,000	179,208	
4159	1	67.92	67.92	67.92			67.92	67.92	N/A	416,925	283,180	
4217	5	82.42	80.25	83.96	17.30	95.58	49.41	104.55	N/A	177,998	149,446	
4219	6	87.65	86.21	84.26	13.70	102.31	63.38	104.35	63.38 to 104.35	173,983	146,598	
4221	11	64.79	72.61	67.51	21.71	107.54	48.84	98.52	55.60 to 95.47	230,436	155,573	
4223	2	78.60	78.60	75.36	5.60	104.30	74.20	83.00	N/A	157,900	118,989	
4393	6	76.87	76.04	75.79	6.24	100.33	68.69	82.09	68.69 to 82.09	224,758	170,351	
4395	4	72.47	70.90	73.58	7.79	96.37	58.30	80.38	N/A	165,250	121,582	
4397	6	68.35	67.77	66.94	12.81	101.24	51.22	85.16	51.22 to 85.16	208,658	139,669	
4399	2	70.94	70.94	71.55	2.91	99.15	68.88	73.01	N/A	154,646	110,651	
4463	11	69.15	67.40	64.39	11.30	104.68	47.86	80.95	52.50 to 77.98	132,954	85,607	
4465	4	76.45	83.17	85.66	22.62	97.09	62.38	117.39	N/A	97,750	83,734	
4467	4	60.19	59.47	57.78	37.59	102.93	28.34	89.16	N/A	105,890	61,179	
4469	2	71.69	71.69	74.79	8.42	95.86	65.66	77.73	N/A	164,057	122,699	
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	10	68.45	72.28	72.29	9.59	99.98	58.62	89.79	66.01 to 89.60	240,414	173,794	
2	42	73.98	75.30	73.53	15.05	102.41	48.84	104.55	71.29 to 80.38	198,935	146,282	
3	21	69.37	69.30	67.82	17.71	102.19	28.34	117.39	62.38 to 77.73	124,056	84,130	
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171	

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	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171	
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171	

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:	73	MEDIAN:	73	COV:	20.49	95% Median C.I.:	68.69 to 75.08	(! : Derived)
(AgLand) TOTAL Sales Price:	12,518,604	WGT. MEAN:	72	STD:	14.99	95% Wgt. Mean C.I.:	68.99 to 75.40	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,364,604	MEAN:	73	AVG.ABS.DEV:	11.08	95% Mean C.I.:	69.72 to 76.60	
(AgLand) TOTAL Assessed Value:	9,648,546							
AVG. Adj. Sales Price:	183,076	COD:	15.24	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	132,171	PRD:	101.34	MIN Sales Ratio:	28.34			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	14	70.65	69.08	67.92	10.59	101.71	47.86	82.42	60.15 to 77.98	141,569	96,147
48-0008	47	72.72	72.98	71.59	15.72	101.94	28.34	117.39	67.68 to 77.73	188,451	134,920
48-0300	10	79.62	78.91	79.54	18.72	99.21	49.41	104.55	58.62 to 98.71	186,793	148,567
48-0303	2	77.30	77.30	72.32	7.37	106.88	71.60	83.00	N/A	328,750	237,758
NonValid School											
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

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	7	67.68	67.34	66.19	13.41	101.74	49.41	83.00	49.41 to 83.00	44,949	29,751
50.01 TO 100.00	17	67.67	66.63	65.97	19.22	101.00	28.34	104.55	51.22 to 78.19	103,956	68,582
100.01 TO 180.00	36	73.00	75.78	73.56	12.26	103.02	48.84	104.35	69.37 to 80.02	202,829	149,210
180.01 TO 330.00	11	77.73	77.81	73.29	16.60	106.17	52.50	117.39	58.49 to 91.58	272,510	199,721
330.01 TO 650.00	2	76.36	76.36	71.79	18.54	106.36	62.20	90.51	N/A	491,605	352,935
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

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	12	76.53	76.33	74.97	11.86	101.82	51.22	104.55	71.29 to 82.09	210,050	157,470
DRY-N/A	34	72.87	74.22	73.44	14.35	101.06	49.41	104.35	66.01 to 80.45	180,098	132,267
GRASS	9	58.49	62.25	61.60	30.58	101.05	28.34	95.47	45.35 to 92.09	145,834	89,836
GRASS-N/A	13	72.14	74.92	72.03	10.94	104.01	62.20	117.39	65.66 to 77.73	156,281	112,573
IRRGTD-N/A	5	68.69	73.43	71.91	7.43	102.12	67.92	89.79	N/A	275,299	197,966
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

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	19	71.60	72.40	72.51	13.26	99.85	49.41	104.55	64.79 to 80.02	190,025	137,786
DRY-N/A	27	74.36	76.44	74.87	14.26	102.09	52.50	104.35	67.67 to 83.00	186,423	139,584
GRASS	13	62.20	67.52	64.63	29.75	104.46	28.34	117.39	47.86 to 92.09	163,927	105,953
GRASS-N/A	9	72.14	72.94	73.74	5.27	98.91	65.66	83.53	68.34 to 77.73	134,790	99,399
IRRGTD	2	79.18	79.18	76.57	13.41	103.40	68.56	89.79	N/A	228,860	175,240
IRRGTD-N/A	3	68.69	69.61	69.59	2.08	100.03	67.92	72.21	N/A	306,258	213,117
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

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:	73	MEDIAN:	73	COV:	20.49	95% Median C.I.:	68.69 to 75.08	(! : Derived)
(AgLand) TOTAL Sales Price:	12,518,604	WGT. MEAN:	72	STD:	14.99	95% Wgt. Mean C.I.:	68.99 to 75.40	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,364,604	MEAN:	73	AVG.ABS.DEV:	11.08	95% Mean C.I.:	69.72 to 76.60	
(AgLand) TOTAL Assessed Value:	9,648,546							
AVG. Adj. Sales Price:	183,076	COD:	15.24	MAX Sales Ratio:	117.39			
AVG. Assessed Value:	132,171	PRD:	101.34	MIN Sales Ratio:	28.34			

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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	43	74.36	75.33	74.08	13.97	101.70	49.41	104.55	68.88 to 80.38	191,963	142,202
DRY-N/A	3	69.15	66.72	69.84	6.95	95.54	58.30	72.72	N/A	129,833	90,670
GRASS	21	71.69	69.80	67.93	19.92	102.76	28.34	117.39	58.62 to 77.73	155,627	105,716
GRASS-N/A	1	68.34	68.34	68.34			68.34	68.34	N/A	76,000	51,936
IRRGTD	5	68.69	73.43	71.91	7.43	102.12	67.92	89.79	N/A	275,299	197,966
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

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	1	58.30	58.30	58.30			58.30	58.30	N/A	28,000	16,325
30000 TO 59999	5	75.53	75.39	76.14	7.01	99.01	62.38	83.00	N/A	40,809	31,072
60000 TO 99999	10	67.68	68.28	68.65	15.42	99.46	47.86	104.55	49.41 to 77.98	79,360	54,481
100000 TO 149999	19	78.19	78.26	78.42	20.89	99.80	28.34	117.39	64.97 to 95.47	120,728	94,671
150000 TO 249999	21	73.01	73.55	73.24	10.32	100.42	48.84	89.79	69.15 to 80.02	196,244	143,734
250000 TO 499999	15	68.56	70.50	70.19	13.57	100.45	52.50	91.58	60.81 to 82.09	310,532	217,965
500000 +	2	66.90	66.90	66.77	7.03	100.19	62.20	71.60	N/A	633,000	422,685
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	62.38	65.40	65.77	9.21	99.45	58.30	75.53	N/A	32,183	21,165
30000 TO 59999	12	66.66	61.50	57.41	18.44	107.12	28.34	83.00	47.86 to 75.08	75,305	43,231
60000 TO 99999	13	72.99	73.20	71.53	12.64	102.34	51.22	104.55	64.79 to 78.19	113,074	80,878
100000 TO 149999	19	79.97	80.08	76.62	15.04	104.52	48.84	117.39	71.69 to 92.09	164,178	125,785
150000 TO 249999	21	72.73	73.80	71.87	12.55	102.69	52.50	104.35	65.01 to 80.45	260,706	187,364
250000 TO 499999	5	71.60	76.76	73.48	14.52	104.46	62.20	91.58	N/A	460,037	338,052
ALL	73	72.72	73.16	72.19	15.24	101.34	28.34	117.39	68.69 to 75.08	183,076	132,171

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	280	MEDIAN:	96	COV:	45.23	95% Median C.I.:	93.60 to 97.77
TOTAL Sales Price:	13,426,062	WGT. MEAN:	90	STD:	45.47	95% Wgt. Mean C.I.:	87.63 to 92.91
TOTAL Adj.Sales Price:	13,925,180	MEAN:	101	AVG.ABS.DEV:	22.17	95% Mean C.I.:	95.21 to 105.86
TOTAL Assessed Value:	12,570,704						
AVG. Adj. Sales Price:	49,732	COD:	23.15	MAX Sales Ratio:	488.10		
AVG. Assessed Value:	44,895	PRD:	111.37	MIN Sales Ratio:	13.07		

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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	38	95.81	95.13	94.26	13.03	100.93	41.37	133.36	92.38 to 99.33	54,958	51,802	
10/01/04 TO 12/31/04	35	95.41	104.53	94.19	23.11	110.97	14.13	297.16	92.21 to 99.55	52,273	49,237	
01/01/05 TO 03/31/05	19	100.63	115.69	99.38	20.56	116.42	76.85	242.26	95.98 to 113.83	45,785	45,500	
04/01/05 TO 06/30/05	47	96.17	94.21	90.38	12.41	104.24	20.64	140.07	92.79 to 99.03	49,257	44,519	
07/01/05 TO 09/30/05	50	93.96	110.83	87.19	37.55	127.11	39.49	488.10	83.81 to 98.66	57,094	49,783	
10/01/05 TO 12/31/05	28	95.53	97.08	92.60	23.51	104.84	13.07	197.65	87.99 to 102.23	34,878	32,297	
01/01/06 TO 03/31/06	29	81.10	83.62	77.59	26.54	107.77	19.62	145.67	69.03 to 100.00	48,051	37,284	
04/01/06 TO 06/30/06	34	96.77	104.87	90.60	27.21	115.74	60.25	263.35	82.67 to 108.03	46,980	42,565	
<u>Study Years</u>												
07/01/04 TO 06/30/05	139	96.70	100.00	93.60	16.61	106.83	14.13	297.16	95.21 to 98.95	51,100	47,832	
07/01/05 TO 06/30/06	141	92.78	101.07	86.81	30.23	116.43	13.07	488.10	87.99 to 98.00	48,384	41,999	
<u>Calendar Yrs</u>												
01/01/05 TO 12/31/05	144	96.29	103.38	90.51	24.41	114.22	13.07	488.10	93.17 to 98.55	48,724	44,099	
<u>ALL</u>												
	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895	

