

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

50 Kearney

Residential Real Property - Current

Number of Sales		223	COD	11.85
Total Sales Price	\$	19486533	PRD	104.10
Total Adj. Sales Price	\$	19501533	COV	25.62
Total Assessed Value	\$	18372255	STD	25.13
Avg. Adj. Sales Price	\$	87450.82	Avg. Abs. Dev.	11.65
Avg. Assessed Value	\$	82386.79	Min	51.24
Median		98.33	Max	325.46
Wgt. Mean		94.21	95% Median C.I.	97.37 to 98.92
Mean		98.07	95% Wgt. Mean C.I.	90.87 to 97.55
			95% Mean C.I.	94.77 to 101.37
% of Value of the Class of all Real Property Value in the County				33.22
% of Records Sold in the Study Period				8.16
% of Value Sold in the Study Period				8.61
Average Assessed Value of the Base				78,128

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	223	98.33	11.85	104.10
2006	217	98.63	11.88	104.86
2005	248	96.81	27.53	110.63
2004	247	94.30	27.54	109.01
2003	253	94	24.91	106.33
2002	255	95	21.83	104.62
2001	269	95	19.46	101.91

2007 Commission Summary

50 Kearney

Commercial Real Property - Current

Number of Sales		24	COD	39.29
Total Sales Price	\$	1687660	PRD	101.89
Total Adj. Sales Price	\$	1687660	COV	57.61
Total Assessed Value	\$	1533600	STD	53.34
Avg. Adj. Sales Price	\$	70319.17	Avg. Abs. Dev.	37.78
Avg. Assessed Value	\$	63900.00	Min	4.57
Median		96.14	Max	222.40
Wgt. Mean		90.87	95% Median C.I.	55.48 to 99.38
Mean		92.59	95% Wgt. Mean C.I.	75.77 to 105.97
			95% Mean C.I.	70.06 to 115.12
% of Value of the Class of all Real Property Value in the County				4.86
% of Records Sold in the Study Period				6.76
% of Value Sold in the Study Period				4.91
Average Assessed Value of the Base				87,938

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	24	96.14	39.29	101.89
2006	29	97.84	57.35	130.25
2005	31	96.97	56.12	132.06
2004	31	99.20	46.54	113.99
2003	26	99	41.69	109.31
2002	29	96	30.72	110.26
2001	29	96	31.78	112.78

2007 Commission Summary

50 Kearney

Agricultural Land - Current

Number of Sales	70	COD	16.65
Total Sales Price	\$ 14496322	PRD	107.21
Total Adj. Sales Price	\$ 14453922	COV	23.81
Total Assessed Value	\$ 9736910	STD	17.20
Avg. Adj. Sales Price	\$ 206484.60	Avg. Abs. Dev.	11.99
Avg. Assessed Value	\$ 139098.71	Min	35.10
Median	71.99	Max	136.03
Wgt. Mean	67.37	95% Median C.I.	65.81 to 75.35
Mean	72.22	95% Wgt. Mean C.I.	63.88 to 70.85
		95% Mean C.I.	68.20 to 76.25
% of Value of the Class of all Real Property Value in the County			71.04
% of Records Sold in the Study Period			2.3
% of Value Sold in the Study Period			3.05
Average Assessed Value of the Base			150,137

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	70	71.99	16.65	107.21
2006	69	75.35	18.07	102.89
2005	84	77.65	19.90	102.02
2004	70	76.92	17.62	100.48
2003	67	76	20.06	103.81
2002	65	76	16.37	103.93
2001	66	77	17.5	105.34

2007 Opinions of the Property Tax Administrator for Kearney County

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

Residential Real Property

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

Commercial Real Property

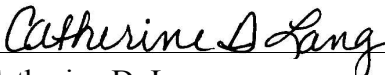
It is my opinion that the level of value of the class of commercial real property in Kearney County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Kearney County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Kearney County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Kearney County is not in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Kearney County**

Residential Real Property

I. Correlation

RESIDENTIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Kearney County. The measures of central tendency reflect the median, the weighted mean and the mean for the qualified sales file are all within the acceptable level of value. The coefficient of dispersion is within the acceptable range. However, the price-related differential is slightly above the range. The disparities noted in tables three and four suggest that there are some concerns with representation to the abstract. The best indicator of level of value is the median for the residential property class.

**2007 Correlation Section
for Kearney County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	298	223	74.83
2006	284	217	76.41
2005	298	248	83.22
2004	313	247	78.91
2003	316	253	80.06
2002	307	255	83.06
2001	335	269	80.3

RESIDENTIAL: A review of this utilization table indicates that Kearny County has utilized an acceptable portion of the available sales. This indicates that the measurements of the residential properties were done as fairly as possible using all available sales.

**2007 Correlation Section
for Kearney County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Kearney County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	97.35	40.52	136.8	98.33
2006	92.73	10.21	102.2	98.63
2005	89.67	6.31	95.33	96.81
2004	87.36	6.65	93.17	94.30
2003	92	0.4	92.37	94
2002	87	6.16	92.36	95
2001	93	2.66	95.47	95

RESIDENTIAL: This indicates a large difference between the movement and the assessed value base in relation to the change in the sales file. The substantial change in the assessed value base does not appear to be an accurate indication of the change in the assessed value base. Reviewing previous histories, this does not follow historical indicators from previous years. I am more suspect of what data was pulled from the abstract as it does not appear to be a clear indication of previous years.

