

## Preface

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

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

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

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

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

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

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

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

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

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

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

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## 2007 Commission Summary

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### Residential Real Property - Current

<b>Number of Sales</b>		<b>134</b>	<b>COD</b>	<b>13.55</b>
Total Sales Price	\$	7488283	<b>PRD</b>	<b>104.60</b>
Total Adj. Sales Price	\$	7508283	COV	22.62
Total Assessed Value	\$	7386030	STD	23.28
Avg. Adj. Sales Price	\$	56031.96	Avg. Abs. Dev.	13.33
Avg. Assessed Value	\$	55119.63	Min	53.37
<b>Median</b>		<b>98.41</b>	Max	245.60
Wgt. Mean		98.37	95% Median C.I.	96.32 to 99.57
Mean		102.89	95% Wgt. Mean C.I.	96.22 to 100.52
			95% Mean C.I.	98.95 to 106.84
% of Value of the Class of all Real Property Value in the County				24.65
% of Records Sold in the Study Period				7.39
% of Value Sold in the Study Period				8.33
Average Assessed Value of the Base				48,885

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>134</b>	<b>98.41</b>	<b>13.55</b>	<b>104.60</b>
<b>2006</b>	149	97.59	27.36	110.99
<b>2005</b>	156	98.42	53.25	137.22
<b>2004</b>	167	97.19	30.14	118.03
<b>2003</b>	160	99	18.84	106.74
<b>2002</b>	148	99	21.38	106.33
<b>2001</b>	163	95	25.6	108.9

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### Commercial Real Property - Current

<b>Number of Sales</b>		<b>18</b>	<b>COD</b>	<b>29.98</b>
Total Sales Price	\$	1682500	<b>PRD</b>	<b>112.40</b>
Total Adj. Sales Price	\$	1682500	COV	39.50
Total Assessed Value	\$	1548880	STD	40.87
Avg. Adj. Sales Price	\$	93472.22	Avg. Abs. Dev.	28.27
Avg. Assessed Value	\$	86048.89	Min	46.33
<b>Median</b>		<b>94.32</b>	Max	202.53
Wgt. Mean		92.06	95% Median C.I.	73.52 to 113.67
Mean		103.47	95% Wgt. Mean C.I.	62.38 to 121.73
			95% Mean C.I.	83.15 to 123.80
% of Value of the Class of all Real Property Value in the County				5.84
% of Records Sold in the Study Period				5.59
% of Value Sold in the Study Period				7.38
Average Assessed Value of the Base				65,193

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>18</b>	<b>94.32</b>	<b>29.98</b>	<b>112.40</b>
<b>2006</b>	18	99.36	15.10	107.91
<b>2005</b>	24	99.80	20.45	113.30
<b>2004</b>	26	97.61	14.66	104.19
<b>2003</b>	27	94	41.64	120.38
<b>2002</b>	42	98	35.71	109.43
<b>2001</b>	45	100	33.07	111.45

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>80</b>	<b>COD</b>	<b>18.63</b>
Total Sales Price	\$ 10925428	<b>PRD</b>	<b>107.83</b>
Total Adj. Sales Price	\$ 11047628	COV	24.99
Total Assessed Value	\$ 7623600	STD	18.60
Avg. Adj. Sales Price	\$ 138095.35	Avg. Abs. Dev.	13.28
Avg. Assessed Value	\$ 95295.00	Min	42.77
<b>Median</b>	<b>71.31</b>	Max	135.10
Wgt. Mean	69.01	95% Median C.I.	68.94 to 74.69
Mean	74.41	95% Wgt. Mean C.I.	65.25 to 72.76
		95% Mean C.I.	70.33 to 78.48
% of Value of the Class of all Real Property Value in the County			69.67
% of Records Sold in the Study Period			3.65
% of Value Sold in the Study Period			0.04
Average Assessed Value of the Base			114,436

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### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2007</b>	<b>80</b>	<b>71.31</b>	<b>18.63</b>	<b>107.83</b>
<b>2006</b>	70	75.62	17.27	103.48
<b>2005</b>	70	75.53	20.07	103.04
<b>2004</b>	66	75.08	18.47	103.68
<b>2003</b>	65	75	19.7	106
<b>2002</b>	50	78	21.33	108.05
<b>2001</b>	49	74	22.54	109.6



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

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

### **Residential Real Property**

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

### **Commercial Real Property**

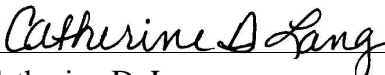
It is my opinion that the level of value of the class of commercial real property in Johnson County is 94% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Johnson County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Johnson County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Johnson County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.



  
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Catherine D. Lang  
Property Tax Administrator

**2007 Correlation Section  
for Johnson County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. The median and weighted mean measures of central tendency are within the acceptable range. The mean is outside the acceptable range, but strongly influenced by outlier sales. The price related differential is outside the acceptable range due to one low dollar outlier sale. The assessment practices for the residential class of property in Johnson County would support the quality of assessment to be in compliance. The assessment actions for 2007 support the change in statistics from the preliminary statistics to the final statistics. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the residential class of property in Johnson County.

**2007 Correlation Section  
for Johnson County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>204</b>	<b>134</b>	<b>65.69</b>
<b>2006</b>	<b>192</b>	<b>149</b>	<b>77.6</b>
<b>2005</b>	<b>179</b>	<b>156</b>	<b>87.15</b>
<b>2004</b>	<b>194</b>	<b>167</b>	<b>86.08</b>
<b>2003</b>	<b>194</b>	<b>160</b>	<b>82.47</b>
<b>2002</b>	<b>183</b>	<b>148</b>	<b>80.87</b>
<b>2001</b>	<b>211</b>	<b>163</b>	<b>77.25</b>

RESIDENTIAL: A review of the utilization grid prepared indicates that the county has utilized a high proportion of the available residential sales for the development of the qualified statistics. This indicates that the measurements of the residential properties were done as fairly as possible, using their available sales. The county has been affected by the substantially changed directive implemented by the department in 2006, which has reduced the number of qualified sales in Johnson County. The county has not excessively trimmed the sample.

**2007 Correlation Section  
for Johnson County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Johnson County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>97.82</b>	<b>-0.55</b>	<b>97.29</b>	<b>98.41</b>
<b>2006</b>	<b>97.57</b>	<b>-0.26</b>	<b>97.32</b>	<b>97.59</b>
<b>2005</b>	<b>95.78</b>	<b>5.31</b>	<b>100.86</b>	<b>98.42</b>
<b>2004</b>	<b>97.13</b>	<b>1.92</b>	<b>98.99</b>	<b>97.19</b>
<b>2003</b>	<b>99</b>	<b>2.17</b>	<b>101.15</b>	<b>99</b>
<b>2002</b>	<b>89</b>	<b>17.9</b>	<b>104.93</b>	<b>99</b>
<b>2001</b>	<b>90</b>	<b>7.99</b>	<b>97.19</b>	<b>95</b>

RESIDENTIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are similar and support a level of value with the acceptable range. This similarity has been the historical pattern for Johnson County.

**2007 Correlation Section  
for Johnson County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Johnson County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-0.58</b>	<b>2007</b>	<b>-0.55</b>
<b>1.11</b>	<b>2006</b>	<b>-0.26</b>
<b>6.27</b>	<b>2005</b>	<b>5.31</b>
<b>0.03</b>	<b>2004</b>	<b>1.92</b>
<b>2</b>	<b>2003</b>	<b>2</b>
<b>18.63</b>	<b>2002</b>	<b>17.9</b>
<b>8.05</b>	<b>2001</b>	<b>7.99</b>

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

## 2007 Correlation Section for Johnson County

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

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

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

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

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

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



**2007 Correlation Section  
for Johnson County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.41</b>	<b>98.37</b>	<b>102.89</b>

RESIDENTIAL: The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows that four sales with ratios all above 173% are influencing the sales file by pushing the mean measure of central tendency above the acceptable range. Without the influence of these four sales, the mean is lowered to within acceptable guidelines.

**2007 Correlation Section  
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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.55</b>	<b>104.60</b>
<b>Difference</b>	<b>0</b>	<b>1.6</b>

**RESIDENTIAL:** The coefficient of dispersion is within acceptable guidelines. It appears from the chart that the price related differential is slightly out of compliance. One outlier sale with a selling price of \$7500 and a ratio of 245.6% is causing the PRD to be slightly out of range. The assessment practices for the residential class of property in Johnson County would support the quality of assessment to be in compliance.

**2007 Correlation Section  
for Johnson County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>142</b>	<b>134</b>	<b>-8</b>
<b>Median</b>	<b>97.82</b>	<b>98.41</b>	<b>0.59</b>
<b>Wgt. Mean</b>	<b>98.73</b>	<b>98.37</b>	<b>-0.36</b>
<b>Mean</b>	<b>106.22</b>	<b>102.89</b>	<b>-3.33</b>
<b>COD</b>	<b>22.22</b>	<b>13.55</b>	<b>-8.67</b>
<b>PRD</b>	<b>107.58</b>	<b>104.60</b>	<b>-2.98</b>
<b>Min Sales Ratio</b>	<b>28.25</b>	<b>53.37</b>	<b>25.12</b>
<b>Max Sales Ratio</b>	<b>413.33</b>	<b>245.60</b>	<b>-167.73</b>

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 residential class of property. The County reports a complete reappraisal of Tecumseh as well as a 5% decrease to improvements in Twp. 6 rural homes. These assessment actions also improved the county's quality statistics. The number of sales was reduced due to properties being substantially changed and being removed from the measurement process.

**2007 Correlation Section  
for Johnson County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The median and weighted mean measures of central tendency are within the acceptable range. The mean is outside the acceptable range, but strongly influenced by one outlier sale. The coefficient of dispersion and price related differential is both outside the acceptable range. The assessment practices for the commercial class of property in Johnson County would support the quality of assessment to be in compliance. The assessment actions for 2007 support the change in statistics from the preliminary statistics to the final statistics. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the commercial class of property in Johnson County.

**2007 Correlation Section  
for Johnson County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>38</b>	<b>18</b>	<b>47.37</b>
<b>2006</b>	<b>36</b>	<b>18</b>	<b>50</b>
<b>2005</b>	<b>46</b>	<b>24</b>	<b>52.17</b>
<b>2004</b>	<b>47</b>	<b>26</b>	<b>55.32</b>
<b>2003</b>	<b>50</b>	<b>27</b>	<b>54</b>
<b>2002</b>	<b>62</b>	<b>42</b>	<b>67.74</b>
<b>2001</b>	<b>70</b>	<b>43</b>	<b>61.43</b>

COMMERCIAL: A review of the utilization grid prepared indicates that the county has utilized a high proportion of the available commercial sales for the development of the qualified statistics. This indicates that the measurements of the commercial properties were done as fairly as possible, using their available sales. The county has been affected by the substantially changed directive implemented by the department in 2006, which has reduced the number of qualified sales in Johnson County. Even though the percentage has declined, the county used a similar number of sales as used in 2006.

**2007 Correlation Section  
for Johnson County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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

**2007 Correlation Section  
for Johnson County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>93.49</b>	<b>-0.56</b>	<b>92.96</b>	<b>94.32</b>
<b>2006</b>	<b>99.60</b>	<b>2.42</b>	<b>102.01</b>	<b>99.36</b>
<b>2005</b>	<b>100.28</b>	<b>1.97</b>	<b>102.25</b>	<b>99.80</b>
<b>2004</b>	<b>93.36</b>	<b>4.33</b>	<b>97.41</b>	<b>97.61</b>
<b>2003</b>	<b>94</b>	<b>5.04</b>	<b>98.74</b>	<b>94</b>
<b>2002</b>	<b>98</b>	<b>1.24</b>	<b>99.22</b>	<b>98</b>
<b>2001</b>	<b>100</b>	<b>8</b>	<b>108</b>	<b>100</b>

COMMERCIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are similar and support a level of value with the acceptable range. This has been the historical pattern for Johnson County.

**2007 Correlation Section  
for Johnson County**

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

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

**Comparison of Average Value Changes**

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

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



**2007 Correlation Section  
for Johnson County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>17.09</b>	<b>2007</b>	<b>-0.56</b>
<b>1.29</b>	<b>2006</b>	<b>2.42</b>
<b>11.16</b>	<b>2005</b>	<b>1.97</b>
<b>27.79</b>	<b>2004</b>	<b>4.33</b>
<b>0</b>	<b>2003</b>	<b>5</b>
<b>0</b>	<b>2002</b>	<b>1.24</b>
<b>0</b>	<b>2001</b>	<b>8</b>

COMMERCIAL: After review of the percent change report, there is a difference between the change in the sales base value and the assessed base value. This difference is due to the removal of three sales from the commercial sales file due to the substantially changed directive implemented by the department in 2006. The minimal movement in the base value is supported by the county's assessment actions that no value actions were made to the commercial class of property other than pick up work. With knowledge of the county's assessment practices, it appears that Johnson County has treated sold parcels similarly to unsold parcels and appraisal uniformity has been attained.

## 2007 Correlation Section for Johnson County

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

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

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

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

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

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

**2007 Correlation Section  
for Johnson County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.32</b>	<b>92.06</b>	<b>103.47</b>

COMMERCIAL: The median and weighted mean are within the acceptable range. The mean is outside the acceptable range. Further research of the sales file shows that one sale with a ratio of 202.53% is influencing the sales file by pushing the mean measure of central tendency above the acceptable range. Without the influence of this sale, the mean is lowered to within acceptable guidelines.

**2007 Correlation Section  
for Johnson County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>29.98</b>	<b>112.40</b>
<b>Difference</b>	<b>9.98</b>	<b>9.4</b>

**COMMERCIAL:** The coefficient of dispersion and price related differential are both outside the acceptable range. The two lowest ratios in the commercial class are also among of the highest dollar sales in the commercial sales file for Johnson County. The influence of these two sale is pushing the PRD above the acceptable range. These two sales also influence the COD, but are not solely responsible for it being outside of the acceptable range. Further review may be necessary in order to bring this statistic within range. The assessment practices for the commercial class of property in Johnson County would support the quality of assessment to be in compliance.

**2007 Correlation Section  
for Johnson County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>19</b>	<b>18</b>	<b>-1</b>
<b>Median</b>	<b>93.49</b>	<b>94.32</b>	<b>0.83</b>
<b>Wgt. Mean</b>	<b>81.53</b>	<b>92.06</b>	<b>10.53</b>
<b>Mean</b>	<b>93.44</b>	<b>103.47</b>	<b>10.03</b>
<b>COD</b>	<b>21.64</b>	<b>29.98</b>	<b>8.34</b>
<b>PRD</b>	<b>114.61</b>	<b>112.40</b>	<b>-2.21</b>
<b>Min Sales Ratio</b>	<b>46.33</b>	<b>46.33</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>181.92</b>	<b>202.53</b>	<b>20.61</b>

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 commercial class of property. The County reports taking no action with the commercial class of properties. The number of sales was reduced due to a property being substantially changed and being removed from the measurement process.

**2007 Correlation Section  
for Johnson County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: The six tables demonstrate that the statistics along with the assessment practices support a level of value within the acceptable range. The sales utilization grid indicates that the county has utilized a high proportion of the total sales. The trended preliminary ratio also supports the median as indicating the level of value within the acceptable range. The percent change report indicates that sold and unsold properties were appraised similarly, making the statistical results representative of the population. All three measures of central tendency are within acceptable guidelines. The price related differential is outside the acceptable range. The assessment practices for the residential class of property in Johnson County would support the quality of assessment to be in compliance. The assessment actions for 2007 support the change in statistics from the preliminary statistics to the final statistics. These R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value, and is best represented by the median measure of central tendency. I do not find that any adjustments should be made to the agricultural class of property in Johnson County.

**2007 Correlation Section  
for Johnson County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2007</b>	<b>133</b>	<b>80</b>	<b>60.15</b>
<b>2006</b>	<b>117</b>	<b>70</b>	<b>59.83</b>
<b>2005</b>	<b>108</b>	<b>70</b>	<b>64.81</b>
<b>2004</b>	<b>112</b>	<b>66</b>	<b>58.93</b>
<b>2003</b>	<b>102</b>	<b>65</b>	<b>63.73</b>
<b>2002</b>	<b>71</b>	<b>49</b>	<b>69.01</b>
<b>2001</b>	<b>70</b>	<b>49</b>	<b>70</b>

**AGRICULTURAL UNIMPROVED:** A review of the utilization grid prepared indicates that the county has utilized a high proportion of the available agricultural sales for the development of the qualified statistics. This indicates that the measurements of the agricultural properties were done as fairly as possible. It further indicates that the county has not excessively trimmed the sample. Historically, the county has utilized a similar percentage of sales with this year having the most number of sales over the past 7 years.