ASSESSOR LOCATION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DAYKIN	9	99.12	112.57	105.62	17.84	106.58	92.37	197.65	94.38 to 133.33	37,472	39,579	
DILLER	16	92.83	84.31	89.89	13.98	93.79	24.33	104.59	82.67 to 97.53	39,723	35,709	
ENDICOTT	4	97.32	192.98	111.06	104.85	173.76	89.18	488.10	N/A	27,000	29,986	
FAIRBURY	179	96.44	103.36	90.52	23.63	114.19	39.49	430.95	92.94 to 98.95	44,727	40,486	
HARBINE	4	90.34	87.60	86.18	12.34	101.65	69.09	100.63	N/A	49,150	42,357	
JANSEN	12	98.00	95.04	87.10	32.61	109.11	13.07	193.00	60.25 to 120.71	21,658	18,863	
PLYMOUTH	17	93.17	92.74	87.27	14.65	106.26	56.61	170.32	79.81 to 100.51	67,152	58,605	
REYNOLDS	6	97.38	92.93	96.13	8.31	96.67	67.75	102.50	67.75 to 102.50	7,136	6,860	
RURAL	26	96.85	91.64	89.69	17.23	102.17	19.62	176.20	82.13 to 100.42	117,678	105,548	
STEELE CITY	7	83.60	72.44	71.70	24.83	101.03	14.13	103.06	14.13 to 103.06	19,643	14,084	
<u>ALL</u>												
	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895	

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	252	95.69	101.47	90.40	23.89	112.25	13.07	488.10	92.94 to 97.98	42,801	38,691	
2	3	40.00	52.22	92.59	64.51	56.40	19.62	97.03	N/A	80,500	74,533	
3	25	98.04	96.93	89.62	12.65	108.16	72.75	176.20	89.03 to 100.69	115,905	103,873	
<u>ALL</u>												
	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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

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

NUMBER of Sales:	280	MEDIAN:	96	COV:	45.23	95% Median C.I.:	93.60 to 97.77
TOTAL Sales Price:	13,426,062	WGT. MEAN:	90	STD:	45.47	95% Wgt. Mean C.I.:	87.63 to 92.91
TOTAL Adj.Sales Price:	13,925,180	MEAN:	101	AVG.ABS.DEV:	22.17	95% Mean C.I.:	95.21 to 105.86
TOTAL Assessed Value:	12,570,704						
AVG. Adj. Sales Price:	49,732	COD:	23.15	MAX Sales Ratio:	488.10		
AVG. Assessed Value:	44,895	PRD:	111.37	MIN Sales Ratio:	13.07		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	264	95.83	101.69	90.40	22.11	112.49	14.13	488.10	94.34 to 97.98	52,573	47,524
2	16	86.91	81.53	53.21	43.53	153.23	13.07	193.00	40.00 to 104.00	2,853	1,518
____ALL____	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895
06											
07											
____ALL____	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	25	92.06	82.53	87.64	17.00	94.17	14.13	106.30	83.60 to 96.05	33,203	29,097
48-0008	223	96.66	102.88	90.25	24.56	114.00	13.07	488.10	94.84 to 98.55	49,431	44,611
48-0300	22	93.76	93.14	88.88	14.62	104.80	56.61	170.32	81.10 to 101.39	72,800	64,701
48-0303	10	97.37	109.55	100.25	19.35	109.28	76.15	197.65	92.37 to 133.33	47,025	47,144
NonValid School											
____ALL____	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	280	MEDIAN:	96	COV:	45.23	95% Median C.I.:	93.60 to 97.77
TOTAL Sales Price:	13,426,062	WGT. MEAN:	90	STD:	45.47	95% Wgt. Mean C.I.:	87.63 to 92.91
TOTAL Adj.Sales Price:	13,925,180	MEAN:	101	AVG.ABS.DEV:	22.17	95% Mean C.I.:	95.21 to 105.86
TOTAL Assessed Value:	12,570,704						
AVG. Adj. Sales Price:	49,732	COD:	23.15	MAX Sales Ratio:	488.10		
AVG. Assessed Value:	44,895	PRD:	111.37	MIN Sales Ratio:	13.07		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	24	69.80	72.52	72.10	47.40	100.58	13.07	193.00	40.00 to 100.00	26,242	18,921
Prior TO 1860											
1860 TO 1899	29	98.00	107.10	95.58	22.20	112.05	58.93	297.16	92.78 to 104.43	22,321	21,335
1900 TO 1919	92	96.57	106.69	92.72	23.43	115.06	41.37	488.10	94.76 to 99.33	36,144	33,514
1920 TO 1939	49	96.05	100.49	86.48	22.45	116.19	57.49	214.89	85.71 to 99.92	42,079	36,391
1940 TO 1949	8	90.56	90.89	80.13	19.59	113.43	61.30	127.46	61.30 to 127.46	46,937	37,610
1950 TO 1959	17	98.63	108.03	93.78	27.40	115.20	61.94	263.35	81.64 to 122.76	56,148	52,656
1960 TO 1969	18	99.07	103.41	94.14	19.56	109.84	72.03	242.26	83.31 to 105.85	69,311	65,252
1970 TO 1979	23	94.34	101.96	94.57	17.33	107.82	69.03	197.65	91.62 to 102.23	91,817	86,829
1980 TO 1989	9	92.37	90.63	88.03	9.34	102.95	72.03	100.69	76.85 to 100.63	70,800	62,323
1990 TO 1994											
1995 TO 1999	6	96.63	92.63	92.51	7.47	100.13	79.81	101.94	79.81 to 101.94	149,333	138,147
2000 TO Present	5	85.16	84.63	84.17	8.18	100.54	73.59	97.03	N/A	207,645	174,778
ALL	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

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	26	98.00	131.12	152.59	57.00	85.93	24.33	488.10	90.68 to 113.83	1,891	2,886
5000 TO 9999	32	100.25	102.01	102.32	31.40	99.70	13.07	261.65	92.09 to 115.12	7,259	7,428
Total \$											
1 TO 9999	58	99.09	115.06	111.11	42.87	103.56	13.07	488.10	92.69 to 106.30	4,853	5,392
10000 TO 29999	62	101.59	112.40	108.44	26.04	103.65	20.64	263.35	96.87 to 106.45	18,075	19,600
30000 TO 59999	78	94.18	93.23	92.73	12.68	100.54	56.61	134.64	91.17 to 97.77	44,787	41,532
60000 TO 99999	50	95.36	91.95	91.68	13.47	100.29	61.13	145.78	89.29 to 99.52	76,619	70,248
100000 TO 149999	17	84.56	82.67	82.95	10.82	99.67	62.19	102.23	69.79 to 92.21	125,285	103,919
150000 TO 249999	12	80.08	82.00	82.56	11.55	99.33	59.76	98.04	73.97 to 96.66	175,310	144,731
250000 TO 499999	3	75.61	82.92	81.59	11.44	101.63	73.59	99.55	N/A	321,666	262,444
ALL	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	280	MEDIAN:	96	COV:	45.23	95% Median C.I.:	93.60 to 97.77
TOTAL Sales Price:	13,426,062	WGT. MEAN:	90	STD:	45.47	95% Wgt. Mean C.I.:	87.63 to 92.91
TOTAL Adj.Sales Price:	13,925,180	MEAN:	101	AVG.ABS.DEV:	22.17	95% Mean C.I.:	95.21 to 105.86
TOTAL Assessed Value:	12,570,704						
AVG. Adj. Sales Price:	49,732	COD:	23.15	MAX Sales Ratio:	488.10		
AVG. Assessed Value:	44,895	PRD:	111.37	MIN Sales Ratio:	13.07		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	33	92.00	80.53	56.79	32.72	141.81	13.07	193.00	67.75 to 98.00	3,602	2,045
5000 TO 9999	23	100.57	126.09	106.38	38.14	118.52	52.76	430.95	95.75 to 118.52	7,463	7,940
Total \$											
1 TO 9999	56	95.81	99.24	86.09	35.86	115.27	13.07	430.95	92.00 to 100.00	5,188	4,466
10000 TO 29999	73	99.74	116.12	101.35	29.71	114.57	56.61	488.10	96.17 to 104.59	20,227	20,501
30000 TO 59999	79	92.94	94.72	90.13	16.04	105.09	57.49	242.26	89.03 to 97.38	48,801	43,987
60000 TO 99999	45	96.77	94.33	91.53	11.94	103.06	62.19	134.64	92.37 to 100.20	83,448	76,381
100000 TO 149999	20	85.43	88.87	86.17	14.27	103.13	59.76	145.78	79.81 to 94.34	138,301	119,179
150000 TO 249999	5	89.37	87.12	86.31	9.21	100.94	73.59	97.03	N/A	220,290	190,121
250000 TO 499999	2	87.58	87.58	84.94	13.67	103.11	75.61	99.55	N/A	340,000	288,799
ALL											
	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	72.71	73.90	73.73	44.18	100.22	13.07	193.00	49.73 to 98.95	25,800	19,023
10	1	100.57	100.57	100.57			100.57	100.57	N/A	5,400	5,431
20	53	98.63	103.75	96.94	17.36	107.03	52.76	197.65	92.94 to 101.94	23,988	23,255
25	1	97.38	97.38	97.38			97.38	97.38	N/A	33,500	32,623
30	184	95.69	103.94	90.79	23.47	114.48	41.37	488.10	92.86 to 97.48	54,276	49,277
40	14	96.73	94.84	89.94	14.69	105.44	69.03	126.60	79.81 to 111.76	125,589	112,960
60	1	78.93	78.93	78.93			78.93	78.93	N/A	199,000	157,062
ALL											
	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	76.15	74.46	75.06	38.30	99.20	13.07	193.00	53.25 to 92.79	29,649	22,254
101	163	98.55	108.64	94.11	24.03	115.43	41.37	488.10	95.87 to 100.03	44,696	42,065
102	19	95.59	96.63	90.15	10.95	107.18	62.19	132.61	92.06 to 108.03	57,605	51,933
103	5	96.77	96.40	89.83	14.97	107.32	59.76	126.60	N/A	129,900	116,687
104	53	92.46	92.93	84.83	17.85	109.55	56.61	261.65	84.56 to 96.05	59,850	50,770
106	7	94.84	91.47	91.26	9.78	100.23	65.87	109.73	65.87 to 109.73	78,671	71,794
111	4	96.10	99.72	97.47	25.26	102.31	72.03	134.64	N/A	78,250	76,269
ALL											
	280	95.77	100.54	90.27	23.15	111.37	13.07	488.10	93.60 to 97.77	49,732	44,895

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:	280	MEDIAN:	96	COV:	45.23	95% Median C.I.:	93.60 to 97.77
TOTAL Sales Price:	13,426,062	WGT. MEAN:	90	STD:	45.47	95% Wgt. Mean C.I.:	87.63 to 92.91
TOTAL Adj.Sales Price:	13,925,180	MEAN:	101	AVG.ABS.DEV:	22.17	95% Mean C.I.:	95.21 to 105.86
TOTAL Assessed Value:	12,570,704						
AVG. Adj. Sales Price:	49,732	COD:	23.15	MAX Sales Ratio:	488.10		
AVG. Assessed Value:	44,895	PRD:	111.37	MIN Sales Ratio:	13.07		

(!: AVTot=0)

(!: Derived)