**2007 Correlation Section
for Kearney County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Kearney County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
4.92	2007	40.52
5	2006	10.21
9.82	2005	6.31
5.26	2004	6.65
1.14	2003	0.4
9.48	2002	6.16
2.27	2001	2.66

RESIDENTIAL: As noted in table III, the large movement in the assessed value base does not appear to be an accurate indication of the change in the assessed value base. Reviewing previous histories, this is not follow actions of the previous years. I am more suspect of what data was pulled from the abstract as it does not appear to be a clear indication of previous years.

2007 Correlation Section for Kearney County

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

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

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

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

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

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

**2007 Correlation Section
for Kearney County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.33	94.21	98.07

RESIDENTIAL: The measures of central tendency shown here reflect that the median, weighted mean and mean for the qualified residential sales file are within the acceptable level of value. The median is the most reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Kearney County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	11.85	104.10
Difference	0	1.1

RESIDENTIAL: The coefficient of dispersion is within the acceptable range. The price related differential is slightly above the acceptable range. This still indicates that the quality of assessment has been met and the residential properties have been treated uniformly and proportionately.

**2007 Correlation Section
for Kearney County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	223	223	0
Median	97.35	98.33	0.98
Wgt. Mean	89.73	94.21	4.48
Mean	93.81	98.07	4.26
COD	13.89	11.85	-2.04
PRD	104.54	104.10	-0.44
Min Sales Ratio	17.40	51.24	33.84
Max Sales Ratio	272.50	325.46	52.96

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

**2007 Correlation Section
for Kearney County**

Commerical Real Property

I. Correlation

COMMERCIAL: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Kearney County. The coefficient of dispersion is the only qualitative measure that is not within the acceptable range. However, the price-related differential is within the range. The disparities noted in the tables may be due to the limited number of sales for this analysis. The best indicator of level of value is the median for the commercial property class.

**2007 Correlation Section
for Kearney County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	40	24	60
2006	39	29	74.36
2005	43	31	72.09
2004	43	31	72.09
2003	45	26	57.78
2002	46	29	63.04
2001	52	29	55.77

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

**2007 Correlation Section
for Kearney County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Kearney County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	85.04	-2.34	83.05	96.14
2006	81.81	1.8	83.28	97.84
2005	97.45	-1.11	96.37	96.97
2004	99.20	-1.38	97.83	99.20
2003	99	-8.77	90.32	99
2002	96	12.56	108.06	96
2001	96	-3.79	92.36	96

COMMERCIAL: The percentage change in assessed value does not correlate with the apparent change in the level of value for this class of property. Many things may contribute to this disparity as in a lack of adequate sales.

**2007 Correlation Section
for Kearney County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Kearney County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
-4.7	2007	-2.34
6.56	2006	1.8
4.65	2005	-1.11
0	2004	-1.38
0	2003	-8.76
0	2002	12.56
0.9	2001	-3.79

COMMERCIAL: An examination of the percent change to the sales file compared to the present change to assessed value (excluding growth) reveals more than a 2 point difference for the commercial class of property. While this is not extreme, the difference implies that the assessment actions had more of a pronounced affect on the population base when compared to the sales sample.

2007 Correlation Section for Kearney County

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

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

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

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

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

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

**2007 Correlation Section
for Kearney County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.14	90.87	92.59

COMMERCIAL: Two of the central measures of tendency are within the acceptable range, the median and the mean. The aggregate is slightly lower than the accepted range. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**2007 Correlation Section
for Kearney County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	39.29	101.89
Difference	19.29	0

COMMERCIAL: The price related differential is inside the acceptable range but the coefficient of dispersion falls substantially above the acceptable range.

**2007 Correlation Section
for Kearney County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	24	24	0
Median	85.04	96.14	11.1
Wgt. Mean	87.04	90.87	3.83
Mean	89.09	92.59	3.5
COD	49.23	39.29	-9.94
PRD	102.35	101.89	-0.46
Min Sales Ratio	3.86	4.57	0.71
Max Sales Ratio	207.10	222.40	15.3

COMMERCIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year. Many of the analysis that show irregularities are typical as a result of having a limited number of sales.

**2007 Correlation Section
for Kearney County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: After reviewing the Preliminary Statistical Report, the 2007 Assessment Actions and the 2007 Statistical Report for the Residential real property, the statistical measurements appear to achieve an acceptable level of value in Kearney County. The measures of central tendency reflect the median and the mean for the qualified sales file are within the acceptable level of value. The coefficient of dispersion is within the acceptable range. However, the price-related differential is slightly above the range. The best indicator of level of value is the median for the unimproved agriculture property class.

**2007 Correlation Section
for Kearney County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2007	184	70	38.04
2006	173	69	39.88
2005	180	84	46.67
2004	153	70	45.75
2003	140	67	47.86
2002	117	65	55.56
2001	125	66	52.8

AGRICULTURAL UNIMPROVED: The qualification and subsequent use of agricultural sales is the responsibility of the county assessor. The above table indicates that historically a trend is developing of using fewer unimproved agricultural sales are being used for the development of the agricultural statistics.

**2007 Correlation Section
for Kearney County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2007 Correlation Section
for Kearney County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2007	71.60	0.1	71.67	71.99
2006	75.35	0.8	75.96	75.35
2005	79.28	0.04	79.31	77.65
2004	73.50	4.33	76.68	76.92
2003	74	2.17	75.61	76
2002	74	0.19	74.14	76
2001	75	4.4	78.3	77

AGRICULTURAL UNIMPROVED: The trended preliminary ratio and the Reports and Opinions median ratio are strongly similar and support each other.

**2007 Correlation Section
for Kearney County**

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

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

Comparison of Average Value Changes

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

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

**2007 Correlation Section
for Kearney County**

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

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
3.33	2007	0.1
0	2006	0.8
-2.19	2005	0.04
6.28	2004	4.33
5.97	2003	8.05
5.61	2002	0.19
2.32	2001	4.4

AGRICULTURAL UNIMPROVED: An examination of the percent change to the sales file compared to the percent change to the assessed value (excluding growth) reveals an approximate 3 point difference for the agricultural unimproved property. The percent change in the sales file is more indicative of the assessor's actions within each market area while the change in the assessed base is a view of the overall agricultural unimproved land.