**2007 Correlation Section  
for Johnson County**

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

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

**Adjusting for Selective Reappraisal**

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

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

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



**2007 Correlation Section  
for Johnson County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2007</b>	<b>70.96</b>	<b>1.79</b>	<b>72.23</b>	<b>71.31</b>
<b>2006</b>	<b>65.31</b>	<b>9.15</b>	<b>71.28</b>	<b>75.62</b>
<b>2005</b>	<b>67.75</b>	<b>10.51</b>	<b>74.87</b>	<b>75.53</b>
<b>2004</b>	<b>67.76</b>	<b>9.07</b>	<b>73.9</b>	<b>75.08</b>
<b>2003</b>	<b>75</b>	<b>0.05</b>	<b>75.04</b>	<b>75</b>
<b>2002</b>	<b>66</b>	<b>14.53</b>	<b>75.59</b>	<b>78</b>
<b>2001</b>	<b>74</b>	<b>0.15</b>	<b>74.11</b>	<b>74</b>

AGRICULTURAL UNIMPROVED: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are similar and support a level of value with the acceptable range. This has been the historical pattern for Johnson County.

**2007 Correlation Section  
for Johnson County**

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

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

**Comparison of Average Value Changes**

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

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

**2007 Correlation Section  
for Johnson County**

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

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.95</b>	<b>2007</b>	<b>1.79</b>
<b>13.39</b>	<b>2006</b>	<b>9.15</b>
<b>15.35</b>	<b>2005</b>	<b>10.51</b>
<b>8.55</b>	<b>2004</b>	<b>9.07</b>
<b>0</b>	<b>2003</b>	<b>0</b>
<b>16.96</b>	<b>2002</b>	<b>14.53</b>
<b>0</b>	<b>2001</b>	<b>0.15</b>

AGRICULTURAL UNIMPROVED: After review of the percent change report, it appears that Johnson County has appraised sold parcels similarly to unsold parcels. The percent change in sales base value and the percent change in assessed base value is consistent with the reported assessment actions. Appraisal uniformity has been attained for agricultural real property in Johnson County.

## 2007 Correlation Section for Johnson County

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

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

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

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

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

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

**2007 Correlation Section  
for Johnson County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71.31</b>	<b>69.01</b>	<b>74.41</b>

AGRICULTURAL UNIMPROVED: The measures of central tendency are similar and support a level of value within the acceptable range. The similarity between the measures of central tendency would indicate that the level of value has been attained through efficient and consistent market analysis and that updating of values within the agricultural class has kept up with the market.

**2007 Correlation Section  
for Johnson County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>18.63</b>	<b>107.83</b>
<b>Difference</b>	<b>0</b>	<b>4.83</b>

**AGRICULTURAL UNIMPROVED:** The coefficient of dispersion is within acceptable guidelines. As the chart displays, the price related differential is out of compliance. A specific sale or sales were not determined to be the reason for the PRD being above the acceptable range. Further review may be necessary in order to bring this statistic within range. The assessment practices for the agricultural class of property in Johnson County would support the quality of assessment to be in compliance.

**2007 Correlation Section  
for Johnson County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>81</b>	<b>80</b>	<b>-1</b>
<b>Median</b>	<b>70.96</b>	<b>71.31</b>	<b>0.35</b>
<b>Wgt. Mean</b>	<b>68.57</b>	<b>69.01</b>	<b>0.44</b>
<b>Mean</b>	<b>74.10</b>	<b>74.41</b>	<b>0.31</b>
<b>COD</b>	<b>18.61</b>	<b>18.63</b>	<b>0.02</b>
<b>PRD</b>	<b>108.07</b>	<b>107.83</b>	<b>-0.24</b>
<b>Min Sales Ratio</b>	<b>39.56</b>	<b>42.77</b>	<b>3.21</b>
<b>Max Sales Ratio</b>	<b>135.10</b>	<b>135.10</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the 2007 agricultural class of property. The County reports adjustments were made to areas 2 and 3 in order to bring the level of value within the acceptable range. These changes did not have much of an effect on the sales file as the numbers above only slightly changed.

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

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	<b>2006 CTL County Total</b>	<b>2007 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2007 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	87,997,480	88,677,140	679,660	0.77	1,159,915	-0.55
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	32,683,400	32,046,770	-636,630	-1.95	*-----	-1.95
<b>4. Total Residential (sum lines 1-3)</b>	<b>120,680,880</b>	<b>120,723,910</b>	<b>43,030</b>	<b>0.04</b>	<b>1,159,915</b>	<b>-0.93</b>
5. Commercial	18,961,115	19,329,445	368,330	1.94	484,360	-0.61
6. Industrial	1,662,650	1,662,650	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	8,558,570	8,749,260	190,690	2.23	525,520	-3.91
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>29,182,335</b>	<b>29,741,355</b>	<b>559,020</b>	<b>1.92</b>	<b>484,360</b>	<b>0.26</b>
<b>10. Total Non-Agland Real Property</b>	<b>149,863,215</b>	<b>150,465,265</b>	<b>602,050</b>	<b>0.4</b>	<b>2,169,795</b>	<b>-1.05</b>
11. Irrigated	20,867,080	21,606,340	739,260	3.54		
12. Dryland	102,716,880	105,372,990	2,656,110	2.59		
13. Grassland	84,599,620	84,930,610	330,990	0.39		
14. Wasteland	212,390	216,340	3,950	1.86		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>208,395,970</b>	<b>212,126,280</b>	<b>3,730,310</b>	<b>1.79</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>358,259,185</b>	<b>362,591,545</b>	<b>4,332,360</b>	<b>1.21</b>	<b>2,169,795</b>	<b>0.6</b>

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



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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	134	<b>MEDIAN:</b>	<b>98</b>	COV:	22.62	95% Median C.I.:	96.32 to 99.57	(! : Derived)
TOTAL Sales Price:	7,488,283	WGT. MEAN:	98	STD:	23.28	95% Wgt. Mean C.I.:	96.22 to 100.52	
TOTAL Adj.Sales Price:	7,508,283	MEAN:	103	AVG.ABS.DEV:	13.33	95% Mean C.I.:	98.95 to 106.84	
TOTAL Assessed Value:	7,386,030							
AVG. Adj. Sales Price:	56,031	COD:	13.55	MAX Sales Ratio:	245.60			
AVG. Assessed Value:	55,119	PRD:	104.60	MIN Sales Ratio:	53.37			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	19	103.02	111.82	103.02	21.14	108.54	73.59	245.60	94.40 to 120.00	50,368	51,888
10/01/04 TO 12/31/04	22	97.49	104.76	99.08	15.96	105.73	74.04	174.33	91.30 to 113.41	51,579	51,105
01/01/05 TO 03/31/05	12	99.01	102.05	95.51	10.84	106.85	85.49	168.00	87.69 to 102.58	65,328	62,398
04/01/05 TO 06/30/05	16	98.36	100.35	97.28	8.70	103.15	86.89	128.29	89.95 to 109.29	60,993	59,336
07/01/05 TO 09/30/05	18	98.71	95.73	96.37	11.86	99.33	53.37	151.60	87.38 to 101.96	50,547	48,711
10/01/05 TO 12/31/05	15	98.54	102.09	99.23	9.87	102.89	82.09	132.06	92.27 to 109.38	67,646	67,122
01/01/06 TO 03/31/06	12	95.63	102.69	97.13	15.64	105.73	74.86	163.60	87.89 to 110.58	53,938	52,388
04/01/06 TO 06/30/06	20	97.82	102.09	98.20	10.82	103.96	76.16	173.08	95.01 to 101.87	54,245	53,268
____Study Years____											
07/01/04 TO 06/30/05	69	98.55	105.21	98.88	15.15	106.40	73.59	245.60	95.60 to 102.58	55,819	55,193
07/01/05 TO 06/30/06	65	98.10	100.44	97.84	11.86	102.66	53.37	173.08	95.29 to 99.63	56,257	55,040
____Calendar Yrs____											
01/01/05 TO 12/31/05	61	98.66	99.75	97.22	10.34	102.60	53.37	168.00	95.26 to 100.18	60,399	58,718
____ALL____											
	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
ACREAGE 1	11	99.63	98.14	97.19	5.43	100.98	85.49	108.47	92.27 to 107.33	108,030	104,994
ACREAGE 1 - V	2	112.80	112.80	104.74	13.74	107.69	97.30	128.29	N/A	12,173	12,750
ACREAGE 2	12	95.62	95.96	96.05	11.11	99.90	74.04	132.06	88.42 to 103.35	82,890	79,619
ACREAGE 3	4	97.57	103.14	97.86	9.57	105.40	93.14	124.28	N/A	88,250	86,360
COOK - R	17	93.29	98.10	96.61	18.99	101.54	53.37	151.60	79.53 to 113.41	48,977	47,318
CRAB ORCHARD - R	2	130.41	130.41	122.26	25.46	106.66	97.21	163.60	N/A	13,250	16,200
ELK CREEK - R	2	106.59	106.59	102.30	12.06	104.19	93.73	119.45	N/A	16,500	16,880
STERLING - R	24	98.19	104.83	99.77	13.83	105.08	76.24	173.58	95.29 to 103.27	61,322	61,178
TECUMSEH - MH	6	82.61	87.93	82.84	12.54	106.14	77.31	106.20	77.31 to 106.20	19,000	15,740
TECUMSEH - R	53	98.55	106.58	100.08	13.53	106.50	79.61	245.60	96.03 to 101.12	46,529	46,566
TECUMSEH - V	1	84.50	84.50	84.50			84.50	84.50	N/A	4,000	3,380
____ALL____											
	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	7,508,283	MEAN:	103	AVG.ABS.DEV:	13.33	95% Mean C.I.:	98.95 to 106.84	
TOTAL Assessed Value:	7,386,030							
AVG. Adj. Sales Price:	56,031	COD:	13.55	MAX Sales Ratio:	245.60			
AVG. Assessed Value:	55,119	PRD:	104.60	MIN Sales Ratio:	53.37			

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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	104	98.22	103.81	98.50	14.74	105.39	53.37	245.60	96.18 to 100.68	46,335	45,642
2	7	94.46	92.67	96.36	11.65	96.17	74.04	122.41	74.04 to 122.41	119,214	114,880
3	23	99.63	101.87	98.93	8.20	102.97	85.49	132.06	93.14 to 103.35	80,646	79,785
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

**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	130	98.51	103.09	98.43	13.42	104.73	53.37	245.60	96.32 to 99.63	57,345	56,447
2	4	90.90	96.56	89.83	17.86	107.50	76.16	128.29	N/A	13,336	11,980
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	127	98.55	103.90	98.97	13.37	104.98	53.37	245.60	97.01 to 100.68	56,932	56,345
06											
07	7	77.85	84.66	82.84	10.45	102.20	74.04	106.20	74.04 to 106.20	39,700	32,885
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034	1	93.14	93.14	93.14			93.14	93.14	N/A	58,000	54,020
49-0032	73	98.48	102.91	97.90	13.00	105.12	74.04	245.60	95.44 to 99.47	49,480	48,438
49-0033	33	98.06	104.23	98.72	13.24	105.58	76.24	173.58	95.29 to 103.02	67,661	66,793
49-0501	23	99.63	98.75	98.11	14.66	100.66	53.37	151.60	91.45 to 108.47	61,823	60,654
64-0023											
66-0027											
67-0069	4	105.28	117.84	107.23	16.68	109.89	97.21	163.60	N/A	45,860	49,177
74-0070											
NonValid School											
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

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

Base Stat

State Stat Run

Type: Qualified

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TOTAL Adj.Sales Price:	7,508,283	MEAN:	103	AVG.ABS.DEV:	13.33	95% Mean C.I.:	98.95 to 106.84	
TOTAL Assessed Value:	7,386,030							
AVG. Adj. Sales Price:	56,031	COD:	13.55	MAX Sales Ratio:	245.60			
AVG. Assessed Value:	55,119	PRD:	104.60	MIN Sales Ratio:	53.37			

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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	4	90.90	96.56	89.83	17.86	107.50	76.16	128.29	N/A	13,336	11,980
Prior TO 1860	1	104.41	104.41	104.41			104.41	104.41	N/A	59,000	61,600
1860 TO 1899	10	99.62	108.17	104.19	23.10	103.82	74.86	173.58	76.24 to 168.00	28,481	29,674
1900 TO 1919	46	99.52	108.76	100.64	19.04	108.07	53.37	245.60	94.40 to 110.53	41,181	41,444
1920 TO 1939	16	98.88	99.75	96.84	7.00	103.01	82.09	120.00	93.14 to 109.38	63,271	61,273
1940 TO 1949	6	104.76	115.40	110.28	16.88	104.65	93.29	151.60	93.29 to 151.60	38,483	42,438
1950 TO 1959	9	95.44	94.78	94.04	7.17	100.78	73.59	111.10	87.63 to 100.69	68,461	64,383
1960 TO 1969	12	97.36	96.93	97.19	5.58	99.74	87.69	109.29	90.19 to 103.02	73,041	70,988
1970 TO 1979	18	97.89	97.28	100.52	7.59	96.78	77.31	122.41	92.47 to 101.96	65,988	66,328
1980 TO 1989	5	98.06	106.03	98.17	11.38	108.00	92.27	145.18	N/A	81,140	79,658
1990 TO 1994	1	74.04	74.04	74.04			74.04	74.04	N/A	79,900	59,160
1995 TO 1999	4	94.47	90.44	92.93	4.69	97.31	77.55	95.26	N/A	144,375	134,172
2000 TO Present	2	95.50	95.50	95.20	3.68	100.32	91.99	99.01	N/A	115,000	109,475
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	126.25	126.25	120.29	33.07	104.96	84.50	168.00	N/A	3,500	4,210
5000 TO 9999	5	128.29	143.24	144.49	38.89	99.14	81.86	245.60	N/A	7,290	10,534
Total \$											
1 TO 9999	7	128.29	138.39	140.59	37.07	98.43	81.86	245.60	81.86 to 245.60	6,207	8,727
10000 TO 29999	34	107.18	109.95	108.31	16.96	101.51	74.86	174.33	97.21 to 119.45	17,565	19,025
30000 TO 59999	39	97.14	100.17	99.63	10.31	100.54	76.24	173.58	93.29 to 101.00	47,627	47,451
60000 TO 99999	38	97.00	94.52	94.86	7.64	99.65	53.37	110.53	92.27 to 99.09	76,147	72,229
100000 TO 149999	12	99.32	99.97	99.68	6.01	100.29	85.49	122.41	92.47 to 103.35	120,703	120,321
150000 TO 249999	4	94.87	95.74	95.63	1.34	100.11	94.46	98.76	N/A	167,025	159,722
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

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

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	56,031	COD:	13.55	MAX Sales Ratio:	245.60			
AVG. Assessed Value:	55,119	PRD:	104.60	MIN Sales Ratio:	53.37			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	84.50	84.50	84.50			84.50	84.50	N/A	4,000	3,380
5000 TO 9999	5	94.40	111.99	102.52	26.92	109.23	81.86	168.00	N/A	6,769	6,940
Total \$											
1 TO 9999	6	90.89	107.41	100.62	25.11	106.75	81.86	168.00	81.86 to 168.00	6,307	6,346
10000 TO 29999	34	106.04	112.35	105.03	21.88	106.97	74.86	245.60	96.03 to 118.31	17,641	18,529
30000 TO 59999	44	95.89	97.41	94.72	10.49	102.84	53.37	151.60	93.14 to 98.55	49,219	46,618
60000 TO 99999	34	99.07	101.62	99.83	8.26	101.79	82.09	173.58	95.29 to 101.96	76,130	76,000
100000 TO 149999	12	98.89	98.00	97.59	4.09	100.42	85.49	107.33	92.47 to 101.86	122,503	119,556
150000 TO 249999	4	94.87	101.65	100.24	7.57	101.40	94.46	122.41	N/A	161,625	162,017
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	97.30	97.30	97.30			97.30	97.30	N/A	18,500	18,000
0	3	84.50	96.32	85.86	20.56	112.17	76.16	128.29	N/A	11,615	9,973
15	2	137.10	137.10	120.46	22.54	113.81	106.20	168.00	N/A	6,500	7,830
20	31	98.93	104.27	100.95	14.86	103.28	73.59	173.08	94.40 to 111.10	40,426	40,811
25	16	95.81	109.33	98.13	18.51	111.42	87.63	245.60	91.00 to 100.69	49,575	48,646
30	65	98.33	101.41	98.66	12.57	102.78	53.37	173.58	95.89 to 101.30	57,103	56,340
35	6	96.27	97.03	94.50	6.62	102.67	85.49	111.07	85.49 to 111.07	120,233	113,621
40	9	99.09	97.21	97.19	5.57	100.02	77.55	110.53	92.27 to 103.10	93,044	90,426
45	1	97.01	97.01	97.01			97.01	97.01	N/A	125,000	121,260
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	97.30	97.30	97.30			97.30	97.30	N/A	18,500	18,000
0	3	84.50	96.32	85.86	20.56	112.17	76.16	128.29	N/A	11,615	9,973
100	4	82.61	83.70	88.98	7.41	94.07	77.31	92.27	N/A	32,000	28,472
101	80	97.37	100.01	97.43	10.95	102.64	73.59	174.33	95.01 to 99.01	62,031	60,438
102	5	101.87	109.41	103.71	9.58	105.50	98.55	124.28	N/A	65,200	67,616
104	36	100.13	110.26	100.14	18.73	110.10	53.37	245.60	97.14 to 107.20	46,898	46,965
106	4	103.77	112.15	103.88	15.13	107.96	95.89	145.18	N/A	57,525	59,757
111	1	101.08	101.08	101.08			101.08	101.08	N/A	120,000	121,300
ALL	134	98.41	102.89	98.37	13.55	104.60	53.37	245.60	96.32 to 99.57	56,031	55,119