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	27	75.61	74.87	77.01	42.11	97.22	13.07	193.00	49.73 to 100.00	28,358	21,839
10	4	95.44	95.36	93.45	2.77	102.04	92.55	98.00	N/A	4,250	3,971
15	1	90.68	90.68	90.68			90.68	90.68	N/A	2,500	2,267
20	51	99.74	128.03	106.70	39.34	119.99	52.76	488.10	95.98 to 107.30	17,204	18,356
25	3	95.54	94.70	95.23	1.05	99.44	92.78	95.78	N/A	37,666	35,871
30	186	95.61	97.51	90.12	17.74	108.20	41.37	263.35	92.84 to 98.04	57,980	52,249
35	1	83.31	83.31	83.31			83.31	83.31	N/A	55,000	45,820
40	7	95.21	89.09	88.14	9.84	101.07	73.59	100.42	73.59 to 100.42	187,182	164,986
<u>ALL</u>	<u>280</u>	<u>95.77</u>	<u>100.54</u>	<u>90.27</u>	<u>23.15</u>	<u>111.37</u>	<u>13.07</u>	<u>488.10</u>	<u>93.60 to 97.77</u>	<u>49,732</u>	<u>44,895</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	29	MEDIAN:	96	COV:	49.70	95% Median C.I.:	74.75 to 106.62
TOTAL Sales Price:	1,805,760	WGT. MEAN:	108	STD:	48.96	95% Wgt. Mean C.I.:	66.11 to 149.19
TOTAL Adj.Sales Price:	1,811,870	MEAN:	99	AVG.ABS.DEV:	32.50	95% Mean C.I.:	79.89 to 117.13
TOTAL Assessed Value:	1,950,404						
AVG. Adj. Sales Price:	62,478	COD:	33.85	MAX Sales Ratio:	248.27		
AVG. Assessed Value:	67,255	PRD:	91.51	MIN Sales Ratio:	33.90		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	3	106.62	105.38	105.82	10.05	99.59	88.69	120.84	N/A	27,666	29,276
10/01/03 TO 12/31/03											
01/01/04 TO 03/31/04											
04/01/04 TO 06/30/04	4	100.27	103.03	69.82	35.25	147.57	60.13	151.47	N/A	52,500	36,654
07/01/04 TO 09/30/04	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
10/01/04 TO 12/31/04	3	96.01	126.92	96.41	73.53	131.64	36.47	248.27	N/A	181,590	175,069
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	2	85.87	85.87	95.10	12.94	90.29	74.75	96.98	N/A	23,550	22,395
07/01/05 TO 09/30/05	4	92.41	84.97	92.82	20.51	91.55	41.24	113.85	N/A	41,000	38,057
10/01/05 TO 12/31/05	5	80.00	76.64	70.25	24.28	109.10	44.86	100.16	N/A	44,742	31,431
01/01/06 TO 03/31/06	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
04/01/06 TO 06/30/06	6	83.70	105.91	162.46	60.92	65.19	33.90	228.35	33.90 to 228.35	78,958	128,272
<u>Study Years</u>											
07/01/03 TO 06/30/04	7	106.62	104.04	80.02	23.25	130.02	60.13	151.47	60.13 to 151.47	41,857	33,492
07/01/04 TO 06/30/05	6	96.50	111.66	96.59	44.13	115.61	36.47	248.27	36.47 to 248.27	99,978	96,566
07/01/05 TO 06/30/06	16	92.41	91.16	123.67	33.74	73.71	33.90	228.35	58.18 to 100.16	57,437	71,034
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	106.76	113.80	89.31	43.87	127.42	36.47	248.27	36.47 to 248.27	95,346	85,153
01/01/05 TO 12/31/05	11	90.80	81.35	81.45	20.62	99.87	41.24	113.85	44.86 to 100.16	39,528	32,197
<u>ALL</u>	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DILLER	3	96.98	82.43	102.62	26.60	80.32	36.47	113.85	N/A	28,737	29,491
ENDICOTT	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
FAIRBURY	19	90.80	105.12	117.27	41.67	89.64	41.24	248.27	68.55 to 120.84	68,600	80,451
PLYMOUTH	3	100.00	108.43	104.66	8.43	103.60	100.00	125.28	N/A	43,416	45,438
REYNOLDS	1	94.01	94.01	94.01			94.01	94.01	N/A	63,000	59,229
RURAL	2	79.49	79.49	64.92	24.36	122.44	60.13	98.85	N/A	97,000	62,974
<u>ALL</u>	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	29	MEDIAN:	96	COV:	49.70	95% Median C.I.:	74.75 to 106.62
TOTAL Sales Price:	1,805,760	WGT. MEAN:	108	STD:	48.96	95% Wgt. Mean C.I.:	66.11 to 149.19
TOTAL Adj.Sales Price:	1,811,870	MEAN:	99	AVG.ABS.DEV:	32.50	95% Mean C.I.:	79.89 to 117.13
TOTAL Assessed Value:	1,950,404						
AVG. Adj. Sales Price:	62,478	COD:	33.85	MAX Sales Ratio:	248.27		
AVG. Assessed Value:	67,255	PRD:	91.51	MIN Sales Ratio:	33.90		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	27	96.01	99.92	112.77	34.87	88.61	33.90	248.27	74.75 to 113.85	59,921	67,572
2	1	60.13	60.13	60.13			60.13	60.13	N/A	170,000	102,225
3	1	98.85	98.85	98.85			98.85	98.85	N/A	24,000	23,723
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

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	24	95.01	91.54	108.10	26.83	84.68	33.90	228.35	68.55 to 100.16	73,852	79,835
2	5	143.49	131.94	87.14	39.48	151.41	41.24	248.27	N/A	7,881	6,868
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	3	96.98	82.43	102.62	26.60	80.32	36.47	113.85	N/A	28,737	29,491
48-0008	23	90.80	99.31	108.16	39.16	91.82	33.90	248.27	68.55 to 106.62	69,365	75,026
48-0300	3	100.00	108.43	104.66	8.43	103.60	100.00	125.28	N/A	43,416	45,438
48-0303											
NonValid School											
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	29	MEDIAN:	96	COV:	49.70	95% Median C.I.:	74.75 to 106.62
TOTAL Sales Price:	1,805,760	WGT. MEAN:	108	STD:	48.96	95% Wgt. Mean C.I.:	66.11 to 149.19
TOTAL Adj.Sales Price:	1,811,870	MEAN:	99	AVG.ABS.DEV:	32.50	95% Mean C.I.:	79.89 to 117.13
TOTAL Assessed Value:	1,950,404						
AVG. Adj. Sales Price:	62,478	COD:	33.85	MAX Sales Ratio:	248.27		
AVG. Assessed Value:	67,255	PRD:	91.51	MIN Sales Ratio:	33.90		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	6	121.17	126.43	91.57	45.10	138.06	41.24	248.27	41.24 to 248.27	10,568	9,677
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	6	85.40	81.23	91.31	25.34	88.96	36.47	120.84	36.47 to 120.84	27,285	24,914
1920 TO 1939	2	108.83	108.83	104.36	7.97	104.28	100.16	117.50	N/A	16,500	17,220
1940 TO 1949	1	33.90	33.90	33.90			33.90	33.90	N/A	35,000	11,865
1950 TO 1959											
1960 TO 1969	2	72.43	72.43	67.49	38.06	107.32	44.86	100.00	N/A	59,355	40,057
1970 TO 1979	4	81.72	82.06	78.24	19.08	104.88	58.18	106.62	N/A	28,625	22,397
1980 TO 1989	3	94.01	84.71	75.37	14.14	112.39	60.13	100.00	N/A	96,846	72,998
1990 TO 1994	1	228.35	228.35	228.35			228.35	228.35	N/A	280,000	639,370
1995 TO 1999	2	96.91	96.91	78.71	29.27	123.14	68.55	125.28	N/A	67,000	52,733
2000 TO Present	2	104.93	104.93	97.24	8.50	107.91	96.01	113.85	N/A	289,500	281,507
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	143.49	130.89	126.05	40.21	103.84	36.47	248.27	N/A	3,504	4,416
5000 TO 9999	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
Total \$											
1 TO 9999	6	130.50	128.66	123.37	40.17	104.29	36.47	248.27	36.47 to 248.27	4,253	5,247
10000 TO 29999	9	88.69	88.07	91.76	23.34	95.98	41.24	125.28	62.30 to 120.84	22,222	20,390
30000 TO 59999	8	98.49	87.54	87.57	17.85	99.97	33.90	113.85	33.90 to 113.85	44,293	38,787
60000 TO 99999	2	69.44	69.44	68.15	35.39	101.89	44.86	94.01	N/A	66,500	45,317
100000 TO 149999	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
150000 TO 249999	1	60.13	60.13	60.13			60.13	60.13	N/A	170,000	102,225
250000 TO 499999	1	228.35	228.35	228.35			228.35	228.35	N/A	280,000	639,370
500000 +	1	96.01	96.01	96.01			96.01	96.01	N/A	539,000	517,475
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	29	MEDIAN:	96	COV:	49.70	95% Median C.I.:	74.75 to 106.62
TOTAL Sales Price:	1,805,760	WGT. MEAN:	108	STD:	48.96	95% Wgt. Mean C.I.:	66.11 to 149.19
TOTAL Adj.Sales Price:	1,811,870	MEAN:	99	AVG.ABS.DEV:	32.50	95% Mean C.I.:	79.89 to 117.13
TOTAL Assessed Value:	1,950,404						
AVG. Adj. Sales Price:	62,478	COD:	33.85	MAX Sales Ratio:	248.27		
AVG. Assessed Value:	67,255	PRD:	91.51	MIN Sales Ratio:	33.90		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	74.75	87.56	85.73	51.28	102.14	36.47	151.47	N/A	3,370	2,889
5000 TO 9999	5	117.50	125.15	88.27	46.85	141.79	41.24	248.27	N/A	8,881	7,839
Total \$											
1 TO 9999	8	96.38	111.06	87.80	56.16	126.49	36.47	248.27	36.47 to 248.27	6,815	5,983
10000 TO 29999	6	84.35	77.32	74.89	22.03	103.24	33.90	100.16	33.90 to 100.16	25,750	19,283
30000 TO 59999	11	100.00	95.58	89.78	16.52	106.46	44.86	125.28	58.18 to 120.84	45,804	41,124
60000 TO 99999	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
100000 TO 149999	1	60.13	60.13	60.13			60.13	60.13	N/A	170,000	102,225
500000 +	2	162.18	162.18	141.25	40.80	114.82	96.01	228.35	N/A	409,500	578,422
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	98.85	104.71	80.11	45.74	130.71	36.47	248.27	41.24 to 151.47	19,592	15,695
10	3	96.98	95.22	96.68	3.89	98.49	88.69	100.00	N/A	42,046	40,651
20	15	94.01	94.62	112.62	30.36	84.02	33.90	228.35	62.30 to 113.85	98,014	110,386
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	106.62	114.10	100.61	43.43	113.42	36.47	248.27	41.24 to 151.47	13,391	13,472
1	1	228.35	228.35	228.35			228.35	228.35	N/A	280,000	639,370
101	1	60.13	60.13	60.13			60.13	60.13	N/A	170,000	102,225
123	3	96.98	76.96	80.73	22.72	95.33	33.90	100.00	N/A	42,270	34,125
161	1	96.01	96.01	96.01			96.01	96.01	N/A	539,000	517,475
170	3	62.30	71.50	75.14	19.17	95.16	58.18	94.01	N/A	46,000	34,563
353	1	120.84	120.84	120.84			120.84	120.84	N/A	27,500	33,230
42	1	117.50	117.50	117.50			117.50	117.50	N/A	8,000	9,400
47	1	68.55	68.55	68.55			68.55	68.55	N/A	110,000	75,400
50	3	90.80	90.32	90.42	7.40	99.89	80.00	100.16	N/A	31,666	28,633
528	1	88.69	88.69	88.69			88.69	88.69	N/A	25,500	22,615
77	1	100.00	100.00	100.00			100.00	100.00	N/A	57,540	57,540
80	1	113.85	113.85	113.85			113.85	113.85	N/A	40,000	45,540
98	2	59.81	59.81	46.48	24.99	128.67	44.86	74.75	N/A	37,000	17,197
ALL	29	96.01	98.51	107.65	33.85	91.51	33.90	248.27	74.75 to 106.62	62,478	67,255