2007 Correlation Section for Kearney County

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

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

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

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

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

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

**2007 Correlation Section
for Kearney County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.99	67.37	72.22

AGRICULTURAL UNIMPROVED: Ag Table V – This table indicates that the median and the mean are within the acceptable range. However, the aggregate is slightly lower than the acceptable range. This low weighted mean may indicate that the higher valued properties may (on the average) be under assessed. The median is a reliable measure of the level of assessment in this class of property.

**2007 Correlation Section
for Kearney County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	16.65	107.21
Difference	0	4.21

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is inside the acceptable range, while the price related differential falls above the acceptable range. This low price related differential as with the low weighted mean, may indicate that the higher valued properties may (on the average) be under assessed.

**2007 Correlation Section
for Kearney County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	68	70	2
Median	71.60	71.99	0.39
Wgt. Mean	66.00	67.37	1.37
Mean	70.03	72.22	2.19
COD	14.64	16.65	2.01
PRD	106.11	107.21	1.1
Min Sales Ratio	33.80	35.10	1.3
Max Sales Ratio	136.03	136.03	0

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

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

50 Kearney

	2006 CTL County Total	2007 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2007 Growth (New Construction Value)	% Change excl. Growth
1. Residential	150,815,600	213,127,645	62,312,045	41.32	1,073,525	40.6
2. Recreational	318,615	318,615	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	63,978,665	33,579,000	-30,399,665	-47.52	*-----	-47.52
4. Total Residential (sum lines 1-3)	215,112,880	247,025,260	31,912,380	14.84	1,073,525	14.34
5. Commercial	30,734,250	31,217,975	483,725	1.57	1,203,320	-2.34
6. Industrial	0	0	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	19,323,495	17,149,100	-2,174,395	-11.25	863,200	-15.72
8. Minerals	0	0	0	0	0	0
9. Total Commercial (sum lines 5-8)	50,057,745	48,367,075	-1,690,670	-3.38	1,265,250	-5.91
10. Total Non-Agland Real Property	265,170,625	295,392,335	30,221,710	11.4	3,140,045	10.21
11. Irrigated	310,921,040	315,470,680	4,549,640	1.46		
12. Dryland	40,167,895	36,731,810	-3,436,085	-8.55		
13. Grassland	13,804,700	13,132,505	-672,195	-4.87		
14. Wasteland	76510	68,715	-7,795	-10.19		
15. Other Agland	1,105,220	1,029,345	-75,875	-6.87		
16. Total Agricultural Land	366,075,365	366,433,055	357,690	0.1		
17. Total Value of All Real Property (Locally Assessed)	631,245,990	661,825,390	30,579,400	4.84	3,140,045	4.35

*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:	223	MEDIAN:	98	COV:	25.62	95% Median C.I.:	97.37 to 98.92	(! : Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	94	STD:	25.13	95% Wgt. Mean C.I.:	90.87 to 97.55	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	98	AVG.ABS.DEV:	11.65	95% Mean C.I.:	94.77 to 101.37	
TOTAL Assessed Value:	18,372,255							
AVG. Adj. Sales Price:	87,450	COD:	11.85	MAX Sales Ratio:	325.46			
AVG. Assessed Value:	82,386	PRD:	104.10	MIN Sales Ratio:	51.24			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	35	99.03	97.99	97.84	6.10	100.15	62.82	121.40	96.80 to 99.75	71,368	69,829
10/01/04 TO 12/31/04	18	98.26	94.65	93.29	4.82	101.46	68.42	102.56	95.51 to 99.00	91,622	85,470
01/01/05 TO 03/31/05	25	98.74	96.55	96.19	4.32	100.38	77.97	105.99	96.62 to 99.87	78,013	75,038
04/01/05 TO 06/30/05	34	99.10	100.29	91.69	17.41	109.38	52.42	325.46	94.22 to 100.05	107,119	98,218
07/01/05 TO 09/30/05	36	99.07	100.81	97.80	12.07	103.08	64.67	152.93	95.58 to 99.78	97,252	95,111
10/01/05 TO 12/31/05	22	95.16	98.09	91.13	13.54	107.63	70.84	162.01	89.79 to 100.09	86,958	79,247
01/01/06 TO 03/31/06	31	96.59	94.16	91.78	14.32	102.59	51.24	145.78	84.80 to 99.74	83,883	76,984
04/01/06 TO 06/30/06	22	93.88	100.31	92.73	20.69	108.18	60.43	272.50	84.97 to 99.89	79,430	73,653
<u>Study Years</u>											
07/01/04 TO 06/30/05	112	98.80	97.83	94.44	8.98	103.59	52.42	325.46	97.85 to 99.24	86,959	82,123
07/01/05 TO 06/30/06	111	97.42	98.31	93.98	14.74	104.61	51.24	272.50	94.58 to 99.16	87,946	82,652
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	117	98.65	99.24	94.33	12.30	105.20	52.42	325.46	97.37 to 99.42	94,073	88,742
<u>ALL</u>											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	35	92.75	95.35	93.45	19.45	102.04	60.43	272.50	86.10 to 97.21	65,846	61,530
CRANEVIEW	3	99.48	99.46	99.57	0.19	99.89	99.16	99.74	N/A	131,333	130,766
EL CHARMAN	4	97.40	96.83	96.75	1.64	100.08	93.84	98.67	N/A	129,625	125,410
HEARTWELL	2	98.09	98.09	97.86	0.24	100.24	97.85	98.33	N/A	22,604	22,120
MCCONNELLS	5	99.67	99.04	98.96	0.82	100.08	97.49	99.92	N/A	132,700	131,325
MINDEN	130	98.69	97.33	96.65	7.86	100.70	60.80	145.78	97.50 to 99.28	75,311	72,786
RURAL 1	30	93.82	92.20	85.79	17.48	107.48	51.24	162.01	83.99 to 102.45	160,217	137,452
SUMMERHAVEN	7	104.24	139.34	107.19	43.53	130.00	88.32	325.46	88.32 to 325.46	111,287	119,290
WILCOX	7	99.75	108.79	101.66	9.71	107.01	98.34	133.00	98.34 to 133.00	28,528	29,002
<u>ALL</u>											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	174	98.43	97.63	96.20	10.02	101.49	60.43	272.50	97.37 to 99.03	71,666	68,941
2	3	106.57	123.71	106.35	18.59	116.32	102.56	162.01	N/A	88,610	94,240
3	46	97.06	98.08	90.07	18.00	108.90	51.24	325.46	91.68 to 99.67	147,079	132,472
<u>ALL</u>											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