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

Type: Qualified

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

NUMBER of Sales:	134	<b>MEDIAN:</b>	<b>98</b>	COV:	22.62	95% Median C.I.:	96.32 to 99.57	(!: Derived)
TOTAL Sales Price:	7,488,283	WGT. MEAN:	98	STD:	23.28	95% Wgt. Mean C.I.:	96.22 to 100.52	
TOTAL Adj.Sales Price:	7,508,283	MEAN:	103	AVG.ABS.DEV:	13.33	95% Mean C.I.:	98.95 to 106.84	
TOTAL Assessed Value:	7,386,030							
AVG. Adj. Sales Price:	56,031	COD:	13.55	MAX Sales Ratio:	245.60			
AVG. Assessed Value:	55,119	PRD:	104.60	MIN Sales Ratio:	53.37			

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	97.30	97.30	97.30			97.30	97.30	N/A	18,500	18,000
0	3	84.50	96.32	85.86	20.56	112.17	76.16	128.29	N/A	11,615	9,973
10	3	118.31	126.90	115.21	20.74	110.15	94.40	168.00	N/A	9,666	11,136
15	2	110.16	110.16	114.94	12.82	95.84	96.03	124.28	N/A	18,675	21,465
20	15	108.47	121.31	109.48	26.02	110.80	77.31	245.60	92.27 to 140.47	27,936	30,585
25	11	102.32	104.97	102.54	9.28	102.37	90.86	137.36	93.29 to 111.07	41,890	42,955
30	53	98.55	99.19	96.73	9.28	102.54	73.59	173.08	95.26 to 99.63	62,748	60,695
35	27	98.76	104.21	100.52	13.57	103.66	79.53	173.58	93.73 to 107.20	75,272	75,665
40	19	94.08	92.40	93.04	9.03	99.32	53.37	110.86	87.63 to 98.33	60,565	56,348
<u>ALL</u>	<u>134</u>	<u>98.41</u>	<u>102.89</u>	<u>98.37</u>	<u>13.55</u>	<u>104.60</u>	<u>53.37</u>	<u>245.60</u>	<u>96.32 to 99.57</u>	<u>56,031</u>	<u>55,119</u>

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>94</b>	COV:	39.50	95% Median C.I.:	73.52 to 113.67	(! : Derived)
TOTAL Sales Price:	1,682,500	WGT. MEAN:	92	STD:	40.87	95% Wgt. Mean C.I.:	62.38 to 121.73	
TOTAL Adj.Sales Price:	1,682,500	MEAN:	103	AVG.ABS.DEV:	28.27	95% Mean C.I.:	83.15 to 123.80	
TOTAL Assessed Value:	1,548,880							
AVG. Adj. Sales Price:	93,472	COD:	29.98	MAX Sales Ratio:	202.53			
AVG. Assessed Value:	86,048	PRD:	112.40	MIN Sales Ratio:	46.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
10/01/03 TO 12/31/03	2	91.02	91.02	88.11	4.54	103.30	86.89	95.15	N/A	44,000	38,770
01/01/04 TO 03/31/04	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
04/01/05 TO 06/30/05	2	87.68	87.68	100.73	24.49	87.04	66.20	109.15	N/A	25,500	25,685
07/01/05 TO 09/30/05	5	97.65	93.65	76.36	20.43	122.64	46.33	133.00	N/A	168,000	128,280
10/01/05 TO 12/31/05	1	150.49	150.49	150.49			150.49	150.49	N/A	300,000	451,470
01/01/06 TO 03/31/06	2	74.29	74.29	63.01	17.22	117.88	61.49	87.08	N/A	101,000	63,645
04/01/06 TO 06/30/06	2	137.62	137.62	118.00	47.17	116.63	72.71	202.53	N/A	10,750	12,685
<u>Study Years</u>											
07/01/03 TO 06/30/04	4	104.41	119.41	109.43	27.19	109.12	86.89	181.92	N/A	32,000	35,017
07/01/04 TO 06/30/05	4	83.51	85.59	85.49	18.84	100.12	66.20	109.15	N/A	47,750	40,820
07/01/05 TO 06/30/06	10	93.37	104.25	91.35	35.25	114.13	46.33	202.53	61.49 to 150.49	136,350	124,553
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	2	93.60	93.60	78.99	21.45	118.49	73.52	113.67	N/A	55,000	43,445
01/01/05 TO 12/31/05	9	97.65	98.62	95.98	22.72	102.75	46.33	150.49	66.20 to 133.00	137,333	131,812
<u>ALL</u>											
	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COOK - C	2	91.12	91.12	91.28	4.43	99.82	87.08	95.15	N/A	12,500	11,410
ELK CREEK - C	2	56.27	56.27	47.00	17.66	119.72	46.33	66.20	N/A	150,000	70,495
FARM 2	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ST MARY	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
STERLING - C	4	121.08	135.58	110.67	26.58	122.51	97.65	202.53	N/A	26,875	29,742
TECUMSEH - C	8	87.99	102.28	101.43	32.54	100.84	61.49	181.92	61.49 to 181.92	148,750	150,872
<u>ALL</u>											
	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>94</b>	COV:	39.50	95% Median C.I.:	73.52 to 113.67	(! : Derived)
TOTAL Sales Price:	1,682,500	WGT. MEAN:	92	STD:	40.87	95% Wgt. Mean C.I.:	62.38 to 121.73	
TOTAL Adj.Sales Price:	1,682,500	MEAN:	103	AVG.ABS.DEV:	28.27	95% Mean C.I.:	83.15 to 123.80	
TOTAL Assessed Value:	1,548,880							
AVG. Adj. Sales Price:	93,472	COD:	29.98	MAX Sales Ratio:	202.53			
AVG. Assessed Value:	86,048	PRD:	112.40	MIN Sales Ratio:	46.33			

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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	17	95.15	104.06	92.02	31.36	113.09	46.33	202.53	72.71 to 133.00	96,323	88,635
2	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

**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	15	93.49	95.86	92.24	25.38	103.93	46.33	181.92	72.71 to 109.15	84,066	77,541
2	2	167.77	167.77	178.35	20.72	94.07	133.00	202.53	N/A	5,750	10,255
3	1	89.09	89.09	89.09			89.09	89.09	N/A	410,000	365,250
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034											
49-0032	10	87.99	97.80	100.86	29.13	96.96	61.49	181.92	66.20 to 150.49	124,500	125,567
49-0033	5	113.67	131.20	111.04	22.65	118.16	97.65	202.53	N/A	24,500	27,204
49-0501	2	91.12	91.12	91.28	4.43	99.82	87.08	95.15	N/A	12,500	11,410
64-0023											
66-0027											
67-0069											
74-0070	1	46.33	46.33	46.33			46.33	46.33	N/A	290,000	134,370
NonValid School											
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>94</b>	COV:	39.50	95% Median C.I.:	73.52 to 113.67	(! : Derived)
TOTAL Sales Price:	1,682,500	WGT. MEAN:	92	STD:	40.87	95% Wgt. Mean C.I.:	62.38 to 121.73	
TOTAL Adj.Sales Price:	1,682,500	MEAN:	103	AVG.ABS.DEV:	28.27	95% Mean C.I.:	83.15 to 123.80	
TOTAL Assessed Value:	1,548,880							
AVG. Adj. Sales Price:	93,472	COD:	29.98	MAX Sales Ratio:	202.53			
AVG. Assessed Value:	86,048	PRD:	112.40	MIN Sales Ratio:	46.33			

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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	4	110.04	123.83	109.71	39.93	112.87	72.71	202.53	N/A	9,375	10,285
Prior TO 1860											
1860 TO 1899	2	91.02	91.02	88.11	4.54	103.30	86.89	95.15	N/A	44,000	38,770
1900 TO 1919	2	84.18	84.18	98.21	21.36	85.72	66.20	102.16	N/A	45,500	44,685
1920 TO 1939	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
1940 TO 1949	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
1950 TO 1959	2	79.57	79.57	69.61	22.72	114.30	61.49	97.65	N/A	122,500	85,275
1960 TO 1969											
1970 TO 1979	1	109.15	109.15	109.15			109.15	109.15	N/A	41,000	44,750
1980 TO 1989	2	119.79	119.79	115.03	25.63	104.14	89.09	150.49	N/A	355,000	408,360
1990 TO 1994											
1995 TO 1999	2	59.93	59.93	53.04	22.69	112.98	46.33	73.52	N/A	192,500	102,105
2000 TO Present	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

**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	1	133.00	133.00	133.00			133.00	133.00	N/A	4,000	5,320
5000 TO 9999	1	202.53	202.53	202.53			202.53	202.53	N/A	7,500	15,190
Total \$											
1 TO 9999	2	167.77	167.77	178.35	20.72	94.07	133.00	202.53	N/A	5,750	10,255
10000 TO 29999	6	91.12	102.79	114.78	30.14	89.56	66.20	181.92	66.20 to 181.92	14,833	17,025
30000 TO 59999	3	97.65	100.10	99.67	5.35	100.43	93.49	109.15	N/A	47,000	46,843
60000 TO 99999	3	86.89	87.52	86.76	10.99	100.88	73.52	102.16	N/A	83,666	72,586
150000 TO 249999	1	61.49	61.49	61.49			61.49	61.49	N/A	190,000	116,840
250000 TO 499999	3	89.09	95.30	95.11	38.97	100.20	46.33	150.49	N/A	333,333	317,030
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048



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

Type: Qualified

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>94</b>	COV:	39.50	95% Median C.I.:	73.52 to 113.67	(! : Derived)
TOTAL Sales Price:	1,682,500	WGT. MEAN:	92	STD:	40.87	95% Wgt. Mean C.I.:	62.38 to 121.73	
TOTAL Adj.Sales Price:	1,682,500	MEAN:	103	AVG.ABS.DEV:	28.27	95% Mean C.I.:	83.15 to 123.80	
TOTAL Assessed Value:	1,548,880							
AVG. Adj. Sales Price:	93,472	COD:	29.98	MAX Sales Ratio:	202.53			
AVG. Assessed Value:	86,048	PRD:	112.40	MIN Sales Ratio:	46.33			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	99.60	99.60	85.29	33.53	116.78	66.20	133.00	N/A	7,000	5,970
Total \$											
1 TO 9999	2	99.60	99.60	85.29	33.53	116.78	66.20	133.00	N/A	7,000	5,970
10000 TO 29999	5	95.15	114.23	106.08	32.88	107.68	72.71	202.53	N/A	12,300	13,048
30000 TO 59999	4	103.40	120.55	112.05	24.16	107.58	93.49	181.92	N/A	41,500	46,502
60000 TO 99999	3	86.89	87.52	86.76	10.99	100.88	73.52	102.16	N/A	83,666	72,586
100000 TO 149999	2	53.91	53.91	52.34	14.06	103.01	46.33	61.49	N/A	240,000	125,605
250000 TO 499999	2	119.79	119.79	115.03	25.63	104.14	89.09	150.49	N/A	355,000	408,360
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	97.65	114.99	113.85	38.73	101.01	61.49	202.53	61.49 to 202.53	83,214	94,737
10	5	109.15	118.76	107.68	19.52	110.29	86.89	181.92	N/A	47,400	51,040
15	3	66.20	67.21	71.30	21.53	94.26	46.33	89.09	N/A	236,666	168,746
20	2	84.34	84.34	76.12	12.82	110.79	73.52	95.15	N/A	54,000	41,105
30	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	110.04	123.83	109.71	39.93	112.87	72.71	202.53	N/A	9,375	10,285
297	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
340	2	102.15	102.15	105.78	6.85	96.57	95.15	109.15	N/A	27,000	28,560
344	1	102.16	102.16	102.16			102.16	102.16	N/A	81,000	82,750
350	2	100.28	100.28	91.36	13.35	109.77	86.89	113.67	N/A	45,000	41,110
352	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
406	1	46.33	46.33	46.33			46.33	46.33	N/A	290,000	134,370
428	1	61.49	61.49	61.49			61.49	61.49	N/A	190,000	116,840
455	1	150.49	150.49	150.49			150.49	150.49	N/A	300,000	451,470
470	1	89.09	89.09	89.09			89.09	89.09	N/A	410,000	365,250
476	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
528	2	81.93	81.93	92.82	19.19	88.27	66.20	97.65	N/A	32,500	30,165
ALL	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	18	<b>MEDIAN:</b>	<b>94</b>	COV:	39.50	95% Median C.I.:	73.52 to 113.67	(! : Derived)
TOTAL Sales Price:	1,682,500	WGT. MEAN:	92	STD:	40.87	95% Wgt. Mean C.I.:	62.38 to 121.73	
TOTAL Adj.Sales Price:	1,682,500	MEAN:	103	AVG.ABS.DEV:	28.27	95% Mean C.I.:	83.15 to 123.80	
TOTAL Assessed Value:	1,548,880							
AVG. Adj. Sales Price:	93,472	COD:	29.98	MAX Sales Ratio:	202.53			
AVG. Assessed Value:	86,048	PRD:	112.40	MIN Sales Ratio:	46.33			

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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	18	94.32	103.47	92.06	29.98	112.40	46.33	202.53	73.52 to 113.67	93,472	86,048
04											
<u>ALL</u>	<u>18</u>	<u>94.32</u>	<u>103.47</u>	<u>92.06</u>	<u>29.98</u>	<u>112.40</u>	<u>46.33</u>	<u>202.53</u>	<u>73.52 to 113.67</u>	<u>93,472</u>	<u>86,048</u>

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

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	80	<b>MEDIAN:</b>	<b>71</b>	COV:	24.99	95% Median C.I.:	68.94 to 74.69	(!: Derived)
(AgLand) TOTAL Sales Price:	10,925,428	WGT. MEAN:	69	STD:	18.60	95% Wgt. Mean C.I.:	65.25 to 72.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,047,628	MEAN:	74	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.33 to 78.48	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,623,600							
AVG. Adj. Sales Price:	138,095	COD:	18.63	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	95,295	PRD:	107.83	MIN Sales Ratio:	42.77			