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:	29	MEDIAN:	96	COV:	49.70	95% Median C.I.:	74.75 to 106.62
TOTAL Sales Price:	1,805,760	WGT. MEAN:	108	STD:	48.96	95% Wgt. Mean C.I.:	66.11 to 149.19
TOTAL Adj.Sales Price:	1,811,870	MEAN:	99	AVG.ABS.DEV:	32.50	95% Mean C.I.:	79.89 to 117.13
TOTAL Assessed Value:	1,950,404						
AVG. Adj. Sales Price:	62,478	COD:	33.85	MAX Sales Ratio:	248.27		
AVG. Assessed Value:	67,255	PRD:	91.51	MIN Sales Ratio:	33.90		

(!: AVTot=0)

(!: Derived)

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	28	95.50	98.60	112.57	35.25	87.59	33.90	248.27	74.75 to 106.62	45,459	51,176
04	1	96.01	96.01	96.01			96.01	96.01	N/A	539,000	517,475
<u>ALL</u>	<u>29</u>	<u>96.01</u>	<u>98.51</u>	<u>107.65</u>	<u>33.85</u>	<u>91.51</u>	<u>33.90</u>	<u>248.27</u>	<u>74.75 to 106.62</u>	<u>62,478</u>	<u>67,255</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	72	MEDIAN:	69	COV:	21.63	95% Median C.I.:	65.81 to 72.71	(! : Derived)
(AgLand) TOTAL Sales Price:	12,265,043	WGT. MEAN:	67	STD:	14.90	95% Wgt. Mean C.I.:	63.68 to 71.30	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,210,599	MEAN:	69	AVG.ABS.DEV:	11.16	95% Mean C.I.:	65.46 to 72.34	
(AgLand) TOTAL Assessed Value:	8,916,167							
AVG. Adj. Sales Price:	183,480	COD:	16.22	MAX Sales Ratio:	113.13			
AVG. Assessed Value:	123,835	PRD:	102.09	MIN Sales Ratio:	35.01			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	5	80.40	82.15	81.61	12.13	100.67	68.36	95.28	N/A	154,439	126,033
10/01/03 TO 12/31/03	4	77.14	81.33	79.68	13.87	102.06	68.50	102.54	N/A	162,537	129,517
01/01/04 TO 03/31/04	7	76.00	77.71	77.01	8.35	100.92	68.52	96.37	68.52 to 96.37	126,500	97,413
04/01/04 TO 06/30/04	1	62.01	62.01	62.01			62.01	62.01	N/A	232,500	144,164
07/01/04 TO 09/30/04	9	72.71	74.42	68.12	17.33	109.24	51.59	113.13	59.42 to 85.30	130,316	88,774
10/01/04 TO 12/31/04	7	68.56	65.75	66.74	9.81	98.51	48.55	81.16	48.55 to 81.16	261,275	174,385
01/01/05 TO 03/31/05	9	71.98	72.63	72.31	10.43	100.45	61.23	84.63	62.02 to 84.35	181,635	131,333
04/01/05 TO 06/30/05	9	74.12	72.79	72.27	10.82	100.72	57.34	86.40	58.04 to 84.71	249,669	180,430
07/01/05 TO 09/30/05	5	65.35	60.76	53.93	8.72	112.67	45.48	67.67	N/A	237,270	127,962
10/01/05 TO 12/31/05	3	66.47	60.97	60.31	15.11	101.10	43.15	73.29	N/A	289,766	174,747
01/01/06 TO 03/31/06	7	61.01	60.28	59.51	15.15	101.29	35.01	79.89	35.01 to 79.89	157,354	93,640
04/01/06 TO 06/30/06	6	44.69	45.21	47.14	10.96	95.90	39.14	51.81	39.14 to 51.81	104,933	49,465
<u>Study Years</u>											
07/01/03 TO 06/30/04	17	76.00	78.95	77.72	11.95	101.58	62.01	102.54	68.52 to 94.27	149,432	116,134
07/01/04 TO 06/30/05	34	69.52	71.73	70.10	13.26	102.32	48.55	113.13	65.03 to 77.63	202,456	141,927
07/01/05 TO 06/30/06	21	56.64	56.19	55.89	18.54	100.53	35.01	79.89	45.48 to 65.81	180,320	100,777
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	24	69.24	72.33	69.07	14.05	104.72	48.55	113.13	63.91 to 78.99	171,657	118,571
01/01/05 TO 12/31/05	26	69.05	69.06	66.86	12.47	103.28	43.15	86.40	65.03 to 75.56	228,361	152,689
<u>ALL</u>											
	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4153	1	68.90	68.90	68.90			68.90	68.90	N/A	616,000	424,411	
4155	7	65.35	65.07	66.50	11.08	97.84	47.48	84.63	47.48 to 84.63	167,317	111,270	
4157	1	84.71	84.71	84.71			84.71	84.71	N/A	200,000	169,426	
4159	1	63.91	63.91	63.91			63.91	63.91	N/A	416,925	266,448	
4217	5	80.11	76.94	80.58	15.22	95.47	51.02	96.37	N/A	177,998	143,435	
4219	6	80.78	81.38	78.09	14.38	104.21	56.46	102.54	56.46 to 102.54	173,983	135,869	
4221	11	62.02	62.20	56.38	22.95	110.33	35.01	94.27	43.15 to 79.89	230,436	129,912	
4223	2	76.14	76.14	74.04	3.74	102.84	73.29	78.99	N/A	157,900	116,908	
4393	6	73.37	73.53	73.36	7.16	100.22	65.81	80.84	65.81 to 80.84	224,758	164,891	
4395	4	68.66	63.80	69.21	12.52	92.19	41.89	76.00	N/A	165,250	114,362	
4397	6	60.76	61.56	61.44	10.20	100.19	48.55	72.76	48.55 to 72.76	208,658	128,206	
4399	2	65.94	65.94	66.71	3.97	98.85	63.32	68.56	N/A	154,646	103,159	
4463	11	67.49	64.72	62.08	12.09	104.24	39.14	79.18	51.59 to 77.63	132,954	82,541	
4465	4	83.41	84.15	88.87	18.06	94.68	56.64	113.13	N/A	90,639	80,555	
4467	3	74.11	66.12	66.25	19.99	99.81	39.90	84.35	N/A	99,333	65,807	
4469	2	66.99	66.99	70.64	10.65	94.82	59.85	74.12	N/A	164,057	115,896	
ALL												
	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	10	65.91	67.30	68.18	11.39	98.71	47.48	84.71	61.01 to 84.63	240,414	163,917	
2	42	69.51	69.22	67.23	16.49	102.95	35.01	102.54	65.81 to 75.56	198,935	133,752	
3	20	68.77	69.04	67.70	17.57	101.98	39.14	113.13	59.85 to 77.63	122,558	82,969	
ALL												
	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835	

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	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835	
ALL												
	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	123,835	PRD:	102.09	MIN Sales Ratio:	35.01			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0100	14	67.93	66.15	65.36	11.55	101.21	39.14	80.11	59.42 to 77.63	141,569	92,527
48-0008	46	68.68	68.39	66.30	17.01	103.15	35.01	113.13	62.01 to 74.11	189,199	125,446
48-0300	10	76.42	74.09	74.58	18.10	99.35	47.48	96.37	51.02 to 95.28	186,793	139,307
48-0303	2	73.94	73.94	69.53	6.82	106.34	68.90	78.99	N/A	328,750	228,595
NonValid School											
ALL	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

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	7	61.01	62.10	61.78	17.47	100.51	41.89	78.99	41.89 to 78.99	44,949	27,771
50.01 TO 100.00	16	64.18	64.64	64.60	18.98	100.06	39.14	96.37	48.55 to 77.63	102,605	66,282
100.01 TO 180.00	36	69.23	71.40	69.45	13.03	102.81	35.01	102.54	67.67 to 76.00	202,039	140,311
180.01 TO 330.00	11	72.76	71.78	67.60	17.70	106.18	43.15	113.13	51.59 to 81.52	272,510	184,228
330.01 TO 650.00	2	65.94	65.94	59.35	31.03	111.11	45.48	86.40	N/A	491,605	291,759
ALL	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

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	12	74.43	73.93	72.78	11.51	101.57	48.55	96.37	68.90 to 80.84	210,050	152,882
DRY-N/A	34	68.54	70.08	69.42	15.54	100.96	41.89	102.54	62.02 to 78.48	180,098	125,024
GRASS	8	45.32	52.14	50.37	28.33	103.51	35.01	72.76	35.01 to 72.76	148,368	74,727
GRASS-N/A	13	69.17	71.08	64.44	16.27	110.31	45.48	113.13	59.50 to 81.52	154,093	99,297
IRRGTD-N/A	5	66.47	69.92	68.44	7.13	102.17	63.91	84.63	N/A	275,299	188,413
ALL	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

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	19	69.29	69.55	69.75	14.19	99.72	48.55	96.37	61.01 to 78.48	190,025	132,542
DRY-N/A	27	69.73	72.17	70.87	15.62	101.83	41.89	102.54	65.03 to 80.11	186,423	132,115
GRASS	12	52.06	58.73	52.39	32.73	112.10	35.01	113.13	39.90 to 72.44	167,124	87,559
GRASS-N/A	9	69.17	70.71	70.73	10.10	99.97	59.50	85.30	59.85 to 81.52	131,630	93,107
IRRGTD	2	75.55	75.55	73.32	12.02	103.03	66.47	84.63	N/A	228,860	167,811
IRRGTD-N/A	3	65.81	66.17	66.01	2.48	100.25	63.91	68.80	N/A	306,258	202,147
ALL	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	123,835	PRD:	102.09	MIN Sales Ratio:	35.01			

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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	43	70.78	71.89	70.58	14.78	101.85	48.55	102.54	65.03 to 78.48	191,963	135,495
DRY-N/A	3	68.36	59.59	66.52	12.99	89.58	41.89	68.52	N/A	129,833	86,368
GRASS	20	67.58	63.79	59.05	21.35	108.02	35.01	113.13	47.48 to 72.76	155,708	91,950
GRASS-N/A	1	65.35	65.35	65.35			65.35	65.35	N/A	76,000	49,667
IRRGTD	5	66.47	69.92	68.44	7.13	102.17	63.91	84.63	N/A	275,299	188,413
ALL	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