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:	223	MEDIAN:	98	COV:	25.62	95% Median C.I.:	97.37 to 98.92	(! : Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	94	STD:	25.13	95% Wgt. Mean C.I.:	90.87 to 97.55	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	98	AVG.ABS.DEV:	11.65	95% Mean C.I.:	94.77 to 101.37	
TOTAL Assessed Value:	18,372,255							
AVG. Adj. Sales Price:	87,450	COD:	11.85	MAX Sales Ratio:	325.46			
AVG. Assessed Value:	82,386	PRD:	104.10	MIN Sales Ratio:	51.24			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	196	98.22	95.71	93.73	8.85	102.11	51.24	151.11	97.35 to 98.92	97,151	91,061
2	23	98.82	108.09	103.94	27.93	103.99	60.43	272.50	93.64 to 110.00	9,362	9,730
3	4	105.77	156.33	122.85	60.89	127.26	88.32	325.46	N/A	61,127	75,092
<u>ALL</u>											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	219	98.52	98.53	95.97	11.57	102.67	51.24	325.46	97.42 to 99.03	84,473	81,067
06	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
07	3	75.34	79.98	79.15	11.56	101.05	69.24	95.37	N/A	116,466	92,181
<u>ALL</u>											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003	2	88.28	88.28	83.49	10.84	105.73	78.71	97.85	N/A	89,954	75,105
01-0090											
01-0123											
10-0002	4	97.40	96.83	96.75	1.64	100.08	93.84	98.67	N/A	129,625	125,410
10-0007	8	98.96	94.94	80.93	9.11	117.31	52.42	116.35	52.42 to 116.35	192,331	155,651
10-0019											
50-0001	9	99.75	105.12	98.26	9.22	106.98	84.80	133.00	98.34 to 130.30	48,800	47,950
50-0501	43	93.50	94.57	92.83	17.60	101.88	60.43	272.50	86.10 to 98.82	77,788	72,211
50-0503	157	98.65	98.94	95.98	10.77	103.08	51.24	325.46	97.50 to 99.29	85,862	82,411
NonValid School											
<u>ALL</u>											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

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:	223	MEDIAN:	98	COV:	25.62	95% Median C.I.:	97.37 to 98.92	(! : Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	94	STD:	25.13	95% Wgt. Mean C.I.:	90.87 to 97.55	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	98	AVG.ABS.DEV:	11.65	95% Mean C.I.:	94.77 to 101.37	
TOTAL Assessed Value:	18,372,255							
AVG. Adj. Sales Price:	87,450	COD:	11.85	MAX Sales Ratio:	325.46			
AVG. Assessed Value:	82,386	PRD:	104.10	MIN Sales Ratio:	51.24			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	27	98.33	103.14	71.72	27.58	143.82	51.24	272.50	93.43 to 102.89	49,623	35,587
Prior TO 1860											
1860 TO 1899	10	99.01	100.62	95.52	15.39	105.34	62.82	151.11	84.80 to 126.26	64,640	61,745
1900 TO 1919	52	96.14	94.44	92.30	9.53	102.31	60.80	142.16	92.86 to 98.52	65,318	60,289
1920 TO 1939	27	98.53	92.24	90.24	12.66	102.21	63.32	133.23	82.74 to 99.66	66,388	59,910
1940 TO 1949	15	99.03	99.50	99.36	5.77	100.14	73.54	141.18	96.18 to 99.52	63,153	62,747
1950 TO 1959	13	97.42	98.99	99.44	5.32	99.55	89.71	114.26	93.50 to 104.36	89,415	88,913
1960 TO 1969	22	98.66	107.76	100.76	13.76	106.95	77.97	325.46	97.16 to 100.06	105,690	106,497
1970 TO 1979	30	98.38	97.02	96.06	6.85	100.99	71.65	116.01	95.37 to 99.89	138,171	132,730
1980 TO 1989	6	99.72	98.51	98.76	4.17	99.75	84.09	108.13	84.09 to 108.13	133,583	131,923
1990 TO 1994	4	91.46	95.71	98.51	12.57	97.16	83.57	116.35	N/A	118,882	117,108
1995 TO 1999	11	96.59	93.66	93.27	9.78	100.41	69.24	113.74	75.34 to 102.57	117,972	110,038
2000 TO Present	6	99.91	102.17	98.08	7.56	104.17	88.76	115.54	88.76 to 115.54	195,250	191,502
ALL	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	102.71	130.73	128.79	30.40	101.51	98.33	272.50	98.33 to 272.50	3,471	4,470
5000 TO 9999	9	60.43	87.21	85.58	44.32	101.91	60.43	162.01	60.43 to 130.30	6,697	5,731
Total \$											
1 TO 9999	16	98.57	106.25	97.99	32.85	108.43	60.43	272.50	60.43 to 130.30	5,286	5,180
10000 TO 29999	18	99.63	118.16	122.28	26.62	96.64	73.54	325.46	96.80 to 128.65	18,472	22,587
30000 TO 59999	46	98.97	100.42	100.35	8.57	100.07	68.88	151.11	97.41 to 99.60	44,701	44,859
60000 TO 99999	64	95.83	92.63	92.56	8.73	100.08	60.80	133.23	92.40 to 98.52	76,662	70,955
100000 TO 149999	51	97.49	93.65	93.60	8.59	100.06	51.24	115.54	95.51 to 99.29	123,134	115,254
150000 TO 249999	24	99.52	99.18	98.32	6.14	100.87	72.28	116.35	98.65 to 102.57	174,745	171,802
250000 TO 499999	3	92.92	95.31	93.91	5.55	101.49	88.76	104.24	N/A	331,833	311,623
500000 +	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
ALL	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