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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	72.77	81.93	80.01	17.69	102.41	67.21	105.82	N/A	147,800	118,253
10/01/03 TO 12/31/03	5	91.85	96.42	96.15	6.82	100.29	88.35	108.04	N/A	139,740	134,354
01/01/04 TO 03/31/04	8	71.08	71.93	70.48	8.80	102.06	54.53	86.08	54.53 to 86.08	118,846	83,763
04/01/04 TO 06/30/04	6	76.85	77.21	75.50	10.29	102.26	66.01	91.56	66.01 to 91.56	82,150	62,026
07/01/04 TO 09/30/04	3	80.88	79.24	84.60	16.88	93.67	57.95	98.90	N/A	94,666	80,083
10/01/04 TO 12/31/04	8	70.01	69.74	66.40	9.59	105.02	56.83	80.13	56.83 to 80.13	175,258	116,380
01/01/05 TO 03/31/05	9	70.03	70.55	66.84	17.09	105.56	45.19	103.90	53.27 to 81.56	150,728	100,742
04/01/05 TO 06/30/05	8	74.25	75.55	70.67	11.63	106.91	52.00	103.43	52.00 to 103.43	120,639	85,255
07/01/05 TO 09/30/05	7	62.73	61.39	61.92	9.16	99.15	42.77	70.96	42.77 to 70.96	129,157	79,972
10/01/05 TO 12/31/05	7	76.90	85.55	71.34	30.86	119.92	48.99	130.86	48.99 to 130.86	112,046	79,934
01/01/06 TO 03/31/06	9	69.14	69.34	57.76	24.26	120.05	43.82	135.10	51.52 to 74.06	181,622	104,906
04/01/06 TO 06/30/06	7	67.68	71.21	64.65	20.25	110.14	47.82	108.30	47.82 to 108.30	161,584	104,468
<u>Study Years</u>											
07/01/03 TO 06/30/04	22	76.85	80.30	80.01	15.07	100.37	54.53	108.04	68.94 to 91.11	117,535	94,036
07/01/04 TO 06/30/05	28	73.97	72.68	68.87	14.03	105.54	45.19	103.90	67.72 to 78.43	143,133	98,571
07/01/05 TO 06/30/06	30	67.35	71.70	62.75	23.65	114.28	42.77	135.10	60.02 to 71.76	148,470	93,159
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	25	71.65	73.37	70.73	11.84	103.74	54.53	98.90	68.75 to 79.91	125,189	88,542
01/01/05 TO 12/31/05	31	70.03	73.16	67.53	19.71	108.34	42.77	130.86	62.73 to 76.19	129,357	87,357
<u>ALL</u>											
	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**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:	80	<b>MEDIAN:</b>	<b>71</b>	COV:	24.99	95% Median C.I.:	68.94 to 74.69	(!: Derived)
(AgLand) TOTAL Sales Price:	10,925,428	WGT. MEAN:	69	STD:	18.60	95% Wgt. Mean C.I.:	65.25 to 72.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,047,628	MEAN:	74	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.33 to 78.48	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,623,600							
AVG. Adj. Sales Price:	138,095	COD:	18.63	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	95,295	PRD:	107.83	MIN Sales Ratio:	42.77			

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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	
3933	7	66.01	64.04	58.61	11.75	109.26	43.82	80.57	43.82 to 80.57	171,334	100,422	
3935	7	86.08	85.01	84.32	12.94	100.83	65.02	102.75	65.02 to 102.75	137,891	116,267	
3937	5	75.41	78.73	76.85	9.51	102.45	66.50	91.56	N/A	80,716	62,030	
3939	4	88.75	90.02	68.88	28.11	130.69	60.95	121.62	N/A	161,591	111,302	
3961	10	73.05	77.72	72.31	16.65	107.48	57.95	103.90	60.02 to 103.43	90,220	65,240	
3963	5	69.14	76.22	66.38	27.56	114.83	51.52	130.86	N/A	147,800	98,110	
3965	7	70.03	71.71	68.88	6.37	104.10	61.65	80.88	61.65 to 80.88	174,421	120,144	
3967	11	71.65	72.23	67.40	20.27	107.18	47.82	108.04	52.50 to 105.82	153,456	103,425	
4169	12	70.51	69.80	68.80	9.43	101.45	48.99	81.40	62.73 to 78.43	155,952	107,294	
4171	6	81.60	82.45	69.83	25.39	118.07	52.00	135.10	52.00 to 135.10	88,000	61,446	
4173	5	63.67	64.69	67.32	20.44	96.08	42.77	88.35	N/A	157,500	106,036	
4175	1	45.19	45.19	45.19			45.19	45.19	N/A	96,000	43,380	
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	23	74.69	78.13	70.69	18.96	110.54	43.82	121.62	66.50 to 86.08	139,761	98,790	
2	33	71.65	74.39	68.60	17.43	108.43	47.82	130.86	67.72 to 75.71	137,884	94,595	
3	24	70.51	70.87	67.92	18.92	104.34	42.77	135.10	60.60 to 79.91	136,788	92,907	
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295	

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	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295	
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295	

**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:	80	<b>MEDIAN:</b>	<b>71</b>	COV:	24.99	95% Median C.I.:	68.94 to 74.69	(!: Derived)
(AgLand) TOTAL Sales Price:	10,925,428	WGT. MEAN:	69	STD:	18.60	95% Wgt. Mean C.I.:	65.25 to 72.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,047,628	MEAN:	74	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.33 to 78.48	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,623,600							
AVG. Adj. Sales Price:	138,095	COD:	18.63	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	95,295	PRD:	107.83	MIN Sales Ratio:	42.77			

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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)											
34-0034											
49-0032	21	69.14	72.82	66.94	23.48	108.79	42.77	135.10	56.83 to 78.43	153,631	102,841
49-0033	20	69.49	70.52	66.24	13.96	106.46	43.82	98.90	65.64 to 78.30	161,516	106,990
49-0501	12	75.05	81.87	72.85	20.85	112.39	60.02	121.62	66.01 to 102.75	126,953	92,482
64-0023	8	75.26	80.68	76.29	17.40	105.75	57.95	103.90	57.95 to 103.90	70,425	53,727
66-0027											
67-0069	17	73.60	73.62	70.95	13.07	103.77	47.82	108.04	67.01 to 81.40	130,646	92,690
74-0070	2	66.77	66.77	73.72	32.32	90.57	45.19	88.35	N/A	141,600	104,385
NonValid School											
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	103.67	103.67	103.67	0.23	100.00	103.43	103.90	N/A	21,048	21,820
30.01 TO 50.00	10	80.45	81.47	78.05	21.19	104.38	42.77	121.62	57.95 to 108.30	43,892	34,260
50.01 TO 100.00	31	73.46	74.93	71.22	16.61	105.21	45.19	135.10	67.72 to 79.91	93,670	66,708
100.01 TO 180.00	29	69.95	70.38	66.89	17.80	105.22	43.82	108.04	60.02 to 74.06	189,311	126,628
180.01 TO 330.00	8	68.87	70.87	68.91	11.06	102.85	60.95	88.35	60.95 to 88.35	271,596	187,147
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**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	10	68.07	80.87	68.98	26.91	117.25	57.95	135.10	60.95 to 130.86	173,163	119,441
DRY-N/A	22	72.65	77.79	70.97	23.66	109.61	45.19	121.62	62.73 to 91.56	129,941	92,224
GRASS	24	73.53	71.87	69.37	13.47	103.61	42.77	108.30	67.01 to 78.30	123,802	85,881
GRASS-N/A	18	73.47	74.71	73.65	10.67	101.44	53.27	102.75	69.47 to 79.91	115,978	85,418
IRRGTD-N/A	6	54.34	60.48	57.32	19.00	105.50	43.82	91.85	43.82 to 91.85	233,066	133,593
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**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:	80	<b>MEDIAN:</b>	<b>71</b>	COV:	24.99	95% Median C.I.:	68.94 to 74.69	(! : Derived)
(AgLand) TOTAL Sales Price:	10,925,428	WGT. MEAN:	69	STD:	18.60	95% Wgt. Mean C.I.:	65.25 to 72.76	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,047,628	MEAN:	74	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.33 to 78.48	(! : ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,623,600							
AVG. Adj. Sales Price:	138,095	COD:	18.63	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	95,295	PRD:	107.83	MIN Sales Ratio:	42.77			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	69.57	78.57	68.40	23.95	114.86	47.82	135.10	65.02 to 91.11	148,200	101,373
DRY-N/A	12	75.54	79.07	73.53	25.50	107.54	45.19	121.62	59.45 to 105.82	135,529	99,656
GRASS	32	73.53	72.60	70.05	13.06	103.63	42.77	108.30	67.68 to 78.30	116,227	81,417
GRASS-N/A	10	72.25	74.67	74.15	9.89	100.70	60.02	102.75	67.72 to 80.57	133,960	99,333
IRRGTD	2	72.18	72.18	66.84	27.26	107.99	52.50	91.85	N/A	263,500	176,115
IRRGTD-N/A	4	54.34	54.63	51.56	10.39	105.94	43.82	66.01	N/A	217,850	112,332
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**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	32	70.22	78.76	70.22	25.21	112.15	45.19	135.10	63.67 to 88.35	143,448	100,729
GRASS	42	73.53	73.09	71.14	12.27	102.74	42.77	108.30	70.03 to 75.71	120,449	85,683
IRRGTD	6	54.34	60.48	57.32	19.00	105.50	43.82	91.85	43.82 to 91.85	233,066	133,593
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	103.67	103.67	103.67	0.23	100.00	103.43	103.90	N/A	21,048	21,820
30000 TO 59999	11	85.49	88.40	85.89	21.00	102.92	42.77	135.10	71.65 to 121.62	42,167	36,220
60000 TO 99999	20	73.53	74.59	73.57	14.31	101.39	45.19	130.86	67.72 to 79.91	77,678	57,147
100000 TO 149999	14	77.31	82.18	82.45	16.96	99.68	54.53	108.04	68.94 to 102.75	126,143	104,001
150000 TO 249999	27	66.01	65.55	65.14	12.86	100.63	47.82	91.85	59.45 to 70.06	189,525	123,463
250000 TO 499999	6	61.30	60.13	59.34	12.57	101.33	43.82	74.16	43.82 to 74.16	350,819	208,176
ALL	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**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:	80	<b>MEDIAN:</b>	<b>71</b>	COV:	24.99	95% Median C.I.:	68.94 to 74.69	(!: Derived)
(AgLand) TOTAL Sales Price:	10,925,428	WGT. MEAN:	69	STD:	18.60	95% Wgt. Mean C.I.:	65.25 to 72.76	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,047,628	MEAN:	74	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.33 to 78.48	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,623,600							
AVG. Adj. Sales Price:	138,095	COD:	18.63	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	95,295	PRD:	107.83	MIN Sales Ratio:	42.77			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____	_____										
10000 TO 29999	4	87.54	80.44	69.20	26.53	116.24	42.77	103.90	N/A	33,536	23,207
30000 TO 59999	22	74.87	79.56	74.73	19.44	106.46	45.19	135.10	67.72 to 86.08	62,107	46,412
60000 TO 99999	16	74.75	73.82	68.71	17.25	107.45	47.82	130.86	54.53 to 80.88	109,681	75,356
100000 TO 149999	28	70.05	72.36	70.31	15.10	102.91	51.52	108.04	65.02 to 74.06	172,433	121,240
150000 TO 249999	9	67.68	68.08	64.99	17.01	104.75	43.82	91.85	52.50 to 88.35	282,176	183,392
250000 TO 499999	1	60.95	60.95	60.95			60.95	60.95	N/A	424,490	258,710
_____ ALL _____	_____										
	80	71.31	74.41	69.01	18.63	107.83	42.77	135.10	68.94 to 74.69	138,095	95,295

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	142	<b>MEDIAN:</b>	<b>98</b>	COV:	37.58	95% Median C.I.:	94.47 to 100.27	(! : Derived)
TOTAL Sales Price:	7,843,283	WGT. MEAN:	99	STD:	39.91	95% Wgt. Mean C.I.:	96.02 to 101.45	
TOTAL Adj.Sales Price:	7,863,283	MEAN:	106	AVG.ABS.DEV:	21.74	95% Mean C.I.:	99.65 to 112.78	
TOTAL Assessed Value:	7,763,455							
AVG. Adj. Sales Price:	55,375	COD:	22.22	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	54,672	PRD:	107.58	MIN Sales Ratio:	28.25			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	19	113.00	136.78	110.55	36.42	123.73	73.59	413.33	98.06 to 167.57	50,368	55,681
10/01/04 TO 12/31/04	23	95.46	98.98	97.35	22.16	101.68	28.25	186.18	91.92 to 105.17	50,706	49,360
01/01/05 TO 03/31/05	12	88.11	91.79	89.70	17.48	102.33	60.95	168.00	75.81 to 99.44	65,328	58,599
04/01/05 TO 06/30/05	16	98.36	100.07	97.35	10.26	102.79	72.31	128.29	90.70 to 111.10	60,993	59,378
07/01/05 TO 09/30/05	21	99.23	100.81	97.99	16.40	102.87	53.37	151.25	86.50 to 108.16	48,588	47,613
10/01/05 TO 12/31/05	17	94.96	103.96	99.77	19.26	104.20	72.20	160.56	82.86 to 119.35	68,805	68,644
01/01/06 TO 03/31/06	14	94.47	107.59	96.70	22.00	111.26	74.86	250.00	87.89 to 110.93	50,375	48,715
04/01/06 TO 06/30/06	20	99.71	105.70	98.45	20.09	107.36	60.16	180.55	88.55 to 110.86	54,245	53,405
____Study Years____											
07/01/04 TO 06/30/05	70	98.01	108.26	99.06	25.09	109.29	28.25	413.33	94.19 to 103.27	55,472	54,949
07/01/05 TO 06/30/06	72	97.26	104.23	98.41	19.49	105.91	53.37	250.00	92.47 to 101.96	55,280	54,402
____Calendar Yrs____											
01/01/05 TO 12/31/05	66	96.43	99.80	96.71	16.38	103.19	53.37	168.00	91.00 to 101.96	59,846	57,880
____ALL____											
	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**ASSESSOR LOCATION**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE - I	1	115.63	115.63	115.63			115.63	115.63	N/A	100,000	115,630
ACREAGE 1	11	99.44	100.95	100.55	6.86	100.39	88.90	110.98	89.28 to 110.93	104,212	104,786
ACREAGE 1 - V	3	97.30	104.77	95.76	13.56	109.40	88.71	128.29	N/A	18,448	17,666
ACREAGE 2	12	95.62	97.15	96.69	12.87	100.48	74.04	149.19	85.45 to 103.35	82,890	80,146
ACREAGE 3	4	97.57	103.14	97.86	9.57	105.40	93.14	124.28	N/A	88,250	86,360
ACREAGE 3 - V	1	70.79	70.79	70.79			70.79	70.79	N/A	31,500	22,300
COOK - R	18	92.57	98.52	96.14	20.55	102.47	53.37	150.88	81.86 to 111.10	46,950	45,137
CRAB ORCHARD - R	2	124.31	124.31	117.66	21.80	105.65	97.21	151.40	N/A	13,250	15,590
ELK CREEK - R	2	106.59	106.59	102.30	12.06	104.19	93.73	119.45	N/A	16,500	16,880
STERLING - MH	1	89.85	89.85	89.85			89.85	89.85	N/A	27,000	24,260
STERLING - R	26	97.82	100.67	97.83	10.02	102.90	76.24	168.00	94.19 to 100.27	62,566	61,212
TECUMSEH - MH	6	139.14	133.27	127.47	26.46	104.54	79.23	184.00	79.23 to 184.00	19,000	24,220
TECUMSEH - R	54	97.00	113.38	98.68	32.36	114.90	37.75	413.33	91.92 to 110.93	46,408	45,796
TECUMSEH - V	1	28.25	28.25	28.25			28.25	28.25	N/A	4,000	1,130
____ALL____											
	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672



**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:	142	<b>MEDIAN:</b>	<b>98</b>	COV:	37.58	95% Median C.I.:	94.47 to 100.27	(! : Derived)
TOTAL Sales Price:	7,843,283	WGT. MEAN:	99	STD:	39.91	95% Wgt. Mean C.I.:	96.02 to 101.45	
TOTAL Adj.Sales Price:	7,863,283	MEAN:	106	AVG.ABS.DEV:	21.74	95% Mean C.I.:	99.65 to 112.78	
TOTAL Assessed Value:	7,763,455							
AVG. Adj. Sales Price:	55,375	COD:	22.22	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	54,672	PRD:	107.58	MIN Sales Ratio:	28.25			

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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	109	97.21	107.94	97.91	25.54	110.24	28.25	413.33	93.81 to 101.96	46,361	45,392
2	7	94.46	93.72	97.85	13.65	95.78	74.04	127.82	74.04 to 127.82	119,214	116,651
3	26	99.34	102.36	101.20	10.88	101.14	70.79	149.19	93.14 to 107.35	75,976	76,888
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**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	136	98.13	107.30	98.97	21.94	108.41	37.75	413.33	94.74 to 100.69	56,966	56,382
2	6	82.44	81.58	82.41	28.12	99.00	28.25	128.29	28.25 to 128.29	19,307	15,911
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	135	98.06	106.12	98.96	21.75	107.23	28.25	413.33	94.55 to 100.69	56,432	55,845
06											
07	7	89.85	108.06	91.58	30.82	117.99	74.04	184.00	74.04 to 184.00	34,985	32,040
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034	1	93.14	93.14	93.14			93.14	93.14	N/A	58,000	54,020
49-0032	74	97.00	110.80	98.22	30.31	112.81	28.25	413.33	92.47 to 105.17	49,352	48,472
49-0033	38	97.49	101.55	98.91	11.16	102.66	76.24	168.00	94.19 to 100.10	65,890	65,173
49-0501	24	100.70	100.06	99.56	16.27	100.50	53.37	150.88	88.22 to 110.93	59,768	59,504
64-0023											
66-0027											
67-0069	5	103.35	105.99	101.33	17.53	104.60	70.79	151.40	N/A	42,988	43,558
74-0070											
NonValid School											
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**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:	142	<b>MEDIAN:</b>	<b>98</b>	COV:	37.58	95% Median C.I.:	94.47 to 100.27	(! : Derived)
TOTAL Sales Price:	7,843,283	WGT. MEAN:	99	STD:	39.91	95% Wgt. Mean C.I.:	96.02 to 101.45	
TOTAL Adj.Sales Price:	7,863,283	MEAN:	106	AVG.ABS.DEV:	21.74	95% Mean C.I.:	99.65 to 112.78	
TOTAL Assessed Value:	7,763,455							
AVG. Adj. Sales Price:	55,375	COD:	22.22	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	54,672	PRD:	107.58	MIN Sales Ratio:	28.25			