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	1	41.89	41.89	41.89			41.89	41.89	N/A	28,000	11,728
30000 TO 59999	5	72.71	71.99	72.90	8.00	98.76	56.64	79.18	N/A	40,809	29,749
60000 TO 99999	11	65.03	65.66	66.36	19.61	98.95	39.14	96.37	47.48 to 85.30	81,196	53,881
100000 TO 149999	17	71.98	75.83	76.31	18.65	99.37	39.90	113.13	62.15 to 94.27	120,016	91,583
150000 TO 249999	21	68.56	68.64	68.41	11.86	100.34	35.01	84.71	65.81 to 77.01	196,244	134,250
250000 TO 499999	15	66.47	66.12	65.84	15.34	100.43	43.15	86.40	56.46 to 80.11	310,532	204,450
500000 +	2	57.19	57.19	56.88	20.48	100.55	45.48	68.90	N/A	633,000	360,024
ALL	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	4	64.54	60.92	62.20	18.06	97.94	41.89	72.71	N/A	34,137	21,234
30000 TO 59999	10	60.43	58.70	56.30	18.56	104.25	39.14	79.18	39.90 to 78.99	73,810	41,556
60000 TO 99999	17	69.17	68.41	65.14	15.17	105.02	35.01	96.37	59.50 to 77.63	121,472	79,123
100000 TO 149999	21	72.76	75.20	71.33	17.12	105.42	43.15	113.13	67.49 to 81.52	180,086	128,461
150000 TO 249999	16	69.51	70.22	69.27	11.03	101.36	51.59	84.71	61.23 to 80.11	279,560	193,655
250000 TO 499999	4	66.41	66.17	63.21	17.28	104.69	45.48	86.40	N/A	504,033	318,594
ALL	72	68.85	68.90	67.49	16.22	102.09	35.01	113.13	65.81 to 72.71	183,480	123,835

2007 Assessment Survey for Jefferson County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: **1**
2. Appraiser(s) on staff: **0**
3. Other full-time employees: **2**
4. Other part-time employees: **0**
5. Number of shared employees: **0**
6. Assessor's requested budget for current fiscal year: **\$150,251**
7. Part of the budget that is dedicated to the computer system: **\$9,000**
8. Adopted budget, or granted budget if different from above: **\$150,040**
9. Amount of total budget set aside for appraisal work: **N/A**
10. Amount of the total budget set aside for education/workshops: **\$2,500**
11. Appraisal/Reappraisal budget, if not part of the total budget: **\$55,000**
12. Other miscellaneous funds: **N/A**
13. Total budget: **\$205,040**
 - a. Was any of last year's budget not used? **Yes, a minimal amount**

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1. Data collection done by: **Assessor and Staff**
2. Valuation done by: **Assessor**
3. Pickup work done by: **Assessor and Staff**

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	72	37		99

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? **DEC 2001**
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? **2000**
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? **2005**
7. Number of market areas/neighborhoods for this property class: **7**
8. How are these defined? **Areas are defined by similar property characteristics and similar economic influences. The rural area and the town of Plymouth are individual areas, the towns of Daykin, Diller, Jansen and Endicott are grouped together for analysis, the towns of Reynolds, Harbine, and Steele City are grouped together for analysis, and the Town of Fairbury is split into 3 neighborhoods.**
9. Is “Assessor Location” a usable valuation identity? **No**
10. Does the location “suburban” mean something other than rural residential? (*that is, does the “suburban” location have its own market?*) **No**
11. Are the county’s ag residential and rural residential improvements classified and valued in the same manner? **Yes**

C. Commercial/Industrial Appraisal Information

1. Data collection done by: **Contract Appraiser**
2. Valuation done by: **Contract Appraiser**
1. Pickup work done by whom: **Contract Appraiser**

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	20	3		23

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

5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? **2002**
6. When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? **1998**
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? **2000**
8. Number of market areas/neighborhoods for this property class? **1**
9. How are these defined? **All commercial sales in Jefferson County are grouped together for analysis**
10. Is "Assessor Location" a usable valuation identity? **No**
11. Does the location "suburban" mean something other than rural commercial? (*that is, does the "suburban" location have its own market?*) **No**

D. Agricultural Appraisal Information

1. Data collection done by: **Clerk**
2. Valuation done by: **Assessor and Clerk**
1. Pickup work done by whom: **Assessor and Clerk**

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	22	34	30	86

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

How is the agricultural land defined? **By Statute**

5. When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? **N/A**
6. What is the date of the soil survey currently used? **1970**
7. What date was the last countywide land use study completed? **2006**

- a. By what method? (Physical inspection, FSA maps, etc.) **GIS and Physical Inspection**
 - b. By whom? **Clerk**
 - c. What proportion is complete / implemented at this time? **100%**
8. Number of market areas/neighborhoods for this property class: **3**
9. How are these defined? **Geographically by township**
10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? **No**

E. Computer, Automation Information and GIS

- 1. Administrative software: **County Solutions**
- 2. CAMA software: **County Solutions**
- 3. Does the county use Cadastral maps: **Yes**
 - a. Who maintains the Cadastral Maps? **Clerk and Assessor**
- 4. Does the county have GIS software? **Yes**
 - a. Who maintains the GIS software and maps? **Clerk and Assessor**
- 5. Personal Property software: **County Solutions**

F. Zoning Information

- 1. Does the county have zoning? **Yes**
 - a. If so, is the zoning county wide? **No**
 - b. What municipalities in the county are zoned? **Diller, Fairbury, and Plymouth**
- c. When was zoning implemented? **2001**

G. Contracted Services

1. Appraisal Services: **Ron Elliot and Knoche Consulting LLC**
2. Other Services:

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

The Jefferson County Assessor was interviewed for the information contained in this report.

II. Assessment Actions

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

Residential

For 2007, the County reviewed a majority of the Neighborhood Two subclass in the town of Fairbury as part of their review cycle. Digital pictures were taken of improvements in this area. The County did not adjust the cost or depreciation factors for the property but focused on updating the property record card with new construction or removed improvements.

The County also reviewed the towns of Harbine and Jansen with the aid of aerial photos that were taken recently. A review of the town of Plymouth was also conducted and new digital photos were taken of improvements in that area.

The pick-up work of new and omitted construction was also completed by the county.

Commercial

The County performed an analysis of the commercial market activity in the area for 2007. As indicated by the study, the assessor increased commercial land values in a developing area of Fairbury. The county also completed the pick-up work of new construction in the commercial class.

Agricultural

Agricultural land was analyzed by the County using market information related to the land capability groupings for each market area. Based on that market information, the assessor adjusted values accordingly. In Market Area One, irrigated and dry land values were increased and the lower classes of grass were increased. In Market Area Two, irrigated, dry land, and grass land values were increased. Market Area Three received both small increases and decreases to

irrigated, dry, and grass land per acre values to achieve better uniformity throughout the market area.

The County also reviewed land use in all areas and several irrigated acres were added. Pick-up work of new and omitted construction was also completed by the county.

County 48 - Jefferson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	7,046	Value	632,381,144	Total Growth (Sum 17, 25, & 41)	9,089,257
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	327	886,601	42	365,686	141	490,560	510	1,742,847	
2. Res Improv Land	2,597	7,243,415	33	495,549	493	5,474,237	3,123	13,213,201	
3. Res Improvements	2,599	91,649,283	32	4,739,311	485	35,589,670	3,116	131,978,264	
4. Res Total	2,926	99,779,299	74	5,600,546	626	41,554,467	3,626	146,934,312	1,645,612
% of Total	80.69	67.90	2.04	3.81	17.26	28.28	51.46	23.23	18.10
5. Rec UnImp Land	0	0	1	5,214	0	0	1	5,214	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	1	5,214	0	0	1	5,214	0
% of Total	0.00	0.00	***	***	0.00	0.00	0.01	0.00	0.00
Res+Rec Total	2,926	99,779,299	75	5,605,760	626	41,554,467	3,627	146,939,526	1,645,612
% of Total	80.67	67.90	2.06	3.81	17.25	28.27	51.47	23.23	18.10

County 48 - Jefferson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,046	Value 632,381,144	Total Growth 9,089,257 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	63	597,748	12	325,824	12	575,447	87	1,499,019	
10. Comm Improv Land	343	3,573,606	27	820,712	25	228,924	395	4,623,242	
11. Comm Improvements	343	27,434,695	27	7,353,074	25	1,539,460	395	36,327,229	
12. Comm Total	406	31,606,049	39	8,499,610	37	2,343,831	482	42,449,490	6,051,567
% of Total	84.23	74.45	8.09	20.02	7.67	5.52	6.84	6.71	66.57
13. Ind UnImp Land	7	18,670	1	15,039	2	32,657	10	66,366	
14. Ind Improv Land	8	133,748	7	361,862	1	11,326	16	506,936	
15. Ind Improvements	8	1,774,462	7	4,484,876	1	87,089	16	6,346,427	
16. Ind Total	15	1,926,880	8	4,861,777	3	131,072	26	6,919,729	0
% of Total	57.69	27.84	30.76	70.25	11.53	1.89	0.36	1.09	0.00
Comm+Ind Total	421	33,532,929	47	13,361,387	40	2,474,903	508	49,369,219	6,051,567
% of Total	82.87	67.92	9.25	27.06	7.87	5.01	7.20	7.80	66.57
17. Taxable Total	3,347	133,312,228	122	18,967,147	666	44,029,370	4,135	196,308,745	7,697,179
% of Total	80.94	67.90	2.95	2.85	16.10	21.16	58.68	31.04	84.68

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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	3	87,168	2,719,732	0	0	0
20. Industrial	2	344,222	253,706	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	87,168	2,719,732
20. Industrial	0	0	0	2	344,222	253,706
21. Other	0	0	0	0	0	0
22. Total Sch II				5	431,390	2,973,438

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	259	37	83	379

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	159	16,161,742	1,793	220,984,160	1,952	237,145,902
28. Ag-Improved Land	0	0	38	4,744,297	921	137,792,913	959	142,537,210
29. Ag-Improvements	0	0	38	484,945	921	55,904,342	959	56,389,287
30. Ag-Total Taxable							2,911	436,072,399

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	3	3.000	21,000	
32. HomeSite Improv Land	0	0.000	0	3	3.000	20,300	
33. HomeSite Improvements	0		0	3		210,115	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	4	20.850	20,850	
36. FarmSite Impr Land	0	0.000	0	35	59.230	59,230	
37. FarmSite Improv	0		0	38		274,830	
38. FarmSite Total							
39. Road & Ditches		0.000			345.840		
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	25	25.000	175,000	28	28.000	196,000	
32. HomeSite Improv Land	584	596.150	4,172,350	587	599.150	4,192,650	
33. HomeSite Improvements	594		38,296,899	597		38,507,014	988,728
34. HomeSite Total				625	627.150	42,895,664	
35. FarmSite UnImp Land	111	294.910	228,821	115	315.760	249,671	
36. FarmSite Impr Land	832	2,798.750	2,729,299	867	2,857.980	2,788,529	
37. FarmSite Improv	906		17,607,443	944		17,882,273	403,350
38. FarmSite Total				1,059	3,173.740	20,920,473	
39. Road & Ditches		6,525.930			6,871.770		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,684	10,672.660	63,816,137	1,392,078

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	109.850	111,809
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	23	2,389.910	1,573,000	24	2,499.760	1,684,809

Schedule VIII: Agricultural Records:

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

County 48 - Jefferson

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,171.290	2,213,738	1,171.290	2,213,738
46. 1A	0.000	0	1,508.850	3,704,174	22,107.980	53,848,081	23,616.830	57,552,255
47. 2A1	0.000	0	258.420	449,651	2,546.110	4,428,981	2,804.530	4,878,632
48. 2A	0.000	0	209.640	301,405	7,714.810	11,279,585	7,924.450	11,580,990
49. 3A1	0.000	0	299.500	510,908	4,510.870	7,602,649	4,810.370	8,113,557
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	109.400	146,501	3,386.600	4,589,253	3,496.000	4,735,754
52. 4A	0.000	0	46.300	20,463	743.600	416,654	789.900	437,117
53. Total	0.000	0	2,432.110	5,133,102	42,181.260	84,378,941	44,613.370	89,512,043
Dryland:								
54. 1D1	0.000	0	0.000	0	861.490	1,253,477	861.490	1,253,477
55. 1D	0.000	0	1,136.510	2,147,038	10,400.870	19,318,594	11,537.380	21,465,632
56. 2D1	0.000	0	45.540	61,024	1,145.220	1,534,555	1,190.760	1,595,579
57. 2D	0.000	0	152.200	166,143	6,304.250	7,076,433	6,456.450	7,242,576
58. 3D1	0.000	0	247.200	328,084	4,642.030	5,851,307	4,889.230	6,179,391
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	79.100	94,601	3,285.120	3,526,086	3,364.220	3,620,687
61. 4D	0.000	0	52.400	18,519	703.120	308,865	755.520	327,384
62. Total	0.000	0	1,712.950	2,815,409	27,342.100	38,869,317	29,055.050	41,684,726
Grass:								
63. 1G1	0.000	0	0.000	0	222.270	177,142	222.270	177,142
64. 1G	0.000	0	56.520	58,216	858.710	831,084	915.230	889,300
65. 2G1	0.000	0	12.000	12,360	1,043.980	956,069	1,055.980	968,429
66. 2G	0.000	0	126.100	108,447	1,999.690	1,698,994	2,125.790	1,807,441
67. 3G1	0.000	0	64.700	51,308	1,957.940	1,438,416	2,022.640	1,489,724
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	73.100	50,373	2,202.520	1,373,463	2,275.620	1,423,836
70. 4G	0.000	0	76.400	27,152	3,483.450	1,365,340	3,559.850	1,392,492
71. Total	0.000	0	408.820	307,856	11,768.560	7,840,508	12,177.380	8,148,364
72. Waste	0.000	0	21.000	1,680	937.270	74,981	958.270	76,661
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	4,574.880	8,258,047	82,229.190	131,163,747	86,804.070	139,421,794

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	39.570	74,787	1,309.830	2,475,428	1,349.400	2,550,215
46. 1A	0.000	0	1,082.910	2,279,035	10,622.700	21,791,724	11,705.610	24,070,759
47. 2A1	0.000	0	143.500	182,430	1,889.030	2,910,765	2,032.530	3,093,195
48. 2A	0.000	0	210.960	265,810	4,805.230	6,054,590	5,016.190	6,320,400
49. 3A1	0.000	0	58.500	65,813	4,331.130	4,850,368	4,389.630	4,916,181
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	94.800	99,523	2,121.800	2,040,918	2,216.600	2,140,441
52. 4A	0.000	0	29.700	22,721	415.900	236,811	445.600	259,532
53. Total	0.000	0	1,659.940	2,990,119	25,495.620	40,360,604	27,155.560	43,350,723
Dryland:								
54. 1D1	0.000	0	165.360	240,600	3,653.140	5,315,352	3,818.500	5,555,952
55. 1D	0.000	0	1,684.090	2,653,477	34,930.200	55,049,637	36,614.290	57,703,114
56. 2D1	0.000	0	282.730	322,407	6,258.820	7,620,764	6,541.550	7,943,171
57. 2D	0.000	0	992.360	962,590	19,378.450	18,796,396	20,370.810	19,758,986
58. 3D1	0.000	0	532.330	458,514	15,495.840	13,356,420	16,028.170	13,814,934
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	352.140	273,968	8,353.260	6,300,658	8,705.400	6,574,626
61. 4D	0.000	0	44.000	23,403	1,297.080	609,336	1,341.080	632,739
62. Total	0.000	0	4,053.010	4,934,959	89,366.790	107,048,563	93,419.800	111,983,522
Grass:								
63. 1G1	0.000	0	11.800	7,357	465.620	277,244	477.420	284,601
64. 1G	0.000	0	78.360	55,773	2,817.520	1,979,650	2,895.880	2,035,423
65. 2G1	0.000	0	126.720	44,199	3,675.430	2,184,820	3,802.150	2,229,019
66. 2G	0.000	0	298.070	207,972	6,672.030	4,573,580	6,970.100	4,781,552
67. 3G1	0.000	0	350.740	218,419	6,974.230	4,533,672	7,324.970	4,752,091
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	369.240	170,121	6,969.000	3,649,894	7,338.240	3,820,015
70. 4G	0.000	0	719.480	342,037	13,107.590	6,265,231	13,827.070	6,607,268
71. Total	0.000	0	1,954.410	1,045,878	40,681.420	23,464,091	42,635.830	24,509,969
72. Waste	0.000	0	63.770	5,101	3,495.120	279,609	3,558.890	284,710
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,731.130	8,976,057	159,038.950	171,152,867	166,770.080	180,128,924

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	9.700	14,987	574.000	886,832	583.700	901,819
46. 1A	0.000	0	80.900	99,747	711.790	904,400	792.690	1,004,147
47. 2A1	0.000	0	67.670	79,513	137.600	161,681	205.270	241,194
48. 2A	0.000	0	9.000	8,775	222.400	216,841	231.400	225,616
49. 3A1	0.000	0	117.000	99,450	448.200	380,970	565.200	480,420
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	58.000	43,790	382.130	288,055	440.130	331,845
52. 4A	0.000	0	14.500	7,688	150.700	73,811	165.200	81,499
53. Total	0.000	0	356.770	353,950	2,626.820	2,912,590	2,983.590	3,266,540
Dryland:								
54. 1D1	0.000	0	216.530	257,671	2,429.710	2,889,809	2,646.240	3,147,480
55. 1D	0.000	0	451.110	436,117	7,208.200	7,034,473	7,659.310	7,470,590
56. 2D1	0.000	0	277.990	251,587	1,746.330	1,580,199	2,024.320	1,831,786
57. 2D	0.000	0	364.300	273,225	6,396.090	4,797,073	6,760.390	5,070,298
58. 3D1	0.000	0	476.020	312,523	5,255.900	3,568,076	5,731.920	3,880,599
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	281.530	162,342	4,313.690	2,462,393	4,595.220	2,624,735
61. 4D	0.000	0	157.900	59,980	1,157.810	506,934	1,315.710	566,914
62. Total	0.000	0	2,225.380	1,753,445	28,507.730	22,838,957	30,733.110	24,592,402
Grass:								
63. 1G1	0.000	0	61.400	36,448	397.150	206,036	458.550	242,484
64. 1G	0.000	0	98.100	55,459	1,502.830	871,831	1,600.930	927,290
65. 2G1	0.000	0	164.890	54,801	1,166.030	599,829	1,330.920	654,630
66. 2G	0.000	0	201.760	104,852	4,398.320	2,219,086	4,600.080	2,323,938
67. 3G1	0.000	0	438.960	275,080	7,353.170	4,566,905	7,792.130	4,841,985
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	687.140	330,733	8,932.550	4,163,324	9,619.690	4,494,057
70. 4G	0.000	0	1,376.330	544,126	24,324.120	10,667,310	25,700.450	11,211,436
71. Total	0.000	0	3,028.580	1,401,499	48,074.170	23,294,321	51,102.750	24,695,820
72. Waste	0.000	0	242.010	19,361	1,262.150	100,971	1,504.160	120,332
73. Other	0.000	0	44.600	22,300	16.300	8,150	60.900	30,450
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	5,897.340	3,550,555	80,487.170	49,154,989	86,384.510	52,705,544

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	4,448.820	8,477,171	70,303.700	127,652,135	74,752.520	136,129,306
77.Dry Land	0.000	0	7,991.340	9,503,813	145,216.620	168,756,837	153,207.960	178,260,650
78.Grass	0.000	0	5,391.810	2,755,233	100,524.150	54,598,920	105,915.960	57,354,153
79.Waste	0.000	0	326.780	26,142	5,694.540	455,561	6,021.320	481,703
80.Other	0.000	0	44.600	22,300	16.300	8,150	60.900	30,450
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	18,203.350	20,784,659	321,755.310	351,471,603	339,958.660	372,256,262

2007 Agricultural Land Detail

County 48 - Jefferson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,171.290	2.63%	2,213,738	2.47%	1,889.999
1A	23,616.830	52.94%	57,552,255	64.30%	2,436.917
2A1	2,804.530	6.29%	4,878,632	5.45%	1,739.554
2A	7,924.450	17.76%	11,580,990	12.94%	1,461.425
3A1	4,810.370	10.78%	8,113,557	9.06%	1,686.680
3A	0.000	0.00%	0	0.00%	0.000
4A1	3,496.000	7.84%	4,735,754	5.29%	1,354.620
4A	789.900	1.77%	437,117	0.49%	553.382
Irrigated Total	44,613.370	100.00%	89,512,043	100.00%	2,006.395

Dry:

1D1	861.490	2.97%	1,253,477	3.01%	1,455.010
1D	11,537.380	39.71%	21,465,632	51.50%	1,860.529
2D1	1,190.760	4.10%	1,595,579	3.83%	1,339.966
2D	6,456.450	22.22%	7,242,576	17.37%	1,121.758
3D1	4,889.230	16.83%	6,179,391	14.82%	1,263.878
3D	0.000	0.00%	0	0.00%	0.000
4D1	3,364.220	11.58%	3,620,687	8.69%	1,076.233
4D	755.520	2.60%	327,384	0.79%	433.322
Dry Total	29,055.050	100.00%	41,684,726	100.00%	1,434.680

Grass:

1G1	222.270	1.83%	177,142	2.17%	796.967
1G	915.230	7.52%	889,300	10.91%	971.668
2G1	1,055.980	8.67%	968,429	11.88%	917.090
2G	2,125.790	17.46%	1,807,441	22.18%	850.244
3G1	2,022.640	16.61%	1,489,724	18.28%	736.524
3G	0.000	0.00%	0	0.00%	0.000
4G1	2,275.620	18.69%	1,423,836	17.47%	625.691
4G	3,559.850	29.23%	1,392,492	17.09%	391.165
Grass Total	12,177.380	100.00%	8,148,364	100.00%	669.139

Irrigated Total	44,613.370	51.40%	89,512,043	64.20%	2,006.395
Dry Total	29,055.050	33.47%	41,684,726	29.90%	1,434.680
Grass Total	12,177.380	14.03%	8,148,364	5.84%	669.139
Waste	958.270	1.10%	76,661	0.05%	79.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	86,804.070	100.00%	139,421,794	100.00%	1,606.166