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:	223	MEDIAN:	98	COV:	25.62	95% Median C.I.:	97.37 to 98.92	(! : Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	94	STD:	25.13	95% Wgt. Mean C.I.:	90.87 to 97.55	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	98	AVG.ABS.DEV:	11.65	95% Mean C.I.:	94.77 to 101.37	
TOTAL Assessed Value:	18,372,255							
AVG. Adj. Sales Price:	87,450	COD:	11.85	MAX Sales Ratio:	325.46			
AVG. Assessed Value:	82,386	PRD:	104.10	MIN Sales Ratio:	51.24			

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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	10	79.38	81.18	74.54	26.14	108.90	60.43	110.00	60.43 to 102.71	5,205	3,880
5000 TO 9999	8	113.55	131.76	113.94	37.60	115.64	73.54	272.50	73.54 to 272.50	6,816	7,766
Total \$ _____											
1 TO 9999	18	97.57	103.66	94.70	31.26	109.46	60.43	272.50	60.43 to 110.00	5,921	5,607
10000 TO 29999	17	98.88	102.15	96.26	13.78	106.12	68.88	152.93	94.96 to 102.89	21,558	20,753
30000 TO 59999	58	97.38	94.68	91.57	10.23	103.40	60.80	142.16	94.58 to 99.03	51,702	47,343
60000 TO 99999	58	97.46	98.96	93.67	13.89	105.65	51.24	325.46	95.22 to 98.92	81,695	76,521
100000 TO 149999	47	98.53	97.86	97.56	5.12	100.31	75.34	115.54	96.59 to 99.78	125,659	122,595
150000 TO 249999	22	99.52	99.63	98.49	6.19	101.16	72.28	116.35	98.65 to 104.22	181,654	178,915
250000 TO 499999	3	88.76	81.81	74.60	19.46	109.65	52.42	104.24	N/A	463,000	345,416
ALL _____											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	98.57	103.43	69.36	28.47	149.12	51.24	272.50	93.43 to 102.89	46,916	32,540
10	1	95.53	95.53	95.53			95.53	95.53	N/A	60,000	57,320
20	59	98.13	100.79	96.75	14.45	104.18	62.82	325.46	95.56 to 99.36	62,506	60,472
30	113	98.19	95.36	94.93	8.20	100.45	60.80	133.23	96.35 to 99.00	97,755	92,803
40	24	99.31	98.43	97.90	4.81	100.54	78.71	116.35	95.58 to 100.13	145,308	142,257
ALL _____											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	98.82	105.51	71.80	27.60	146.95	52.42	272.50	93.64 to 102.89	42,993	30,870
100	8	84.90	86.28	85.38	9.40	101.05	74.30	101.50	74.30 to 101.50	89,787	76,661
101	137	98.74	96.96	96.91	7.48	100.05	63.32	142.16	97.41 to 99.29	87,416	84,717
102	6	98.59	97.09	96.03	3.52	101.11	89.77	102.61	89.77 to 102.61	168,500	161,804
103	7	98.67	97.30	95.14	6.56	102.27	72.28	114.26	72.28 to 114.26	145,840	138,754
104	36	96.81	101.79	94.52	19.01	107.69	60.80	325.46	91.69 to 99.57	89,208	84,321
106	2	66.50	66.50	60.44	22.95	110.03	51.24	81.76	N/A	103,750	62,702
111	2	98.71	98.71	98.67	1.23	100.03	97.49	99.92	N/A	140,750	138,885
ALL _____											
	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

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:	223	MEDIAN:	98	COV:	25.62	95% Median C.I.:	97.37 to 98.92	(!: Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	94	STD:	25.13	95% Wgt. Mean C.I.:	90.87 to 97.55	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	98	AVG.ABS.DEV:	11.65	95% Mean C.I.:	94.77 to 101.37	
TOTAL Assessed Value:	18,372,255							
AVG. Adj. Sales Price:	87,450	COD:	11.85	MAX Sales Ratio:	325.46			
AVG. Assessed Value:	82,386	PRD:	104.10	MIN Sales Ratio:	51.24			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	98.57	103.43	69.36	28.47	149.12	51.24	272.50	93.43 to 102.89	46,916	32,540
20	11	98.13	93.12	91.43	15.96	101.86	62.82	128.65	73.54 to 113.74	38,045	34,783
30	110	97.96	98.14	96.36	9.93	101.85	63.32	325.46	96.35 to 99.28	100,145	96,503
40	48	98.96	98.13	96.62	10.31	101.56	60.80	151.11	97.16 to 99.76	86,047	83,135
50	15	98.74	96.31	95.79	3.18	100.54	80.77	100.98	96.06 to 99.39	77,570	74,307
60	13	93.69	92.77	91.61	5.92	101.26	72.28	99.78	91.69 to 99.52	119,492	109,466
ALL	223	98.33	98.07	94.21	11.85	104.10	51.24	325.46	97.37 to 98.92	87,450	82,386