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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	82.44	81.58	82.41	28.12	99.00	28.25	128.29	28.25 to 128.29	19,307	15,911
Prior TO 1860	1	112.37	112.37	112.37			112.37	112.37	N/A	59,000	66,300
1860 TO 1899	11	94.19	101.06	90.10	23.15	112.16	74.86	168.00	75.81 to 150.88	27,028	24,351
1900 TO 1919	49	103.90	116.20	100.92	31.00	115.13	53.37	413.33	93.73 to 110.98	41,680	42,065
1920 TO 1939	16	96.89	103.12	96.96	13.72	106.35	82.09	186.25	91.00 to 108.49	63,271	61,346
1940 TO 1949	6	97.88	108.71	104.02	24.45	104.51	82.67	155.67	82.67 to 155.67	38,483	40,030
1950 TO 1959	9	97.07	94.97	94.15	7.04	100.87	73.59	111.10	90.70 to 100.69	68,461	64,453
1960 TO 1969	12	95.13	96.62	95.42	7.54	101.26	85.00	119.35	89.64 to 103.27	73,041	69,693
1970 TO 1979	18	101.03	110.17	103.20	19.62	106.76	79.23	184.00	92.47 to 115.63	65,988	68,101
1980 TO 1989	6	98.41	97.09	98.94	20.50	98.13	37.75	145.18	37.75 to 145.18	85,116	84,215
1990 TO 1994	1	74.04	74.04	74.04			74.04	74.04	N/A	79,900	59,160
1995 TO 1999	5	99.34	102.02	100.20	8.49	101.82	89.85	127.03	N/A	120,900	121,140
2000 TO Present	2	104.60	104.60	103.70	9.90	100.87	94.24	114.95	N/A	115,000	119,250
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	98.13	98.13	88.14	71.21	111.32	28.25	168.00	N/A	3,500	3,085
5000 TO 9999	5	151.25	191.06	194.68	50.74	98.14	81.86	413.33	N/A	7,290	14,193
Total \$											
1 TO 9999	7	151.25	164.50	177.52	49.44	92.67	28.25	413.33	28.25 to 413.33	6,207	11,019
10000 TO 29999	36	117.49	123.85	117.59	28.00	105.32	37.75	250.00	97.30 to 138.20	17,686	20,798
30000 TO 59999	44	93.51	95.11	95.47	12.30	99.62	70.79	155.67	88.55 to 97.96	46,999	44,871
60000 TO 99999	38	95.37	93.16	93.25	11.05	99.90	53.37	127.03	90.19 to 99.23	76,147	71,007
100000 TO 149999	13	103.35	104.25	103.70	8.21	100.52	88.90	127.82	94.24 to 114.95	119,495	123,922
150000 TO 249999	4	99.05	98.00	97.88	1.40	100.12	94.46	99.44	N/A	167,025	163,487
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**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:	142	<b>MEDIAN:</b>	<b>98</b>	COV:	37.58	95% Median C.I.:	94.47 to 100.27	(! : Derived)
TOTAL Sales Price:	7,843,283	WGT. MEAN:	99	STD:	39.91	95% Wgt. Mean C.I.:	96.02 to 101.45	
TOTAL Adj.Sales Price:	7,863,283	MEAN:	106	AVG.ABS.DEV:	21.74	95% Mean C.I.:	99.65 to 112.78	
TOTAL Assessed Value:	7,763,455							
AVG. Adj. Sales Price:	55,375	COD:	22.22	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	54,672	PRD:	107.58	MIN Sales Ratio:	28.25			

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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	1	28.25	28.25	28.25			28.25	28.25	N/A	4,000	1,130
5000 TO 9999	4	105.08	103.98	77.46	42.04	134.23	37.75	168.00	N/A	7,736	5,992
Total \$											
1 TO 9999	5	81.86	88.83	71.83	56.26	123.68	28.25	168.00	N/A	6,989	5,020
10000 TO 29999	41	111.10	118.80	106.77	30.17	111.27	60.95	250.00	89.85 to 122.86	19,480	20,799
30000 TO 59999	44	93.70	102.58	92.69	22.00	110.67	53.37	413.33	88.55 to 97.96	48,764	45,198
60000 TO 99999	35	99.04	100.20	98.85	9.43	101.36	80.46	149.19	94.47 to 104.83	76,069	75,196
100000 TO 149999	13	100.10	102.01	101.26	6.70	100.75	88.90	115.63	94.24 to 110.93	121,156	122,679
150000 TO 249999	4	99.39	105.27	103.65	8.42	101.56	94.46	127.82	N/A	161,625	167,527
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	97.30	97.30	97.30			97.30	97.30	N/A	18,500	18,000
0	5	76.16	78.44	79.58	30.98	98.56	28.25	128.29	N/A	19,469	15,494
15	2	176.00	176.00	180.31	4.55	97.61	168.00	184.00	N/A	6,500	11,720
20	32	111.74	113.11	101.82	25.62	111.10	60.16	250.00	82.86 to 119.35	40,412	41,146
25	17	95.30	122.46	101.37	33.88	120.81	82.67	413.33	90.70 to 107.35	49,600	50,278
30	67	95.78	100.22	97.42	16.47	102.88	37.75	175.00	92.33 to 101.96	56,667	55,204
35	6	96.15	95.81	96.03	3.50	99.77	88.90	100.10	88.90 to 100.10	120,233	115,456
40	11	100.27	104.79	100.58	13.02	104.19	68.71	150.88	94.46 to 127.03	86,809	87,310
45	1	97.01	97.01	97.01			97.01	97.01	N/A	125,000	121,260
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	97.30	97.30	97.30			97.30	97.30	N/A	18,500	18,000
0	5	76.16	78.44	79.58	30.98	98.56	28.25	128.29	N/A	19,469	15,494
100	4	89.02	102.13	95.67	23.56	106.75	79.23	151.25	N/A	32,000	30,615
101	83	97.68	102.31	98.07	16.83	104.33	60.16	187.00	93.71 to 100.69	61,198	60,015
102	6	106.89	108.07	103.60	15.01	104.32	82.91	138.20	82.91 to 138.20	64,000	66,303
104	38	98.91	119.89	100.66	33.05	119.11	53.37	413.33	93.81 to 110.93	47,522	47,835
106	4	102.68	97.07	99.32	28.92	97.74	37.75	145.18	N/A	57,525	57,132
111	1	100.10	100.10	100.10			100.10	100.10	N/A	120,000	120,120
ALL	142	97.82	106.22	98.73	22.22	107.58	28.25	413.33	94.47 to 100.27	55,375	54,672

**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:	142	<b>MEDIAN:</b>	<b>98</b>	COV:	37.58	95% Median C.I.:	94.47 to 100.27	(!: Derived)
TOTAL Sales Price:	7,843,283	WGT. MEAN:	99	STD:	39.91	95% Wgt. Mean C.I.:	96.02 to 101.45	
TOTAL Adj.Sales Price:	7,863,283	MEAN:	106	AVG.ABS.DEV:	21.74	95% Mean C.I.:	99.65 to 112.78	
TOTAL Assessed Value:	7,763,455							
AVG. Adj. Sales Price:	55,375	COD:	22.22	MAX Sales Ratio:	413.33			
AVG. Assessed Value:	54,672	PRD:	107.58	MIN Sales Ratio:	28.25			

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<b>CONDITION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	97.30	97.30	97.30			97.30	97.30	N/A	18,500	18,000
0	5	76.16	78.44	79.58	30.98	98.56	28.25	128.29	N/A	19,469	15,494
10	3	118.31	133.10	121.62	15.50	109.44	113.00	168.00	N/A	9,666	11,756
15	3	110.93	108.16	101.26	10.52	106.82	89.28	124.28	N/A	31,783	32,183
20	15	135.05	150.30	122.25	38.59	122.94	79.23	413.33	94.96 to 186.18	27,936	34,152
25	11	94.19	104.88	93.17	25.27	112.56	72.20	250.00	72.31 to 119.46	41,890	39,031
30	56	98.63	102.35	98.21	17.65	104.21	37.75	180.55	93.69 to 103.27	60,806	59,720
35	29	94.74	100.02	99.22	15.48	100.80	60.95	151.40	91.92 to 107.86	75,425	74,841
40	19	97.21	96.25	93.84	11.40	102.57	53.37	151.25	88.22 to 100.27	60,565	56,832
<u>ALL</u>	<u>142</u>	<u>97.82</u>	<u>106.22</u>	<u>98.73</u>	<u>22.22</u>	<u>107.58</u>	<u>28.25</u>	<u>413.33</u>	<u>94.47 to 100.27</u>	<u>55,375</u>	<u>54,672</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:	19	<b>MEDIAN:</b>	<b>93</b>	COV:	32.01	95% Median C.I.:	72.71 to 109.15	(! : Derived)
TOTAL Sales Price:	1,698,000	WGT. MEAN:	82	STD:	29.91	95% Wgt. Mean C.I.:	65.66 to 97.41	
TOTAL Adj.Sales Price:	1,698,000	MEAN:	93	AVG.ABS.DEV:	20.23	95% Mean C.I.:	79.03 to 107.86	
TOTAL Assessed Value:	1,384,430							
AVG. Adj. Sales Price:	89,368	COD:	21.64	MAX Sales Ratio:	181.92			
AVG. Assessed Value:	72,864	PRD:	114.61	MIN Sales Ratio:	46.33			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
10/01/03 TO 12/31/03	2	91.02	91.02	88.11	4.54	103.30	86.89	95.15	N/A	44,000	38,770
01/01/04 TO 03/31/04	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
<u>Study Years</u>											
07/01/04 TO 09/30/04	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
10/01/04 TO 12/31/04	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
01/01/05 TO 03/31/05	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
04/01/05 TO 06/30/05	2	87.68	87.68	100.73	24.49	87.04	66.20	109.15	N/A	25,500	25,685
07/01/05 TO 09/30/05	5	95.95	92.40	75.76	19.85	121.97	46.33	133.00	N/A	168,000	127,274
10/01/05 TO 12/31/05	1	95.01	95.01	95.01			95.01	95.01	N/A	300,000	285,020
01/01/06 TO 03/31/06	2	74.29	74.29	63.01	17.22	117.88	61.49	87.08	N/A	101,000	63,645
04/01/06 TO 06/30/06	2	69.09	69.09	70.19	5.24	98.44	65.47	72.71	N/A	10,750	7,545
<u>Calendar Yrs</u>											
07/01/03 TO 06/30/04	4	104.41	119.41	109.43	27.19	109.12	86.89	181.92	N/A	32,000	35,017
07/01/04 TO 06/30/05	5	93.49	90.81	87.45	17.35	103.84	66.20	111.68	N/A	41,300	36,118
07/01/05 TO 06/30/06	10	88.09	84.38	78.02	20.16	108.15	46.33	133.00	61.49 to 97.65	136,350	106,377
<u>ALL</u>											
	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COOK - C	2	91.12	91.12	91.28	4.43	99.82	87.08	95.15	N/A	12,500	11,410
ELK CREEK - C	2	56.27	56.27	47.00	17.66	119.72	46.33	66.20	N/A	150,000	70,495
FARM 2	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ST MARY	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
STERLING - C	4	103.40	101.32	101.11	19.11	100.21	65.47	133.00	N/A	26,875	27,172
TECUMSEH - C	9	89.09	96.47	87.33	23.69	110.46	61.49	181.92	72.71 to 111.68	133,944	116,978
<u>ALL</u>											
	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**PA&T 2007 Preliminary Statistics**

Type: Qualified

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

NUMBER of Sales:	19	<b>MEDIAN:</b>	<b>93</b>	COV:	32.01	95% Median C.I.:	72.71 to 109.15	(!: Derived)
TOTAL Sales Price:	1,698,000	WGT. MEAN:	82	STD:	29.91	95% Wgt. Mean C.I.:	65.66 to 97.41	
TOTAL Adj.Sales Price:	1,698,000	MEAN:	93	AVG.ABS.DEV:	20.23	95% Mean C.I.:	79.03 to 107.86	
TOTAL Assessed Value:	1,384,430							
AVG. Adj. Sales Price:	89,368	COD:	21.64	MAX Sales Ratio:	181.92			
AVG. Assessed Value:	72,864	PRD:	114.61	MIN Sales Ratio:	46.33			

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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	18	92.05	93.44	81.21	23.20	115.07	46.33	181.92	72.71 to 109.15	91,833	74,575
2	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**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	16	94.25	92.99	79.04	20.72	117.65	46.33	181.92	72.71 to 109.15	79,781	63,059
2	2	99.24	99.24	88.96	34.03	111.55	65.47	133.00	N/A	5,750	5,115
3	1	89.09	89.09	89.09			89.09	89.09	N/A	410,000	365,250
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0034											
49-0032	11	89.09	93.45	87.39	22.17	106.94	61.49	181.92	66.20 to 111.68	114,590	100,136
49-0033	5	109.15	103.79	102.64	15.31	101.11	65.47	133.00	N/A	24,500	25,148
49-0501	2	91.12	91.12	91.28	4.43	99.82	87.08	95.15	N/A	12,500	11,410
64-0023											
66-0027											
67-0069											
74-0070	1	46.33	46.33	46.33			46.33	46.33	N/A	290,000	134,370
NonValid School											
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**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:	19	<b>MEDIAN:</b>	<b>93</b>	COV:	32.01	95% Median C.I.:	72.71 to 109.15	(! : Derived)
TOTAL Sales Price:	1,698,000	WGT. MEAN:	82	STD:	29.91	95% Wgt. Mean C.I.:	65.66 to 97.41	
TOTAL Adj.Sales Price:	1,698,000	MEAN:	93	AVG.ABS.DEV:	20.23	95% Mean C.I.:	79.03 to 107.86	
TOTAL Assessed Value:	1,384,430							
AVG. Adj. Sales Price:	89,368	COD:	21.64	MAX Sales Ratio:	181.92			
AVG. Assessed Value:	72,864	PRD:	114.61	MIN Sales Ratio:	46.33			

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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	4	79.90	89.57	82.29	25.63	108.84	65.47	133.00	N/A	9,375	7,715
Prior TO 1860											
1860 TO 1899	2	91.02	91.02	88.11	4.54	103.30	86.89	95.15	N/A	44,000	38,770
1900 TO 1919	2	81.08	81.08	92.68	18.35	87.48	66.20	95.95	N/A	45,500	42,170
1920 TO 1939	1	113.67	113.67	113.67			113.67	113.67	N/A	15,000	17,050
1940 TO 1949	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
1950 TO 1959	2	79.57	79.57	69.61	22.72	114.30	61.49	97.65	N/A	122,500	85,275
1960 TO 1969	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
1970 TO 1979	1	109.15	109.15	109.15			109.15	109.15	N/A	41,000	44,750
1980 TO 1989	2	92.05	92.05	91.59	3.22	100.51	89.09	95.01	N/A	355,000	325,135
1990 TO 1994											
1995 TO 1999	2	59.93	59.93	53.04	22.69	112.98	46.33	73.52	N/A	192,500	102,105
2000 TO Present	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**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	1	133.00	133.00	133.00			133.00	133.00	N/A	4,000	5,320
5000 TO 9999	1	65.47	65.47	65.47			65.47	65.47	N/A	7,500	4,910
Total \$											
1 TO 9999	2	99.24	99.24	88.96	34.03	111.55	65.47	133.00	N/A	5,750	5,115
10000 TO 29999	7	95.15	104.06	114.32	27.22	91.03	66.20	181.92	66.20 to 181.92	14,928	17,065
30000 TO 59999	3	97.65	100.10	99.67	5.35	100.43	93.49	109.15	N/A	47,000	46,843
60000 TO 99999	3	86.89	85.45	84.75	8.60	100.83	73.52	95.95	N/A	83,666	70,910
150000 TO 249999	1	61.49	61.49	61.49			61.49	61.49	N/A	190,000	116,840
250000 TO 499999	3	89.09	76.81	78.46	18.21	97.89	46.33	95.01	N/A	333,333	261,546
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**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:	19	<b>MEDIAN:</b>	<b>93</b>	COV:	32.01	95% Median C.I.:	72.71 to 109.15	(! : Derived)
TOTAL Sales Price:	1,698,000	WGT. MEAN:	82	STD:	29.91	95% Wgt. Mean C.I.:	65.66 to 97.41	
TOTAL Adj.Sales Price:	1,698,000	MEAN:	93	AVG.ABS.DEV:	20.23	95% Mean C.I.:	79.03 to 107.86	
TOTAL Assessed Value:	1,384,430							
AVG. Adj. Sales Price:	89,368	COD:	21.64	MAX Sales Ratio:	181.92			
AVG. Assessed Value:	72,864	PRD:	114.61	MIN Sales Ratio:	46.33			