As Related to the County as a Whole

Irrigated Total	44,613.370	59.68%	89,512,043	65.76%	
Dry Total	29,055.050	18.96%	41,684,726	23.38%	
Grass Total	12,177.380	11.50%	8,148,364	14.21%	
Waste	958.270	15.91%	76,661	15.91%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	86,804.070	25.53%	139,421,794	37.45%	

2007 Agricultural Land Detail

County 48 - Jefferson

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,349.400	4.97%	2,550,215	5.88%	1,889.888
1A	11,705.610	43.11%	24,070,759	55.53%	2,056.343
2A1	2,032.530	7.48%	3,093,195	7.14%	1,521.844
2A	5,016.190	18.47%	6,320,400	14.58%	1,260.000
3A1	4,389.630	16.16%	4,916,181	11.34%	1,119.953
3A	0.000	0.00%	0	0.00%	0.000
4A1	2,216.600	8.16%	2,140,441	4.94%	965.641
4A	445.600	1.64%	259,532	0.60%	582.432
Irrigated Total	27,155.560	100.00%	43,350,723	100.00%	1,596.384

Dry:

1D1	3,818.500	4.09%	5,555,952	4.96%	1,455.009
1D	36,614.290	39.19%	57,703,114	51.53%	1,575.972
2D1	6,541.550	7.00%	7,943,171	7.09%	1,214.264
2D	20,370.810	21.81%	19,758,986	17.64%	969.965
3D1	16,028.170	17.16%	13,814,934	12.34%	861.915
3D	0.000	0.00%	0	0.00%	0.000
4D1	8,705.400	9.32%	6,574,626	5.87%	755.235
4D	1,341.080	1.44%	632,739	0.57%	471.813
Dry Total	93,419.800	100.00%	111,983,522	100.00%	1,198.712

Grass:

1G1	477.420	1.12%	284,601	1.16%	596.122
1G	2,895.880	6.79%	2,035,423	8.30%	702.868
2G1	3,802.150	8.92%	2,229,019	9.09%	586.252
2G	6,970.100	16.35%	4,781,552	19.51%	686.009
3G1	7,324.970	17.18%	4,752,091	19.39%	648.752
3G	0.000	0.00%	0	0.00%	0.000
4G1	7,338.240	17.21%	3,820,015	15.59%	520.562
4G	13,827.070	32.43%	6,607,268	26.96%	477.850
Grass Total	42,635.830	100.00%	24,509,969	100.00%	574.867

Irrigated Total	27,155.560	16.28%	43,350,723	24.07%	1,596.384
Dry Total	93,419.800	56.02%	111,983,522	62.17%	1,198.712
Grass Total	42,635.830	25.57%	24,509,969	13.61%	574.867
Waste	3,558.890	2.13%	284,710	0.16%	79.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	166,770.080	100.00%	180,128,924	100.00%	1,080.103

As Related to the County as a Whole

Irrigated Total	27,155.560	36.33%	43,350,723	31.85%	
Dry Total	93,419.800	60.98%	111,983,522	62.82%	
Grass Total	42,635.830	40.25%	24,509,969	42.73%	
Waste	3,558.890	59.10%	284,710	59.10%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	166,770.080	49.06%	180,128,924	48.39%	

2007 Agricultural Land Detail

County 48 - Jefferson

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	583.700	19.56%	901,819	27.61%	1,545.004
1A	792.690	26.57%	1,004,147	30.74%	1,266.758
2A1	205.270	6.88%	241,194	7.38%	1,175.008
2A	231.400	7.76%	225,616	6.91%	975.004
3A1	565.200	18.94%	480,420	14.71%	850.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	440.130	14.75%	331,845	10.16%	753.970
4A	165.200	5.54%	81,499	2.49%	493.335
Irrigated Total	2,983.590	100.00%	3,266,540	100.00%	1,094.835

Dry:

1D1	2,646.240	8.61%	3,147,480	12.80%	1,189.415
1D	7,659.310	24.92%	7,470,590	30.38%	975.360
2D1	2,024.320	6.59%	1,831,786	7.45%	904.889
2D	6,760.390	22.00%	5,070,298	20.62%	750.000
3D1	5,731.920	18.65%	3,880,599	15.78%	677.015
3D	0.000	0.00%	0	0.00%	0.000
4D1	4,595.220	14.95%	2,624,735	10.67%	571.188
4D	1,315.710	4.28%	566,914	2.31%	430.880
Dry Total	30,733.110	100.00%	24,592,402	100.00%	800.192

Grass:

1G1	458.550	0.90%	242,484	0.98%	528.806
1G	1,600.930	3.13%	927,290	3.75%	579.219
2G1	1,330.920	2.60%	654,630	2.65%	491.862
2G	4,600.080	9.00%	2,323,938	9.41%	505.195
3G1	7,792.130	15.25%	4,841,985	19.61%	621.394
3G	0.000	0.00%	0	0.00%	0.000
4G1	9,619.690	18.82%	4,494,057	18.20%	467.172
4G	25,700.450	50.29%	11,211,436	45.40%	436.235
Grass Total	51,102.750	100.00%	24,695,820	100.00%	483.258

Irrigated Total	2,983.590	3.45%	3,266,540	6.20%	1,094.835
Dry Total	30,733.110	35.58%	24,592,402	46.66%	800.192
Grass Total	51,102.750	59.16%	24,695,820	46.86%	483.258
Waste	1,504.160	1.74%	120,332	0.23%	79.999
Other	60.900	0.07%	30,450	0.06%	500.000
Exempt	0.000	0.00%			
Market Area Total	86,384.510	100.00%	52,705,544	100.00%	610.127

As Related to the County as a Whole

Irrigated Total	2,983.590	3.99%	3,266,540	2.40%	
Dry Total	30,733.110	20.06%	24,592,402	13.80%	
Grass Total	51,102.750	48.25%	24,695,820	43.06%	
Waste	1,504.160	24.98%	120,332	24.98%	
Other	60.900	100.00%	30,450	100.00%	
Exempt	0.000	0.00%			
Market Area Total	86,384.510	25.41%	52,705,544	14.16%	

2007 Agricultural Land Detail

County 48 - Jefferson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	4,448.820	8,477,171	70,303.700	127,652,135
Dry	0.000	0	7,991.340	9,503,813	145,216.620	168,756,837
Grass	0.000	0	5,391.810	2,755,233	100,524.150	54,598,920
Waste	0.000	0	326.780	26,142	5,694.540	455,561
Other	0.000	0	44.600	22,300	16.300	8,150
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	18,203.350	20,784,659	321,755.310	351,471,603

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	74,752.520	136,129,306	74,752.520	21.99%	136,129,306	36.57%	1,821.066
Dry	153,207.960	178,260,650	153,207.960	45.07%	178,260,650	47.89%	1,163.520
Grass	105,915.960	57,354,153	105,915.960	31.16%	57,354,153	15.41%	541.506
Waste	6,021.320	481,703	6,021.320	1.77%	481,703	0.13%	79.999
Other	60.900	30,450	60.900	0.02%	30,450	0.01%	500.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	339,958.660	372,256,262	339,958.660	100.00%	372,256,262	100.00%	1,095.004

* Department of Property Assessment & Taxation Calculates

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

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. Section 77-1311.02 RS Supp 2005, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 (R. S. Supp 2006).

General Description of Real Property in Jefferson County:

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

	Parcels	% of Total Parcels	% of Taxable Real Estate Value
Residential	3,604	51%	25%
Commercial	480	7%	6%
Industrial	26		1%
Recreational	1		1%
Agricultural	2,926	42%	67%

Agricultural land – 321,829.24 acres

New Property: For assessment year 2006, an estimated 409 building permits and/or information statements were filed for new property construction/additions, demolitions, land use changes and etc. in the county.

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

Current Resources:

A. Staff includes:

- 1 Deputy
- 2 Full-time employees

Budget for 2005-2006 salaries for above employees and deputy was \$ 105,579.00.

The Deputy as well as the Assessor is required to obtain 60 hours of education each by December 31, 2006, in order to retain their Assessor’s certificate, which is required by law in order to hold the position of Assessor or Deputy. The Property Tax Administrator must approve this education. The 60 hrs of continued education must be attained within a 4 year time period. The cost of this education includes registration fees, lodging, meals and any supplies needed.
(Section 77-702, R.S. Supp., 2002 and 77-414, R.S. Supp., 2003.)

B. Cadastral Maps

Cadastral Map Books were printed in 1984. The information in these books have been updated each time there is a change of ownership and the maps marked if there is a change in parcel lines. These books are used a great deal by our office, realtors, surveyors and the general public. The pages of this book are showing the wear. Eventually, the GIS system that we are in the process of entering data may replace the cadastral books, but for the time being both the Cadastral Maps and the GIS have to be changed each time a split or combination of a parcel is made.

FSA maps were purchased for \$1.00 each for every section of land in Jefferson County in approximately 1989. New maps have been requested from the land owner each time there has been a land use change reported or discovered and also if a protest has been made on a rural property.

Aerial photos were taken of rural buildings in 2002 and again in the spring of 2005. Copies of this last set of pictures were made for the Assessor's office and put in each appropriate real estate card and a book of pictures by precinct. Copies were also made for the Zoning Manager, Emergency Manager and the Weed Superintendent. The Law Enforcement Agency of Jefferson County has also requested various copies of these pictures. It is important that we continue to have new aerial photos taken in a **two year** cycle so each new home site or building site has a picture in its property record card and available for other departments to use.

C. Property Record Cards

Property record cards are kept for taxable residential, commercial, industrial, improvements on leased land, TIF, and partially taxed parcels. Non-taxable property such as tax exempt (permissive exempt or government exempt) and centrally assessed utility companies also has a property record card. Property record cards are color coded in file cabinets and filed by legal description. Each taxable and permissive exempt property record card has according to REG-10-004; the legal description of the parcel, the book and page of the last deed of record during the past five years, current owner name and address, situs address of parcel, cadastral map book and page, current property classification code, tax district code and current and one or more prior years assessed value of land and improvements except property that receives an exemption pursuant to section 77-202 (1) (a) (b) (c) (d).

Each record card with buildings contains a picture, sketch of the house, aerial photographs if rural building site. The front of the card has identification number, school district codes, and land classification, history of valuation changes, coded for reason or change or assessment body or official ordering the change. The Status, property type, zoning, location, city size and parcel size.

A cost approach, income summary and comparable approach are included in each real estate card if applicable. Also found within each card is land size or acres and value.

All taxable property record cards are also entered into the computer Cama system with most of the above information. The Assessment Administration computer system is County Solutions and includes most information in property record card plus two years of taxes for each parcel. This system links with the Cama system and also the GIS system that will eventually replace our old cadastral maps. It is the goal to have property record card information accessible over the web by 2008.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property

Real estate transfer statement plus a copy of the deed is given to the Assessor's Office by the Register of Deeds. Appropriate real estate cards are pulled from files to be changed to the new owners name and address. Sales worksheets are filled out with the information needed for the PA & T's sales file. Sales history is added to real estate card, administrative computer program is changed for new owner, address and sales history. Alphabetical index file and cadastral maps are updated for ownership. Sales questionnaires are sent to new property owners of most transactions. Cama system is updated and sales are added to sales file plus sales sheets for Sales books are run and added to current book of sales. Properties that require a split are done on the GIS system before any other changes are made. Copy of real estate card and transfer are made to be used when our hired appraiser goes physically to the property and inventories the information that is on the card to what was actually there when the sale took place and any differences are noted and brought back to the Assessor's office to correct Cama sales file and real estate cards are tabbed for the next year to correct information. This on sight verification may also determine whether the sale was an arms-length transaction or not. New pictures are taken of the house, commercial building or lot for each residential and commercial property. Income data is collected if applicable. Rural land sales are broke down on a computer program as to acres of each soil type and classification, number of acres of each and percent each soil type attributes to the sale price. The clerk that works with rural land sales, splits and GIS programs attends most rural land auctions and verifies other sales.