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:	24	MEDIAN:	96	COV:	57.61	95% Median C.I.:	55.48 to 99.38	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	91	STD:	53.34	95% Wgt. Mean C.I.:	75.77 to 105.97	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	93	AVG.ABS.DEV:	37.78	95% Mean C.I.:	70.06 to 115.12	
TOTAL Assessed Value:	1,533,600							
AVG. Adj. Sales Price:	70,319	COD:	39.29	MAX Sales Ratio:	222.40			
AVG. Assessed Value:	63,900	PRD:	101.89	MIN Sales Ratio:	4.57			

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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	4	96.82	88.08	80.33	10.55	109.66	59.72	98.99	N/A	50,612	40,656
10/01/03 TO 12/31/03	2	63.70	63.70	54.19	23.00	117.55	49.05	78.35	N/A	57,000	30,887
01/01/04 TO 03/31/04	1	28.74	28.74	28.74			28.74	28.74	N/A	23,000	6,610
04/01/04 TO 06/30/04	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
07/01/04 TO 09/30/04	4	84.54	83.05	93.85	36.82	88.49	26.51	136.62	N/A	175,937	165,122
10/01/04 TO 12/31/04	3	96.25	66.90	96.37	33.01	69.42	4.57	99.88	N/A	50,620	48,783
01/01/05 TO 03/31/05	1	43.53	43.53	43.53			43.53	43.53	N/A	23,500	10,230
04/01/05 TO 06/30/05	1	140.85	140.85	140.85			140.85	140.85	N/A	36,000	50,705
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	55.48	55.48	55.48			55.48	55.48	N/A	75,000	41,610
01/01/06 TO 03/31/06	6	142.30	140.25	117.32	42.08	119.55	46.69	222.40	46.69 to 222.40	34,683	40,689
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	87.19	75.98	77.65	25.25	97.85	28.74	99.38	28.74 to 99.38	61,181	47,510
07/01/04 TO 06/30/05	9	91.73	79.70	94.83	38.96	84.05	4.57	140.85	26.51 to 136.62	101,678	96,419
07/01/05 TO 06/30/06	7	97.84	128.14	100.93	58.65	126.95	46.69	222.40	46.69 to 222.40	40,442	40,820
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	91.73	73.45	93.57	35.73	78.49	4.57	136.62	26.51 to 99.88	114,290	106,946
01/01/05 TO 12/31/05	3	55.48	79.95	76.24	58.47	104.87	43.53	140.85	N/A	44,833	34,181
<u>ALL</u>											
	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	4	98.41	105.95	97.63	55.63	108.53	4.57	222.40	N/A	10,737	10,482
MINDEN	15	96.03	93.56	90.76	41.01	103.09	26.51	191.24	49.05 to 136.62	68,240	61,931
RURAL 1	3	96.25	95.95	93.48	2.82	102.65	91.73	99.88	N/A	192,703	180,140
WILCOX	2	53.54	53.54	51.81	46.33	103.34	28.74	78.35	N/A	21,500	11,140
<u>ALL</u>											
	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	96.03	92.11	89.51	44.54	102.90	4.57	222.40	49.05 to 99.38	52,835	47,294
3	3	96.25	95.95	93.48	2.82	102.65	91.73	99.88	N/A	192,703	180,140
<u>ALL</u>											
	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

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:	24	MEDIAN:	96	COV:	57.61	95% Median C.I.:	55.48 to 99.38	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	91	STD:	53.34	95% Wgt. Mean C.I.:	75.77 to 105.97	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	93	AVG.ABS.DEV:	37.78	95% Mean C.I.:	70.06 to 115.12	
TOTAL Assessed Value:	1,533,600							
AVG. Adj. Sales Price:	70,319	COD:	39.29	MAX Sales Ratio:	222.40			
AVG. Assessed Value:	63,900	PRD:	101.89	MIN Sales Ratio:	4.57			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	19	91.73	89.39	90.14	38.78	99.17	26.51	191.24	49.05 to 99.38	81,650	73,601
2	5	98.99	104.74	99.17	44.42	105.61	4.57	222.40	N/A	27,262	27,036
ALL	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
01-0123											
10-0002	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
10-0007											
10-0019											
50-0001	2	53.54	53.54	51.81	46.33	103.34	28.74	78.35	N/A	21,500	11,140
50-0501	3	98.99	108.65	96.99	73.35	112.03	4.57	222.40	N/A	3,650	3,540
50-0503	18	96.41	94.30	91.90	34.35	102.60	26.51	191.24	55.48 to 99.88	66,886	61,470
NonValid School											
ALL	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	98.99	104.74	99.17	44.42	105.61	4.57	222.40	N/A	27,262	27,036
Prior TO 1860											
1860 TO 1899	2	78.14	78.14	71.63	23.57	109.09	59.72	96.56	N/A	66,500	47,635
1900 TO 1919	4	45.11	63.90	97.88	61.54	65.28	28.74	136.62	N/A	63,500	62,152
1920 TO 1939	1	77.34	77.34	77.34			77.34	77.34	N/A	56,000	43,310
1940 TO 1949	1	140.85	140.85	140.85			140.85	140.85	N/A	36,000	50,705
1950 TO 1959	1	186.75	186.75	186.75			186.75	186.75	N/A	20,000	37,350
1960 TO 1969	3	96.25	90.73	93.85	6.67	96.68	78.35	97.60	N/A	40,833	38,323
1970 TO 1979	2	62.95	62.95	76.65	57.88	82.12	26.51	99.38	N/A	109,000	83,547
1980 TO 1989	1	191.24	191.24	191.24			191.24	191.24	N/A	53,100	101,550
1990 TO 1994	2	52.27	52.27	51.90	6.15	100.70	49.05	55.48	N/A	84,500	43,857
1995 TO 1999	2	93.88	93.88	92.26	2.29	101.76	91.73	96.03	N/A	244,875	225,922
2000 TO Present											
ALL	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