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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	1	65.47	65.47	65.47			65.47	65.47	N/A	7,500	4,910
5000 TO 9999	2	99.60	99.60	85.29	33.53	116.78	66.20	133.00	N/A	7,000	5,970
Total \$											
1 TO 9999	3	66.20	88.22	78.37	34.00	112.57	65.47	133.00	N/A	7,166	5,616
10000 TO 29999	5	95.15	96.06	96.92	13.78	99.11	72.71	113.67	N/A	13,900	13,472
30000 TO 59999	4	103.40	120.55	112.05	24.16	107.58	93.49	181.92	N/A	41,500	46,502
60000 TO 99999	3	86.89	85.45	84.75	8.60	100.83	73.52	95.95	N/A	83,666	70,910
100000 TO 149999	2	53.91	53.91	52.34	14.06	103.01	46.33	61.49	N/A	240,000	125,605
250000 TO 499999	2	92.05	92.05	91.59	3.22	100.51	89.09	95.01	N/A	355,000	325,135
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	87.08	87.49	83.51	20.67	104.77	61.49	133.00	61.49 to 133.00	83,214	69,490
10	5	109.15	117.52	105.56	20.66	111.33	86.89	181.92	N/A	47,400	50,034
15	3	66.20	67.21	71.30	21.53	94.26	46.33	89.09	N/A	236,666	168,746
20	3	95.15	93.45	80.58	13.37	115.97	73.52	111.68	N/A	41,166	33,173
30	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864



**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:	19	<b>MEDIAN:</b>	<b>93</b>	COV:	32.01	95% Median C.I.:	72.71 to 109.15	(!: Derived)
TOTAL Sales Price:	1,698,000	WGT. MEAN:	82	STD:	29.91	95% Wgt. Mean C.I.:	65.66 to 97.41	
TOTAL Adj.Sales Price:	1,698,000	MEAN:	93	AVG.ABS.DEV:	20.23	95% Mean C.I.:	79.03 to 107.86	
TOTAL Assessed Value:	1,384,430							
AVG. Adj. Sales Price:	89,368	COD:	21.64	MAX Sales Ratio:	181.92			
AVG. Assessed Value:	72,864	PRD:	114.61	MIN Sales Ratio:	46.33			

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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)	4	79.90	89.57	82.29	25.63	108.84	65.47	133.00	N/A	9,375	7,715
297	1	73.52	73.52	73.52			73.52	73.52	N/A	95,000	69,840
336	1	111.68	111.68	111.68			111.68	111.68	N/A	15,500	17,310
340	2	102.15	102.15	105.78	6.85	96.57	95.15	109.15	N/A	27,000	28,560
344	1	95.95	95.95	95.95			95.95	95.95	N/A	81,000	77,720
350	2	100.28	100.28	91.36	13.35	109.77	86.89	113.67	N/A	45,000	41,110
352	1	181.92	181.92	181.92			181.92	181.92	N/A	25,000	45,480
406	1	46.33	46.33	46.33			46.33	46.33	N/A	290,000	134,370
428	1	61.49	61.49	61.49			61.49	61.49	N/A	190,000	116,840
455	1	95.01	95.01	95.01			95.01	95.01	N/A	300,000	285,020
470	1	89.09	89.09	89.09			89.09	89.09	N/A	410,000	365,250
476	1	93.49	93.49	93.49			93.49	93.49	N/A	45,000	42,070
528	2	81.93	81.93	92.82	19.19	88.27	66.20	97.65	N/A	32,500	30,165
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**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	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864
04											
ALL	19	93.49	93.44	81.53	21.64	114.61	46.33	181.92	72.71 to 109.15	89,368	72,864

**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:	81	<b>MEDIAN:</b>	<b>71</b>	COV:	24.98	95% Median C.I.:	68.75 to 74.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,963,428	WGT. MEAN:	69	STD:	18.51	95% Wgt. Mean C.I.:	64.68 to 72.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,085,628	MEAN:	74	AVG.ABS.DEV:	13.20	95% Mean C.I.:	70.07 to 78.13	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,601,240							
AVG. Adj. Sales Price:	136,859	COD:	18.61	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	93,842	PRD:	108.07	MIN Sales Ratio:	39.56			

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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	72.62	81.66	79.77	17.41	102.37	67.21	105.14	N/A	147,800	117,896
10/01/03 TO 12/31/03	6	91.48	92.63	94.99	9.02	97.52	73.68	108.04	73.68 to 108.04	122,783	116,628
01/01/04 TO 03/31/04	8	70.83	71.87	70.39	8.91	102.11	54.53	86.08	54.53 to 86.08	118,846	83,651
04/01/04 TO 06/30/04	6	76.85	76.83	74.95	10.33	102.51	65.12	90.50	65.12 to 90.50	82,150	61,570
07/01/04 TO 09/30/04	3	80.88	78.93	84.38	17.26	93.54	57.02	98.90	N/A	94,666	79,883
10/01/04 TO 12/31/04	8	69.24	69.60	66.04	9.90	105.40	56.86	80.13	56.86 to 80.13	175,258	115,733
01/01/05 TO 03/31/05	9	70.03	70.14	66.14	17.44	106.05	45.19	103.90	53.27 to 81.56	150,728	99,687
04/01/05 TO 06/30/05	8	73.97	75.05	70.22	11.47	106.89	52.00	103.43	52.00 to 103.43	120,639	84,708
07/01/05 TO 09/30/05	7	62.73	61.42	61.96	9.12	99.13	42.77	70.96	42.77 to 70.96	129,157	80,020
10/01/05 TO 12/31/05	7	76.90	85.14	71.09	30.34	119.76	48.99	128.02	48.99 to 128.02	112,046	79,657
01/01/06 TO 03/31/06	9	69.14	68.68	56.49	25.12	121.58	39.56	135.10	50.49 to 74.06	181,622	102,598
04/01/06 TO 06/30/06	7	67.68	70.89	64.33	19.91	110.20	47.52	108.30	47.52 to 108.30	161,584	103,948
<u>Study Years</u>											
07/01/03 TO 06/30/04	23	75.41	79.85	79.74	14.80	100.15	54.53	108.04	70.00 to 88.35	114,076	90,960
07/01/04 TO 06/30/05	28	73.39	72.33	68.38	14.25	105.78	45.19	103.90	67.50 to 76.00	143,133	97,870
07/01/05 TO 06/30/06	30	67.35	71.34	62.16	23.69	114.77	39.56	135.10	60.21 to 70.96	148,470	92,292
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	25	71.65	73.18	70.43	11.99	103.91	54.53	98.90	68.42 to 79.91	125,189	88,166
01/01/05 TO 12/31/05	31	70.03	72.83	67.15	19.51	108.46	42.77	128.02	62.73 to 75.43	129,357	86,858
<u>ALL</u>											
	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842

**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:	81	<b>MEDIAN:</b>	<b>71</b>	COV:	24.98	95% Median C.I.:	68.75 to 74.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,963,428	WGT. MEAN:	69	STD:	18.51	95% Wgt. Mean C.I.:	64.68 to 72.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,085,628	MEAN:	74	AVG.ABS.DEV:	13.20	95% Mean C.I.:	70.07 to 78.13	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,601,240							
AVG. Adj. Sales Price:	136,859	COD:	18.61	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	93,842	PRD:	108.07	MIN Sales Ratio:	39.56			

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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	
3933	7	65.64	63.23	56.99	12.75	110.95	39.56	80.57	39.56 to 80.57	171,334	97,642	
3935	8	83.82	83.60	83.92	13.48	99.62	65.02	102.75	65.02 to 102.75	125,404	105,233	
3937	5	75.41	78.66	76.78	9.61	102.45	66.14	91.56	N/A	80,716	61,972	
3939	4	88.06	89.28	67.53	29.17	132.20	59.38	121.62	N/A	161,591	109,122	
3961	10	71.51	77.09	71.60	17.01	107.67	57.02	103.90	60.21 to 103.43	90,220	64,594	
3963	5	69.14	75.43	65.78	26.99	114.67	50.49	128.02	N/A	147,800	97,222	
3965	7	70.03	71.32	68.23	6.92	104.53	60.45	80.88	60.45 to 80.88	174,421	119,004	
3967	11	71.65	72.11	67.27	20.27	107.20	47.52	108.04	52.39 to 105.14	153,456	103,229	
4169	12	70.51	69.59	68.61	9.15	101.44	48.99	81.40	62.73 to 76.00	155,952	106,994	
4171	6	81.60	82.45	69.83	25.39	118.07	52.00	135.10	52.00 to 135.10	88,000	61,446	
4173	5	65.26	65.00	67.67	19.94	96.06	42.77	88.35	N/A	157,500	106,586	
4175	1	45.19	45.19	45.19			45.19	45.19	N/A	96,000	43,380	
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	24	74.19	77.58	69.84	18.86	111.07	39.56	121.62	66.14 to 86.08	135,521	94,655	
2	33	70.03	73.95	68.14	17.79	108.53	47.52	128.02	67.68 to 75.43	137,884	93,957	
3	24	70.51	70.83	67.89	18.68	104.33	42.77	135.10	60.60 to 79.91	136,788	92,871	
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842	

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	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842	
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842	

**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:	81	<b>MEDIAN:</b>	<b>71</b>	COV:	24.98	95% Median C.I.:	68.75 to 74.16	(!: Derived)
(AgLand) TOTAL Sales Price:	10,963,428	WGT. MEAN:	69	STD:	18.51	95% Wgt. Mean C.I.:	64.68 to 72.46	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,085,628	MEAN:	74	AVG.ABS.DEV:	13.20	95% Mean C.I.:	70.07 to 78.13	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,601,240							
AVG. Adj. Sales Price:	136,859	COD:	18.61	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	93,842	PRD:	108.07	MIN Sales Ratio:	39.56			

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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)											
34-0034											
49-0032	21	68.42	72.35	66.41	23.17	108.94	42.77	135.10	56.86 to 76.00	153,631	102,030
49-0033	21	70.00	70.42	65.75	13.71	107.11	39.56	98.90	65.64 to 78.30	155,635	102,322
49-0501	12	75.05	81.54	72.19	21.29	112.96	59.38	121.62	65.12 to 102.75	126,953	91,643
64-0023	8	74.22	80.10	75.64	17.81	105.89	57.02	103.90	57.02 to 103.90	70,425	53,271
66-0027											
67-0069	17	73.60	73.60	70.92	13.10	103.78	47.52	108.04	67.01 to 81.40	130,646	92,657
74-0070	2	66.77	66.77	73.72	32.32	90.57	45.19	88.35	N/A	141,600	104,385
NonValid School											
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	103.67	103.67	103.67	0.23	100.00	103.43	103.90	N/A	21,048	21,820
30.01 TO 50.00	11	75.41	80.56	77.45	21.03	104.02	42.77	121.62	57.02 to 108.30	43,356	33,578
50.01 TO 100.00	31	73.46	74.69	70.95	16.58	105.27	45.19	135.10	67.50 to 79.91	93,670	66,460
100.01 TO 180.00	29	68.75	69.97	66.33	17.97	105.48	39.56	108.04	60.21 to 74.06	189,311	125,578
180.01 TO 330.00	8	68.87	70.53	68.40	11.57	103.11	59.38	88.35	59.38 to 88.35	271,596	185,776
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842

**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	10	67.82	80.07	67.99	26.91	117.77	57.02	135.10	59.38 to 128.02	173,163	117,730
DRY-N/A	22	71.98	77.58	70.78	23.79	109.61	45.19	121.62	62.73 to 90.50	129,941	91,966
GRASS	25	73.60	71.85	69.30	12.80	103.67	42.77	108.30	67.68 to 75.71	120,370	83,422
GRASS-N/A	18	73.39	74.52	73.43	10.83	101.48	53.27	102.75	69.47 to 79.91	115,978	85,159
IRRGTD-N/A	6	54.22	59.56	55.94	20.18	106.47	39.56	91.85	39.56 to 91.85	233,066	130,375
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842

**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:	81	<b>MEDIAN:</b>	<b>71</b>	COV:	24.98	95% Median C.I.:	68.75 to 74.16	(! : Derived)
(AgLand) TOTAL Sales Price:	10,963,428	WGT. MEAN:	69	STD:	18.51	95% Wgt. Mean C.I.:	64.68 to 72.46	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,085,628	MEAN:	74	AVG.ABS.DEV:	13.20	95% Mean C.I.:	70.07 to 78.13	(! : ag_denom=0)
(AgLand) TOTAL Assessed Value:	7,601,240							
AVG. Adj. Sales Price:	136,859	COD:	18.61	MAX Sales Ratio:	135.10			
AVG. Assessed Value:	93,842	PRD:	108.07	MIN Sales Ratio:	39.56			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	20	68.85	77.88	67.57	24.22	115.26	47.52	135.10	65.02 to 90.50	148,200	100,139
DRY-N/A	12	75.54	79.15	73.65	25.25	107.47	45.19	121.62	59.42 to 105.14	135,529	99,815
GRASS	33	73.60	72.48	69.89	12.66	103.70	42.77	108.30	69.14 to 76.00	113,856	79,579
GRASS-N/A	10	72.11	74.56	74.07	9.85	100.65	60.21	102.75	67.50 to 80.57	133,960	99,231
IRRGTD	2	72.12	72.12	66.77	27.36	108.02	52.39	91.85	N/A	263,500	175,930
IRRGTD-N/A	4	54.22	53.28	49.39	12.07	107.87	39.56	65.12	N/A	217,850	107,597
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842

**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	32	69.47	78.36	69.72	25.48	112.38	45.19	135.10	65.02 to 88.35	143,448	100,017
GRASS	43	73.60	72.96	70.99	11.96	102.78	42.77	108.30	69.84 to 75.43	118,531	84,149
IRRGTD	6	54.22	59.56	55.94	20.18	106.47	39.56	91.85	39.56 to 91.85	233,066	130,375
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	103.67	103.67	103.67	0.23	100.00	103.43	103.90	N/A	21,048	21,820
30000 TO 59999	12	83.03	87.07	84.84	21.14	102.62	42.77	135.10	73.00 to 108.30	41,820	35,481
60000 TO 99999	20	73.53	74.37	73.38	14.22	101.35	45.19	128.02	67.50 to 79.91	77,678	57,002
100000 TO 149999	14	75.72	81.81	82.07	17.03	99.68	54.53	108.04	68.94 to 102.75	126,143	103,520
150000 TO 249999	27	65.26	65.32	64.92	12.69	100.63	47.52	91.85	59.42 to 70.00	189,525	123,034
250000 TO 499999	6	59.92	58.94	57.99	14.18	101.64	39.56	74.16	39.56 to 74.16	350,819	203,425
ALL	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842

**PA&T 2007 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	93,842	PRD:	108.07	MIN Sales Ratio:	39.56			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____ Low \$ _____												
_____ Total \$ _____												
10000 TO 29999	5	73.68	79.09	70.19	25.22	112.67	42.77	103.90	N/A	34,429	24,166	
30000 TO 59999	22	74.44	79.43	74.61	19.73	106.46	45.19	135.10	67.50 to 86.08	62,107	46,337	
60000 TO 99999	16	74.61	73.50	68.44	16.93	107.38	47.52	128.02	54.53 to 80.88	109,681	75,070	
100000 TO 149999	28	69.92	72.09	70.06	14.92	102.89	50.49	108.04	65.12 to 74.06	172,433	120,814	
150000 TO 249999	9	67.68	67.29	63.99	17.67	105.16	39.56	91.85	52.39 to 88.35	282,176	180,556	
250000 TO 499999	1	59.38	59.38	59.38			59.38	59.38	N/A	424,490	252,060	
_____ ALL _____												
	81	70.96	74.10	68.57	18.61	108.07	39.56	135.10	68.75 to 74.16	136,859	93,842	

## 2007 Assessment Survey for Johnson 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: 0
4. Other part-time employees: 0
5. Number of shared employees: 1 employee is shared with the Clerk's office, Treasurer's Office and Child Support
6. Assessor's requested budget for current fiscal year: \$98,500
7. Part of the budget that is dedicated to the computer system: \$11,050
8. Adopted budget, or granted budget if different from above: \$98,500
9. Amount of total budget set aside for appraisal work: \$26,840
10. Amount of the total budget set aside for education/workshops: \$800
11. Appraisal/Reappraisal budget, if not part of the total budget:
12. Other miscellaneous funds: None
13. Total budget: \$98,500
  - a. Was any of last year's budget not used? \$20.83 was unused.