Building permits are received from the rural zoning manager, the Fairbury city engineer, and the village clerks of Plymouth and Diller. The County Assessor and Clerk/Lister inspect other small towns, by driving each street and alley of the town to verify if any changes have been made. All appropriate real estate cards are pulled and tabbed. Information statements received in the Assessor's office are also tabbed.

B. Data Collection

All tabbed cards for new structures, additions, changes or demolition are pulled from the files and physically inspected by either the County Assessor or a hired appraiser between October and February of the Assessment year. The property record card is used for additions to buildings or changes so current data may be updated. New structures are measured and a form filled out for all the components needed to produce a new cost approach on our Cama program. Commercial properties are listed and measured by a hired appraiser who also collects income data. New or corrected sketches are made and digital pictures are taken. Data entry is a combined effort between the appraiser and employees of the Assessor's office and the County Assessor approves the final value before it is placed on the property record card or computer administrative program.

C. Review assessment sales ratio studies before assessment actions.

Sales studies are done in office and compared to the sales analysis provided by the Department of Property Assessment and Taxation. Between these two sales studies and knowledge of the current sales not within the sales study, the Assessor determines where and what changes need to be made to valuation for the current assessment year to stay in compliance with the laws of Nebraska and to have a fair and equitable assessment of real estate within the County itself.

D. Approaches to Value

The Assessor and County to do mass appraisal within the County hire appraisers. The appraisers hired use the counties sales studies and comparisons to do a market approach that is in compliance with the IAAO standards. Cost approach is done on the Cama system using Marshall-Swift pricing and current depreciation study at the time of the appraisal. The hired appraiser also does income approach. He collects the income and expense data to be entered in the Counties Cama system and runs an analysis from the market.

Land valuation studies are done within the County using a spreadsheet program developed in the Assessor’s office to analyze land valuations and check established market areas within the County.

New established values replace the old values and new statistics are ran using the same sales in our sales study to determine a cost approach to value. These statistics verify the fact that county valuations are in compliance with the laws of Nebraska.

Notices are mailed to all land owners in the County that have had either an increase or decrease to value from the previous assessment year. These notices are mailed by June 1 of each year. Any changes made after the 19th of March are made by the County Board of Equalization and also mailed after June 1. Approximately 3447 notice of valuation changes were mailed for the 2006 tax assessment year.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	99%	19.11	110.61
Commercial	97%	29.13	108.95
Agricultural	77%	15.79	104.28

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

Assessment Actions Planned for Assessment Year 2007:

Residential:

Review the three neighborhoods in Fairbury and adjust lines and land values to reflect sales study. If programmer updates Cama system so we have the capability to run new comparables, an appraiser will be hired to model residential properties and new comparables will be ran on the town of Fairbury & Plymouth using new Marshall-Swift pricing and updated depreciation. The hired appraiser will take new digital pictures to add to the Cama system and make random inside inspections. Appraiser will also physical review all revalued properties to help ensure equality. All other small towns that show a need for adjustment, based on their statistics, will be reviewed and valuations changed according to sales study. All property with new, altered, or demolished buildings will be physically reviewed. New buildings and additions will be listed, measured; new sketches made, digital pictures taken and new cost sheets ran.

Commercial:

Commercial property statistic will be reviewed and analyzed for 2007 by the Assessor and a hired appraiser to determine any changes that need to be made in either land or building values. All new construction and changes reported on improvement statements, city permits or rural permits will be physically inspected, pictures taken and new sketches made for all changes. Income and expense information will be obtained on appropriate parcels and sales verifications will be made. An appraiser will be hired to do this pickup work.

Agricultural Land:

An employee of the County Assessor's office attends most agricultural auction sales. Verification of rural sales is done by phone or in person with buyer, seller, auctioneer or Realtor and occasionally an attorney may be contacted. A yearly review of all agricultural sales within the study period set forth by TERC and PA & T is done to determine any changes in land value according to the market in Jefferson County. The study of agricultural land sales is done by breaking each sale down by total number of acres, soil type and land use in each parcel sold. Using this study the weighted average value per acre is determined. If there were no sales of a certain type of soil, the value is determined by using values within the same land classification. Our three neighborhoods are also reviewed to determine if changes in area lines need to be made to keep equality in the valuations for Jefferson County. An increase in values will be made again in agricultural land values for 2007 tax roll in order to stay within the 69 to 75 per cent level of assessment based on the three year sales study in Jefferson County. All land use changes reported are verified and files are changed to reflect current land use. New FSA maps are requested from property owners and the GIS system is changed accordingly.

Update GIS maps to most current flight taken by FSA aerial which should be 2005.

Pickup work is done annually with an on sight inspection of each reported improvement or demolition. Unreported improvements that come to the attention of the County Assessor are also visually inspected if possible and also reported to the Zoning Manager. Requests by real estate owners to review property are also done at this time. Digital pictures are taken of new homes to

be added to the Cama system. All new or changed improvements are listed and entered into the Assessor's Cama system and priced out using the Marshall Swift pricing.

No special value has been determined in Jefferson County at this time.

Replace computer on the counter that is used by lawyers, appraisers, and other individuals to look up current information on real estate parcels in Jefferson County.

Treasurer and Assessor information was put on www.nebraskataxesonline.us in August, 2006..

Hire microfilming company to microfilm old records for storage with the State Archives to help free space for other things that need to be stored.

Have GIS Workshop take aerial pictures in Fall of 2007 of all rural building sites. These will be attached to GIS maps with pinpoints.

Staff will keep on updating and correcting information on GIS layers and probably add more layers and information is collected.

New hardware needed:

Replace 1997 colored printer used for printing pictures of all homes and sites plus many other things printed

Assessment Actions Planned for 2008

Residential:

Update Marshall Swift unit cost to most current figures.

Review depreciation schedule

Run new cost sheets and comparables on the small towns of Daykin, Diller, Endicott, Jansen, Harbine, Reynolds and Steele City.

Hire appraiser to help review these small towns to verify new valuations and do sales verifications.

Have digital pictures available on the GIS system.

Physically inspect and list all new or changed construction and update all records accordingly.

Commercial:

Update Marshall Swift unit costs to most current figures.

Review depreciation.

Run new cost sheets.

Review income and expense on appropriate commercial properties and run new income summary.

Study sales statistics to determine if any changes need to be made

Hire appraiser to help review sales and valuations and to do pickup work of all new or changed construction by physically inspecting, listing and updating all records.
Have digital pictures available on GIS system

Agricultural Land

Verify sales.

Review sales study to determine changes of valuations per soil type and land use.

Review neighborhood boundaries

Make all known changes to land use

Do physical inspection of all pickup work and change all records accordingly.

Run new irrigation listing for Jefferson County from Internet

Continue updating the GIS system

Print maps on GIS to replace old cadastral maps land ownership and parcel lines.

Assessment Actions Planned for Assessment Year 2009

Residential:

Review Plymouth:

Run new cost sheets using most current Marshall Swift costing available.

Review depreciation table

Run new comparables

Have new aerial photos taken of rural building sites.

Physically review parcels

Hire an appraiser to help accomplish this project

Review statistics to determine what other towns of subclasses need to be reviewed

Commercial:

Review sales

Study Statistics

Physically review all Commercial properties in the small towns

Hire an appraiser to help with this physical review and to also do pickup work

Agricultural Land:

Verify sales

Study sales

Make changes to reported or discovered changes

Get new FSA maps if available

Change valuations according to sales analysis

Do pickup work by physically inspecting, listing and changing records

Hope to have real estate records available to internet access for valuation and other information.

Other functions preformed by the Assessor's office, but no limited to:

1. Record Maintenance, Mapping updates, & Ownership changes are a monthly project that usually takes about a week to get everything changed. Records that need to be split take longer than just a change of ownership. Changes to a record card also have to be changed on the Cama program, the County Solutions program, the GIS program if there is a split or combination, the cadastral books, the alphabetical index cards and the black books before the card maybe refilled. Each transfer statement has to have a sales worksheet filled out if there are doc stamps \$1.75 or more and sent along with a copy of the 521 transfer statement to the Property Assessment and Taxation Department for the State Sales file.

2. Annually prepare and file Assessor Administrative Reports with the Property Tax Administrator as required by law/regulation:

Real Estate Abstract

Personal Property Abstract

Assessor Survey

Sales information to PA & T rosters & annual Assessed Value Update w/Abstract

Certification of Value to Political Sub Divisions and a copy of each to the County Clerk

School District Taxable Value Report

Homestead Exemption Tax Loss Report

Certificate of Taxes Levied Report and a copy for the County Treasurer

Report of current values for properties owned by Board of Education Lands & Funds

Report of all Exempt Property and Taxable Government Owned Property

Annual Plan of Assessment Report

3. Personal Property; administer annual filings which was 1008 schedules that were on the tax roll, prepare notices of change, unsigned schedule notices, reminder of schedules due, penalties applied notices. Help people review schedule mailed them; fill out schedule for new schedules and contact personal property owner when needed to obtain more information regarding the filed personal property.

4. Permissive exemptions are typed and mailed to previous years applicants, send reminders that they are due, review and make recommendations to county board.

5. Taxable Government Owned Property-annual review of government owned property not used for public purpose, send notices of intent to tax and attend protest hearing if entity files a protest.

6. Homestead Exemptions: mailed out for 2006 were 467 applications. 2005 we have 468 approved applications and 15 disapproved. Taxpayer assistance is given at counter, applications are processed as to ownership and that everything is filled out properly, copy of exemption application is returned to applicant after the current valuation is entered and the application approved or disapproved and signed by the Assessor. Reminders are sent or calls made to applicants that haven't filed by June 15.

7. Centrally Assessed – review of valuations as certified by PA & T for railroads and public service entities, establish assessment records for each subdivision taxed to each company and tax billing for tax list given the County Treasurer.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Two parcels for each TIF property, one real estate card with the base value and one for the excess value of the property, are maintained.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax list to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval and file with County Clerk and County Treasurer.
12. County Board of Equalization – attends county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC and defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC which requires an amended abstract be filed with the PA & T.
15. Trust owning agricultural land – a list of all trusts owning agricultural land must be filed with the Secretary of State each year
16. Pull real estate cards make copies and answer questions over the phone, over the counter or through the mail for realtors, appraisers, lending institutions, property owners, lawyers, other county offices and surveyors. Just to name a few of the people that visit our office each year.

Respectfully submitted:

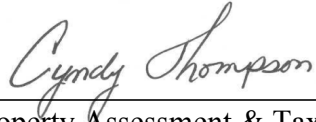
Assessor signature _____ Date June 13, 2006
AMENDED AUGUST 17, 2006.

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 Jefferson County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9423.

Dated this 9th day of April, 2007.



Property Assessment & Taxation