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:	24	MEDIAN:	96	COV:	57.61	95% Median C.I.:	55.48 to 99.38	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	91	STD:	53.34	95% Wgt. Mean C.I.:	75.77 to 105.97	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	93	AVG.ABS.DEV:	37.78	95% Mean C.I.:	70.06 to 115.12	
TOTAL Assessed Value:	1,533,600							
AVG. Adj. Sales Price:	70,319	COD:	39.29	MAX Sales Ratio:	222.40			
AVG. Assessed Value:	63,900	PRD:	101.89	MIN Sales Ratio:	4.57			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	98.99	108.65	96.99	73.35	112.03	4.57	222.40	N/A	3,650	3,540
Total \$ _____											
1 TO 9999	3	98.99	108.65	96.99	73.35	112.03	4.57	222.40	N/A	3,650	3,540
10000 TO 29999	4	60.94	84.34	80.76	79.11	104.43	28.74	186.75	N/A	21,625	17,465
30000 TO 59999	8	97.08	105.55	103.80	27.13	101.68	46.69	191.24	46.69 to 191.24	47,512	49,317
60000 TO 99999	6	57.60	64.44	64.61	36.05	99.75	26.51	99.88	26.51 to 99.88	80,060	51,725
150000 TO 249999	2	118.00	118.00	118.00	15.78	100.00	99.38	136.62	N/A	150,000	176,997
250000 TO 499999	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
ALL _____											
	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	51.78	51.78	59.88	91.17	86.47	4.57	98.99	N/A	4,225	2,530
5000 TO 9999	2	125.57	125.57	47.73	77.11	263.11	28.74	222.40	N/A	12,750	6,085
Total \$ _____											
1 TO 9999	4	63.86	88.68	50.75	112.77	174.73	4.57	222.40	N/A	8,487	4,307
10000 TO 29999	4	45.11	48.77	41.88	30.48	116.46	26.51	78.35	N/A	42,250	17,692
30000 TO 59999	11	96.25	95.77	82.59	26.63	115.95	49.05	186.75	55.48 to 140.85	55,318	45,688
60000 TO 99999	1	99.88	99.88	99.88			99.88	99.88	N/A	93,360	93,250
100000 TO 149999	2	145.31	145.31	123.40	31.61	117.76	99.38	191.24	N/A	101,550	125,310
150000 TO 249999	1	136.62	136.62	136.62			136.62	136.62	N/A	150,000	204,925
250000 TO 499999	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
ALL _____											
	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	98.99	104.74	99.17	44.42	105.61	4.57	222.40	N/A	27,262	27,036
10	9	77.34	85.28	81.02	48.99	105.26	26.51	186.75	43.53 to 140.85	95,250	77,167
20	10	96.30	93.09	101.41	32.39	91.79	28.74	191.24	46.69 to 136.62	69,410	70,391
ALL _____											
	24	96.14	92.59	90.87	39.29	101.89	4.57	222.40	55.48 to 99.38	70,319	63,900

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:	24	MEDIAN:	96	COV:	57.61	95% Median C.I.:	55.48 to 99.38	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	91	STD:	53.34	95% Wgt. Mean C.I.:	75.77 to 105.97	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	93	AVG.ABS.DEV:	37.78	95% Mean C.I.:	70.06 to 115.12	
TOTAL Assessed Value:	1,533,600							
AVG. Adj. Sales Price:	70,319	COD:	39.29	MAX Sales Ratio:	222.40			
AVG. Assessed Value:	63,900	PRD:	101.89	MIN Sales Ratio:	4.57			

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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)	5	98.99	104.74	99.17	44.42	105.61	4.57	222.40	N/A	27,262	27,036
325	5	78.35	79.76	69.93	39.94	114.06	26.51	140.85	N/A	49,300	34,474
326	1	96.03	96.03	96.03			96.03	96.03	N/A	60,000	57,615
344	2	37.72	37.72	41.56	23.80	90.75	28.74	46.69	N/A	40,250	16,727
347	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
350	2	106.98	106.98	120.50	27.71	88.78	77.34	136.62	N/A	103,000	124,117
353	3	59.72	66.60	67.41	29.60	98.80	43.53	96.56	N/A	52,166	35,166
406	2	72.65	72.65	66.47	32.48	109.29	49.05	96.25	N/A	74,500	49,522
411	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
419	2	189.00	189.00	190.01	1.19	99.46	186.75	191.24	N/A	36,550	69,450
<u>ALL</u>	<u>24</u>	<u>96.14</u>	<u>92.59</u>	<u>90.87</u>	<u>39.29</u>	<u>101.89</u>	<u>4.57</u>	<u>222.40</u>	<u>55.48 to 99.38</u>	<u>70,319</u>	<u>63,900</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
03	23	96.03	92.29	90.04	40.90	102.50	4.57	222.40	55.48 to 98.99	66,854	60,196
04											
<u>ALL</u>	<u>24</u>	<u>96.14</u>	<u>92.59</u>	<u>90.87</u>	<u>39.29</u>	<u>101.89</u>	<u>4.57</u>	<u>222.40</u>	<u>55.48 to 99.38</u>	<u>70,319</u>	<u>63,900</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:	70	MEDIAN:	72	COV:	23.81	95% Median C.I.:	65.81 to 75.35	(! : Derived)
(AgLand) TOTAL Sales Price:	14,496,322	WGT. MEAN:	67	STD:	17.20	95% Wgt. Mean C.I.:	63.88 to 70.85	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,453,922	MEAN:	72	AVG.ABS.DEV:	11.99	95% Mean C.I.:	68.20 to 76.25	
(AgLand) TOTAL Assessed Value:	9,736,910							
AVG. Adj. Sales Price:	206,484	COD:	16.65	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	139,098	PRD:	107.21	MIN Sales Ratio:	35.10			