#### B. Residential Appraisal Information

1. Data collection done by: Lister/Appraiser/Assessor
2. Valuation done by: Assessor/Appraiser
3. Pickup work done by: Assessor/Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Residential	55	26	68	149

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?**  
 June 2004- Areas 1,2, and 3  
 June 2004- Tecumseh
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?**  
 2004- Area 1  
 2004- Areas 2 and 3  
 2007- Tecumseh
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?** No direct market or sales comparison approach used. The county uses a market approach, but use the TerraScan cost approach to deliver equalized values.
7. **Number of market areas/neighborhoods for this property class:**  
 Urban- 3  
 Suburban- 3  
 Rural- 3  
 Res. Ag- 3
8. **How are these defined?** Areas/ neighborhoods are defined by the township: Area 1 is Township 6; Area 2 is Township 5; Area 3 is Township 4. The towns of Sterling, Cook, and Tecumseh are looked at as three different market areas. The towns of Elk Creek and Crab Orchard are individually analyzed due to lack of recent sales activity, but the sales that do occur are considered as comparables for both towns. The remaining rural areas are looked at by the Township where they are located.
9. **Is “Assessor Location” a usable valuation identity?** Yes
10. **Does the assessor location “suburban” mean something other than rural residential?** Not at this point. The code is on the parcels in the event there are enough sales to do an analysis in the future.
11. **Are the county’s ag residential and rural residential improvements classified and valued in the same manner?** Yes

**C. Commercial/Industrial Appraisal Information**



1. **Data collection done by:** Appraiser
2. **Valuation done by:** Appraiser with Assessor review
3. **Pickup work done by whom:** Appraiser

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Commercial	5	3	3	11

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** June 2003
5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 2004
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?** 2004
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?** No market or sales comparison approach was used. The county uses a market approach, but use the TerraScan cost approach to deliver equalized assessed values.
8. **Number of market areas/neighborhoods for this property class?** There are no defined market areas. The parcels are looked at by town.
9. **How are these defined?** N/A
10. **Is “Assessor Location” a usable valuation identity?** Yes, if there are sufficient sales. It is currently too diverse within each assessor location to use it as a valuation identity.
11. **Does the assessor location “suburban” mean something other than rural commercial?** No

**D. Agricultural Appraisal Information**

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

<b>Property Type</b>	<b># of Permits</b>	<b># of Info. Statements</b>	<b>Other</b>	<b>Total</b>
Agricultural	18	7	5	40

**4. Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No. The county uses the current regulations in the Assessor’s Manual for definitions. They are following regulations and statutes when determining these definitions. The county is considering writing a policy for next year.

**How is your agricultural land defined?** The county uses the Assessor’s Manual definitions and what the statutes say to define agricultural land.

**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?**

This doesn’t apply as there are sufficient sales to establish a market value.

**6. What is the date of the soil survey currently used?** 1986

**7. What date was the last countywide land use study completed?** It was originally completed in 1994 and is ongoing. A partial update was completed in 2003 using FSA maps.

**a. By what method?** FSA maps and physical inspections

**b. By whom?** Assessor and Deputy Assessor

**c. What proportion is complete / implemented at this time?** 100% complete

**8. Number of market areas/neighborhoods for this property class:** Three market areas

**9. How are these defined?** The market areas are defined by township. Area 1-Twp.6; Area 2- Twp.5; Area 3- Twp.4

**10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?** No.

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

**1. Administrative software:** TerraScan

**2. CAMA software:** TerraScan

**3. Cadastral maps: Are they currently being used?** Yes

**a. Who maintains the Cadastral Maps?** Assessor and Deputy Assessor

**4. Does the county have GIS software?** Yes

**a. Who maintains the GIS software and maps?** Assessor and Deputy Assessor

**4. Personal Property software:** TerraScan

## **F. Zoning Information**

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

**a. If so, is the zoning countywide?** Yes

**b. What municipalities in the county are zoned?** Cook, Crab Orchard, Elk Creek, Sterling, and Tecumseh

**c. When was zoning implemented?** January 1, 2006

## **G. Contracted Services**

**1. Appraisal Services:** Wayne Cole dba Linsali, Inc.

**2. Other Services:** None

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

No additional comments provided.

## **II. Assessment Actions**

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

**1. Residential**— The statistics were reviewed for possible adjustments to all residential parcels except in the town of Tecumseh. In Tecumseh, A full reappraisal was completed. The lister knocked on doors to verify information, left a call back tag if no one was home, verified PRC information, took new pictures, new RCN, and depreciation was applied based on sales study. New values were calculated.

Area 1—Twp. 6 rural, decreased houses 5%

Area 2—Twp. 5 rural, no change

Area 3—Twp. 4 rural, no change  
Cook, Sterling, Crab Orchard, Elk Creek, St. Mary--no change

2. **Commercial**—No changes were made to commercial parcels.
3. **Agricultural**—Adjustments to Areas 2 and 3 were made to bring the land uses within 69 to 75 percent of market value.

**County 49 - Johnson**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,331	<b>Value</b> 362,591,545	<b>Total Growth</b> 2,169,795 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	204	1,206,070	34	204,580	28	481,050	266	1,891,700	
2. Res Improv Land	1,197	6,477,660	60	1,286,820	263	6,092,820	1,520	13,857,300	
3. Res Improvements	1,217	50,175,160	60	4,004,270	271	18,748,710	1,548	72,928,140	
4. Res Total	1,421	57,858,890	94	5,495,670	299	25,322,580	1,814	88,677,140	1,159,915
% of Total	78.33	65.24	5.18	6.19	16.48	28.55	41.88	24.45	53.45
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	1,421	57,858,890	94	5,495,670	299	25,322,580	1,814	88,677,140	1,159,915
% of Total	78.33	65.24	5.18	6.19	16.48	28.55	41.88	24.45	53.45

**County 49 - Johnson**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 4,331	<b>Value</b> 362,591,545	<b>Total Growth</b> 2,169,795 (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	44	370,635	2	15,950	2	84,300	48	470,885	
10. Comm Improv Land	245	1,469,490	5	143,920	11	436,440	261	2,049,850	
11. Comm Improvements	251	11,462,410	6	83,540	15	5,262,760	272	16,808,710	
12. Comm Total	295	13,302,535	8	243,410	17	5,783,500	320	19,329,445	484,360
% of Total	92.18	68.82	2.50	1.25	5.31	29.92	7.38	5.33	22.32
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	2	33,710	0	0	0	0	2	33,710	
15. Ind Improvements	2	1,628,940	0	0	0	0	2	1,628,940	
16. Ind Total	2	1,662,650	0	0	0	0	2	1,662,650	0
% of Total	***	***	0.00	0.00	0.00	0.00	0.04	0.45	0.00
Comm+Ind Total	297	14,965,185	8	243,410	17	5,783,500	322	20,992,095	484,360
% of Total	92.23	71.28	2.48	1.15	5.27	27.55	7.43	5.78	22.32
17. Taxable Total	1,718	72,824,075	102	5,739,080	316	31,106,080	2,136	109,669,235	1,644,275
% of Total	80.43	66.40	4.77	5.01	14.79	23.08	49.31	30.24	75.78

**County 49 - Johnson**

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

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

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	698,285	2,458,175	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>Total</b>						
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	698,285	2,458,175
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>4</b>	<b>698,285</b>	<b>2,458,175</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	170	60	239	<b>469</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	3,380	150	11,483,010	1,264	115,512,380	1,418	126,998,770
28. Ag-Improved Land	1	3,350	58	5,762,370	689	86,821,310	748	92,587,030
29. Ag-Improvements	1	1,740	58	1,513,320	718	31,821,450	777	33,336,510
<b>30. Ag-Total Taxable</b>							<b>2,195</b>	<b>252,922,310</b>

**County 49 - Johnson**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	23	25.000	317,500	
33. HomeSite Improvements	0		0	23		1,225,950	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	1	0.850	1,530	4	6.730	17,460	
36. FarmSite Impr Land	1	1.000	1,650	54	124.020	182,330	
37. FarmSite Improv	1		1,740	55		287,370	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			305.480		
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	1	1.000	10,500	1	1.000	10,500	
32. HomeSite Improv Land	433	438.100	4,865,050	456	463.100	5,182,550	
33. HomeSite Improvements	439		25,627,770	462		26,853,720	525,520
<b>34. HomeSite Total</b>				463	464.100	32,046,770	
35. FarmSite UnImp Land	17	29.340	41,380	22	36.920	60,370	
36. FarmSite Impr Land	640	1,317.420	2,022,120	695	1,442.440	2,206,100	
37. FarmSite Improv	693		6,193,680	749		6,482,790	0
<b>38. FarmSite Total</b>				771	1,479.360	8,749,260	
39. Road & Ditches		4,582.670			4,888.150		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,234</b>	<b>6,831.610</b>	<b>40,796,030</b>	<b>525,520</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	19	1,907.460	1,291,530	19	1,907.460	1,291,530

**Schedule VIII: Agricultural Records:**

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



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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	310.870	621,740	1,173.640	2,347,280	1,484.510	2,969,020
46. 1A	0.000	0	280.620	474,800	1,647.950	2,837,860	1,928.570	3,312,660
47. 2A1	0.000	0	109.970	205,700	416.160	777,440	526.130	983,140
48. 2A	0.000	0	444.530	783,390	1,595.180	2,704,500	2,039.710	3,487,890
49. 3A1	0.000	0	434.580	499,780	2,312.520	2,659,400	2,747.100	3,159,180
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	151.780	107,970	778.130	569,070	929.910	677,040
52. 4A	0.000	0	3.500	2,280	23.710	15,390	27.210	17,670
53. Total	0.000	0	1,735.850	2,695,660	7,947.290	11,910,940	9,683.140	14,606,600
<b>Dryland:</b>								
54. 1D1	0.000	0	420.330	788,130	1,099.600	2,061,860	1,519.930	2,849,990
55. 1D	0.000	0	364.060	593,700	3,761.500	6,124,750	4,125.560	6,718,450
56. 2D1	0.000	0	322.480	521,360	1,625.600	2,675,360	1,948.080	3,196,720
57. 2D	0.000	0	591.910	859,570	3,294.210	4,243,770	3,886.120	5,103,340
58. 3D1	0.000	0	740.440	851,520	13,982.370	16,077,590	14,722.810	16,929,110
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	364.930	263,700	6,949.630	5,050,310	7,314.560	5,314,010
61. 4D	0.000	0	8.820	5,760	286.100	186,030	294.920	191,790
62. Total	0.000	0	2,812.970	3,883,740	30,999.010	36,419,670	33,811.980	40,303,410
<b>Grass:</b>								
63. 1G1	0.000	0	20.240	22,390	177.150	218,770	197.390	241,160
64. 1G	0.000	0	81.120	114,250	1,500.190	2,180,500	1,581.310	2,294,750
65. 2G1	0.000	0	100.630	111,040	835.750	966,490	936.380	1,077,530
66. 2G	0.000	0	50.980	59,790	2,858.770	2,679,150	2,909.750	2,738,940
67. 3G1	0.000	0	264.570	299,340	7,844.240	8,854,660	8,108.810	9,154,000
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	227.280	166,540	14,373.360	10,697,910	14,600.640	10,864,450
70. 4G	0.000	0	115.770	58,480	3,439.730	2,028,090	3,555.500	2,086,570
71. Total	0.000	0	860.590	831,830	31,029.190	27,625,570	31,889.780	28,457,400
72. Waste	0.000	0	116.270	5,810	623.460	85,630	739.730	91,440
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		13.170		9.850		23.020	
75. Total	0.000	0	5,525.680	7,417,040	70,598.950	76,041,810	76,124.630	83,458,850

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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	0.000	0	667.560	1,335,120	667.560	1,335,120
46. 1A	0.000	0	0.000	0	338.130	632,040	338.130	632,040
47. 2A1	0.000	0	23.580	44,220	223.760	416,690	247.340	460,910
48. 2A	0.000	0	0.000	0	878.480	1,486,230	878.480	1,486,230
49. 3A1	0.000	0	0.000	0	1,334.610	1,463,310	1,334.610	1,463,310
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	778.750	551,010	778.750	551,010
52. 4A	0.000	0	0.000	0	27.120	17,610	27.120	17,610
53. Total	0.000	0	23.580	44,220	4,248.410	5,902,010	4,271.990	5,946,230
<b>Dryland:</b>								
54. 1D1	0.000	0	105.520	168,830	834.470	1,335,150	939.990	1,503,980
55. 1D	0.000	0	151.990	219,880	3,635.280	5,137,730	3,787.270	5,357,610
56. 2D1	0.000	0	325.610	467,870	2,226.980	3,197,330	2,552.590	3,665,200
57. 2D	0.000	0	617.220	794,030	3,846.040	4,630,780	4,463.260	5,424,810
58. 3D1	0.000	0	740.610	824,630	16,715.040	18,729,420	17,455.650	19,554,050
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	444.230	312,950	8,133.350	5,752,610	8,577.580	6,065,560
61. 4D	0.000	0	33.920	22,070	276.810	180,020	310.730	202,090
62. Total	0.000	0	2,419.100	2,810,260	35,667.970	38,963,040	38,087.070	41,773,300
<b>Grass:</b>								
63. 1G1	0.000	0	7.310	7,630	119.050	111,840	126.360	119,470
64. 1G	0.000	0	127.020	149,030	1,054.010	1,211,800	1,181.030	1,360,830
65. 2G1	0.000	0	111.740	95,500	729.740	656,280	841.480	751,780
66. 2G	0.000	0	235.520	199,230	2,976.100	2,485,700	3,211.620	2,684,930
67. 3G1	4.170	3,550	530.340	497,360	7,382.270	6,865,420	7,916.780	7,366,330
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	1,488.290	1,012,040	12,249.650	8,467,020	13,737.940	9,479,060
70. 4G	0.000	0	427.850	233,450	3,325.420	1,872,780	3,753.270	2,106,230
71. Total	4.170	3,550	2,928.070	2,194,240	27,836.240	21,670,840	30,768.480	23,868,630
72. Waste	0.000	0	95.690	4,790	486.870	75,670	582.560	80,460
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		41.500		701.180		742.680	
75. Total	4.170	3,550	5,466.440	5,053,510	68,239.490	66,611,560	73,710.100	71,668,620

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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	5.000	10,000	0.000	0	5.000	10,000
46. 1A	0.000	0	14.000	26,600	53.910	101,090	67.910	127,690
47. 2A1	0.000	0	8.000	14,800	63.920	119,860	71.920	134,660
48. 2A	0.000	0	132.870	239,170	134.280	218,920	267.150	458,090
49. 3A1	0.000	0	2.000	2,200	124.630	137,090	126.630	139,290
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	259.460	183,100	259.460	183,100
52. 4A	0.000	0	0.000	0	1.040	680	1.040	680
53. Total	0.000	0	161.870	292,770	637.240	760,740	799.110	1,053,510
<b>Dryland:</b>								
54. 1D1	0.000	0	112.280	168,430	393.360	590,080	505.640	758,510
55. 1D	0.000	0	137.940	190,310	1,572.650	2,162,840	1,710.590	2,353,150
56. 2D1	0.000	0	298.350	393,680	893.460	1,193,090	1,191.810	1,586,770
57. 2D	0.000	0	547.690	636,730	2,353.760	2,283,990	2,901.450	2,920,720
58. 3D1	0.000	0	316.190	281,400	9,446.610	8,491,750	9,762.800	8,773,150
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	375.880	218,120	11,031.650	6,444,940	11,407.530	6,663,060
61. 4D	0.000	0	26.010	14,310	411.830	226,610	437.840	240,920
62. Total	0.000	0	1,814.340	1,902,980	26,103.320	21,393,300	27,917.660	23,296,280
<b>Grass:</b>								
63. 1G1	0.000	0	4.130	3,470	69.480	74,600	73.610	78,070
64. 1G	0.000	0	47.670	52,650	1,143.730	1,305,260	1,191.400	1,357,910
65. 2G1	0.000	0	114.660	97,480	443.960	380,560	558.620	478,040
66. 2G	0.000	0	229.710	171,020	4,197.750	3,133,620	4,427.460	3,304,640
67. 3G1	0.000	0	274.640	226,040	7,227.010	6,154,570	7,501.650	6,380,610
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	1,749.100	1,231,140	24,679.640	16,889,930	26,428.740	18,121,070
70. 4G	0.000	0	536.600	264,200	5,445.960	2,620,040	5,982.560	2,884,240
71. Total	0.000	0	2,956.510	2,046,000	43,207.530	30,558,580	46,164.040	32,604,580
72. Waste	0.000	0	64.190	15,790	202.760	28,650	266.950	44,440
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		26.140		132.780		158.920	
75. Total	0.000	0	4,996.910	4,257,540	70,150.850	52,741,270	75,147.760	56,998,810

**County 49 - Johnson**

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**Schedule X: Agricultural Records: AgLand Market Area Totals**

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	1,921.300	3,032,650	12,832.940	18,573,690	14,754.240	21,606,340
<b>77.Dry Land</b>	0.000	0	7,046.410	8,596,980	92,770.300	96,776,010	99,816.710	105,372,990
<b>78.Grass</b>	4.170	3,550	6,745.170	5,072,070	102,072.960	79,854,990	108,822.300	84,930,610
<b>79.Waste</b>	0.000	0	276.150	26,390	1,313.090	189,950	1,589.240	216,340
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	80.810	0	843.810	0	924.620	0
<b>82.Total</b>	4.170	3,550	15,989.030	16,728,090	208,989.290	195,394,640	<b>224,982.490</b>	<b>212,126,280</b>

## 2007 Agricultural Land Detail

### County 49 - Johnson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,484.510	15.33%	2,969,020	20.33%	2,000.000
1A	1,928.570	19.92%	3,312,660	22.68%	1,717.676
2A1	526.130	5.43%	983,140	6.73%	1,868.625
2A	2,039.710	21.06%	3,487,890	23.88%	1,709.993
3A1	2,747.100	28.37%	3,159,180	21.63%	1,150.005
3A	0.000	0.00%	0	0.00%	0.000
4A1	929.910	9.60%	677,040	4.64%	728.070
4A	27.210	0.28%	17,670	0.12%	649.393
<b>Irrigated Total</b>	<b>9,683.140</b>	<b>100.00%</b>	<b>14,606,600</b>	<b>100.00%</b>	<b>1,508.456</b>

**Dry:**

1D1	1,519.930	4.50%	2,849,990	7.07%	1,875.079
1D	4,125.560	12.20%	6,718,450	16.67%	1,628.494
2D1	1,948.080	5.76%	3,196,720	7.93%	1,640.959
2D	3,886.120	11.49%	5,103,340	12.66%	1,313.222
3D1	14,722.810	43.54%	16,929,110	42.00%	1,149.855
3D	0.000	0.00%	0	0.00%	0.000
4D1	7,314.560	21.63%	5,314,010	13.19%	726.497
4D	294.920	0.87%	191,790	0.48%	650.311
<b>Dry Total</b>	<b>33,811.980</b>	<b>100.00%</b>	<b>40,303,410</b>	<b>100.00%</b>	<b>1,191.986</b>

**Grass:**

1G1	197.390	0.62%	241,160	0.85%	1,221.743
1G	1,581.310	4.96%	2,294,750	8.06%	1,451.170
2G1	936.380	2.94%	1,077,530	3.79%	1,150.740
2G	2,909.750	9.12%	2,738,940	9.62%	941.297
3G1	8,108.810	25.43%	9,154,000	32.17%	1,128.895
3G	0.000	0.00%	0	0.00%	0.000
4G1	14,600.640	45.78%	10,864,450	38.18%	744.107
4G	3,555.500	11.15%	2,086,570	7.33%	586.856
<b>Grass Total</b>	<b>31,889.780</b>	<b>100.00%</b>	<b>28,457,400</b>	<b>100.00%</b>	<b>892.367</b>

<b>Irrigated Total</b>	<b>9,683.140</b>	<b>12.72%</b>	<b>14,606,600</b>	<b>17.50%</b>	<b>1,508.456</b>
<b>Dry Total</b>	<b>33,811.980</b>	<b>44.42%</b>	<b>40,303,410</b>	<b>48.29%</b>	<b>1,191.986</b>
<b>Grass Total</b>	<b>31,889.780</b>	<b>41.89%</b>	<b>28,457,400</b>	<b>34.10%</b>	<b>892.367</b>
Waste	739.730	0.97%	91,440	0.11%	123.612
Other	0.000	0.00%	0	0.00%	0.000
Exempt	23.020	0.03%			
<b>Market Area Total</b>	<b>76,124.630</b>	<b>100.00%</b>	<b>83,458,850</b>	<b>100.00%</b>	<b>1,096.344</b>

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

<b>Irrigated Total</b>	<b>9,683.140</b>	<b>65.63%</b>	<b>14,606,600</b>	<b>67.60%</b>	
<b>Dry Total</b>	<b>33,811.980</b>	<b>33.87%</b>	<b>40,303,410</b>	<b>38.25%</b>	
<b>Grass Total</b>	<b>31,889.780</b>	<b>29.30%</b>	<b>28,457,400</b>	<b>33.51%</b>	
Waste	739.730	46.55%	91,440	42.27%	
Other	0.000	0.00%	0	0.00%	
Exempt	23.020	2.49%			
<b>Market Area Total</b>	<b>76,124.630</b>	<b>33.84%</b>	<b>83,458,850</b>	<b>39.34%</b>	

## 2007 Agricultural Land Detail

### County 49 - Johnson

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	667.560	15.63%	1,335,120	22.45%	2,000.000
1A	338.130	7.92%	632,040	10.63%	1,869.221
2A1	247.340	5.79%	460,910	7.75%	1,863.467
2A	878.480	20.56%	1,486,230	24.99%	1,691.819
3A1	1,334.610	31.24%	1,463,310	24.61%	1,096.432
3A	0.000	0.00%	0	0.00%	0.000
4A1	778.750	18.23%	551,010	9.27%	707.556
4A	27.120	0.63%	17,610	0.30%	649.336
<b>Irrigated Total</b>	<b>4,271.990</b>	<b>100.00%</b>	<b>5,946,230</b>	<b>100.00%</b>	<b>1,391.911</b>

**Dry:**

1D1	939.990	2.47%	1,503,980	3.60%	1,599.995
1D	3,787.270	9.94%	5,357,610	12.83%	1,414.636
2D1	2,552.590	6.70%	3,665,200	8.77%	1,435.874
2D	4,463.260	11.72%	5,424,810	12.99%	1,215.436
3D1	17,455.650	45.83%	19,554,050	46.81%	1,120.213
3D	0.000	0.00%	0	0.00%	0.000
4D1	8,577.580	22.52%	6,065,560	14.52%	707.141
4D	310.730	0.82%	202,090	0.48%	650.371
<b>Dry Total</b>	<b>38,087.070</b>	<b>100.00%</b>	<b>41,773,300</b>	<b>100.00%</b>	<b>1,096.784</b>

**Grass:**

1G1	126.360	0.41%	119,470	0.50%	945.473
1G	1,181.030	3.84%	1,360,830	5.70%	1,152.239
2G1	841.480	2.73%	751,780	3.15%	893.402
2G	3,211.620	10.44%	2,684,930	11.25%	836.004
3G1	7,916.780	25.73%	7,366,330	30.86%	930.470
3G	0.000	0.00%	0	0.00%	0.000
4G1	13,737.940	44.65%	9,479,060	39.71%	689.991
4G	3,753.270	12.20%	2,106,230	8.82%	561.171
<b>Grass Total</b>	<b>30,768.480</b>	<b>100.00%</b>	<b>23,868,630</b>	<b>100.00%</b>	<b>775.749</b>

<b>Irrigated Total</b>	<b>4,271.990</b>	<b>5.80%</b>	<b>5,946,230</b>	<b>8.30%</b>	<b>1,391.911</b>
<b>Dry Total</b>	<b>38,087.070</b>	<b>51.67%</b>	<b>41,773,300</b>	<b>58.29%</b>	<b>1,096.784</b>
<b>Grass Total</b>	<b>30,768.480</b>	<b>41.74%</b>	<b>23,868,630</b>	<b>33.30%</b>	<b>775.749</b>
Waste	582.560	0.79%	80,460	0.11%	138.114
Other	0.000	0.00%	0	0.00%	0.000
Exempt	742.680	1.01%			
<b>Market Area Total</b>	<b>73,710.100</b>	<b>100.00%</b>	<b>71,668,620</b>	<b>100.00%</b>	<b>972.303</b>

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

<b>Irrigated Total</b>	<b>4,271.990</b>	<b>28.95%</b>	<b>5,946,230</b>	<b>27.52%</b>	
<b>Dry Total</b>	<b>38,087.070</b>	<b>38.16%</b>	<b>41,773,300</b>	<b>39.64%</b>	
<b>Grass Total</b>	<b>30,768.480</b>	<b>28.27%</b>	<b>23,868,630</b>	<b>28.10%</b>	
Waste	582.560	36.66%	80,460	37.19%	
Other	0.000	0.00%	0	0.00%	
Exempt	742.680	80.32%			
<b>Market Area Total</b>	<b>73,710.100</b>	<b>32.76%</b>	<b>71,668,620</b>	<b>33.79%</b>	

## 2007 Agricultural Land Detail

### County 49 - Johnson

Market Area: **3**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	5.000	0.63%	10,000	0.95%	2,000.000
1A	67.910	8.50%	127,690	12.12%	1,880.282
2A1	71.920	9.00%	134,660	12.78%	1,872.358
2A	267.150	33.43%	458,090	43.48%	1,714.729
3A1	126.630	15.85%	139,290	13.22%	1,099.976
3A	0.000	0.00%	0	0.00%	0.000
4A1	259.460	32.47%	183,100	17.38%	705.696
4A	1.040	0.13%	680	0.06%	653.846
<b>Irrigated Total</b>	<b>799.110</b>	<b>100.00%</b>	<b>1,053,510</b>	<b>100.00%</b>	<b>1,318.354</b>

**Dry:**

1D1	505.640	1.81%	758,510	3.26%	1,500.098
1D	1,710.590	6.13%	2,353,150	10.10%	1,375.636
2D1	1,191.810	4.27%	1,586,770	6.81%	1,331.395
2D	2,901.450	10.39%	2,920,720	12.54%	1,006.641
3D1	9,762.800	34.97%	8,773,150	37.66%	898.630
3D	0.000	0.00%	0	0.00%	0.000
4D1	11,407.530	40.86%	6,663,060	28.60%	584.093
4D	437.840	1.57%	240,920	1.03%	550.246
<b>Dry Total</b>	<b>27,917.660</b>	<b>100.00%</b>	<b>23,296,280</b>	<b>100.00%</b>	<b>834.463</b>

**Grass:**

1G1	73.610	0.16%	78,070	0.24%	1,060.589
1G	1,191.400	2.58%	1,357,910	4.16%	1,139.759
2G1	558.620	1.21%	478,040	1.47%	855.751
2G	4,427.460	9.59%	3,304,640	10.14%	746.396
3G1	7,501.650	16.25%	6,380,610	19.57%	850.560
3G	0.000	0.00%	0	0.00%	0.000
4G1	26,428.740	57.25%	18,121,070	55.58%	685.657
4G	5,982.560	12.96%	2,884,240	8.85%	482.107
<b>Grass Total</b>	<b>46,164.040</b>	<b>100.00%</b>	<b>32,604,580</b>	<b>100.00%</b>	<b>706.276</b>

<b>Irrigated Total</b>	<b>799.110</b>	<b>1.06%</b>	<b>1,053,510</b>	<b>1.85%</b>	<b>1,318.354</b>
<b>Dry Total</b>	<b>27,917.660</b>	<b>37.15%</b>	<b>23,296,280</b>	<b>40.87%</b>	<b>834.463</b>
<b>Grass Total</b>	<b>46,164.040</b>	<b>61.43%</b>	<b>32,604,580</b>	<b>57.20%</b>	<b>706.276</b>
Waste	266.950	0.36%	44,440	0.08%	166.473
Other	0.000	0.00%	0	0.00%	0.000
Exempt	158.920	0.21%			
<b>Market Area Total</b>	<b>75,147.760</b>	<b>100.00%</b>	<b>56,998,810</b>	<b>100.00%</b>	<b>758.489</b>

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

<b>Irrigated Total</b>	<b>799.110</b>	<b>5.42%</b>	<b>1,053,510</b>	<b>4.88%</b>	
<b>Dry Total</b>	<b>27,917.660</b>	<b>27.97%</b>	<b>23,296,280</b>	<b>22.11%</b>	
<b>Grass Total</b>	<b>46,164.040</b>	<b>42.42%</b>	<b>32,604,580</b>	<b>38.39%</b>	
Waste	266.950	16.80%	44,440	20.54%	
Other	0.000	0.00%	0	0.00%	
Exempt	158.920	17.19%			
<b>Market Area Total</b>	<b>75,147.760</b>	<b>33.40%</b>	<b>56,998,810</b>	<b>26.87%</b>	

## 2007 Agricultural Land Detail

### County 49 - Johnson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	1,921.300	3,032,650	12,832.940	18,573,690
Dry	0.000	0	7,046.410	8,596,980	92,770.300	96,776,010
Grass	4.170	3,550	6,745.170	5,072,070	102,072.960	79,854,990
Waste	0.000	0	276.150	26,390	1,313.090	189,950
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	80.810	0	843.810	0
<b>Total</b>	<b>4.170</b>	<b>3,550</b>	<b>15,989.030</b>	<b>16,728,090</b>	<b>208,989.290</b>	<b>195,394,640</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	14,754.240	21,606,340	14,754.240	6.56%	21,606,340	10.19%	1,464.415
Dry	99,816.710	105,372,990	99,816.710	44.37%	105,372,990	49.67%	1,055.664
Grass	108,822.300	84,930,610	108,822.300	48.37%	84,930,610	40.04%	780.452
Waste	1,589.240	216,340	1,589.240	0.71%	216,340	0.10%	136.127
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	924.620	0	924.620	0.41%	0	0.00%	0.000
<b>Total</b>	<b>224,982.490</b>	<b>212,126,280</b>	<b>224,982.490</b>	<b>100.00%</b>	<b>212,126,280</b>	<b>100.00%</b>	<b>942.856</b>

\* Department of Property Assessment & Taxation Calculates



# PLAN OF ASSESSMENT for JOHNSON COUNTY

To: Johnson County Board of Equalization  
Nebr. Property Assessment & Taxation

As required by Sec. 77-1311, R.R.S. Nebr. as amended by 2005 Neb. Laws LB263, Section 9, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, and may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments to the Department of Property Assessment and Taxation on or before October 31 each year. 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.

The following is a plan of assessment for:

## **Tax Year 2007:**

### Residential—

1. All residential property located in Tecumseh, including all related improvements with new photos of the house and other major improvements, develop new market analysis and depreciation tables, implement new replacement cost new, establish new assessed value for 2007.
2. Review in-house preliminary sale statistics in all other residential subclasses review the preliminary statistical information received from Property Assessment and Taxation, and analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

### Commercial—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, develop possible special valuation and recapture valuation to set values on subclasses.
2. Continue with review and analysis of sales as they occur.

**BUDGET REQUEST FOR 2006-2007:**

Requested budget of \$26,840 is needed to:

1. Complete re-appraisal of residential property in Tecumseh which consists of approximately 840 parcels;
2. Complete pickup work for new improvements or improvement changes made throughout county in all classes;
3. Analyze sales with possible adjustment to class/subclass of commercial property throughout county;
4. Analyze and possible adjustment to class/subclass of residential.
5. Analyze and develop special and recapture valuations on agland.

**Tax Year 2008:**

Residential—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Commercial—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

**Tax Year 2009:**

Residential—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Commercial—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Review preliminary sale statistics developed in-house and preliminary statistical information received from Property Assessment and Taxation, analyze for any possible class or subclass percentage adjustment needed to comply with statistical measures as required by law.
2. Continue with review and analysis of sales as they occur.

Date: June 15, 2006

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Karen A. Koehler  
Johnson County Assessor

**AMENDMENT**

**Tax Year 2007:**

The budgeted amount of \$26,840 was adopted by the County Board and allowed for 2006-2007 budget purposes for re-appraisal.

Date: October 26, 2006

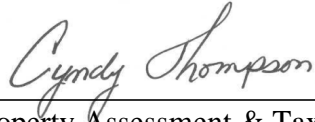
\_\_\_\_\_  
Karen A. Koehler  
Johnson County Assessor

## 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 Johnson County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9430.

Dated this 9th day of April, 2007.

  
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Property Assessment & Taxation