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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	4	82.86	92.25	74.53	27.01	123.78	67.26	136.03	N/A	177,000	131,916
10/01/03 TO 12/31/03	9	77.24	72.89	69.43	8.64	104.98	54.01	83.60	62.30 to 80.15	94,444	65,570
01/01/04 TO 03/31/04	9	75.35	80.32	74.98	15.92	107.13	61.14	131.01	63.15 to 87.66	224,722	168,493
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	3	64.03	70.41	67.38	13.33	104.50	60.80	86.40	N/A	213,428	143,810
10/01/04 TO 12/31/04	4	59.51	64.47	61.45	9.58	104.92	58.47	80.38	N/A	187,900	115,458
01/01/05 TO 03/31/05	10	70.63	69.24	62.77	17.45	110.30	50.53	96.28	51.02 to 84.93	276,288	173,426
04/01/05 TO 06/30/05	5	72.29	65.30	70.88	17.47	92.13	46.57	81.25	N/A	138,600	98,245
07/01/05 TO 09/30/05	2	81.41	81.41	85.82	10.85	94.86	72.57	90.24	N/A	89,950	77,195
10/01/05 TO 12/31/05	4	72.11	72.60	72.30	7.04	100.42	63.54	82.64	N/A	176,908	127,896
01/01/06 TO 03/31/06	11	68.46	71.36	65.82	21.68	108.41	35.10	124.30	52.07 to 86.67	209,722	138,042
04/01/06 TO 06/30/06	9	64.91	64.63	63.56	9.95	101.69	55.54	80.02	56.30 to 71.68	314,574	199,941
<u>Study Years</u>											
07/01/03 TO 06/30/04	22	77.24	79.45	73.57	15.27	107.99	54.01	136.03	67.26 to 80.15	162,750	119,738
07/01/04 TO 06/30/05	22	65.00	67.64	64.33	17.84	105.13	46.57	96.28	58.47 to 77.44	220,353	141,761
07/01/05 TO 06/30/06	26	69.31	69.99	66.12	15.70	105.87	35.10	124.30	63.54 to 72.71	231,755	153,227
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	16	72.75	74.50	70.58	16.99	105.56	58.47	131.01	60.80 to 80.38	213,399	150,606
01/01/05 TO 12/31/05	21	72.57	70.10	66.57	14.74	105.30	46.57	96.28	60.70 to 77.44	206,829	137,688
<u>ALL</u>											
	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098

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:	70	MEDIAN:	72	COV:	23.81	95% Median C.I.:	65.81 to 75.35	(!: Derived)
(AgLand) TOTAL Sales Price:	14,496,322	WGT. MEAN:	67	STD:	17.20	95% Wgt. Mean C.I.:	63.88 to 70.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,453,922	MEAN:	72	AVG.ABS.DEV:	11.99	95% Mean C.I.:	68.20 to 76.25	
(AgLand) TOTAL Assessed Value:	9,736,910							
AVG. Adj. Sales Price:	206,484	COD:	16.65	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	139,098	PRD:	107.21	MIN Sales Ratio:	35.10			

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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	
3651	2	79.72	79.72	66.94	20.78	119.08	63.15	96.28	N/A	115,162	77,090	
3657	1	61.14	61.14	61.14			61.14	61.14	N/A	215,750	131,915	
3773	7	62.30	66.39	64.30	13.85	103.25	54.01	83.60	54.01 to 83.60	235,635	151,512	
3775	6	58.20	60.52	59.08	14.67	102.44	48.97	86.40	48.97 to 86.40	131,750	77,833	
3777	1	70.52	70.52	70.52			70.52	70.52	N/A	136,000	95,910	
3779	1	64.91	64.91	64.91			64.91	64.91	N/A	305,000	197,985	
3885	5	66.63	72.24	70.61	14.53	102.31	59.06	90.24	N/A	211,137	149,087	
3887	6	75.48	75.41	75.08	4.48	100.44	68.46	80.38	68.46 to 80.38	274,200	205,856	
3889	5	55.54	56.51	54.13	22.92	104.39	35.10	79.73	N/A	243,600	131,870	
3891	10	77.53	76.74	74.99	6.82	102.33	65.12	87.66	65.96 to 86.67	112,736	84,536	
4009	6	79.55	78.17	78.59	5.30	99.46	65.81	84.93	65.81 to 84.93	217,280	170,771	
4011	8	82.90	92.30	77.26	34.79	119.47	52.07	136.03	52.07 to 136.03	94,125	72,721	
4013	5	72.29	68.89	66.52	7.79	103.57	58.47	77.44	N/A	292,160	194,334	
4015	7	67.26	65.21	61.09	11.12	106.73	51.02	75.31	51.02 to 75.31	366,166	223,709	
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	

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	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	

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:	70	MEDIAN:	72	COV:	23.81	95% Median C.I.:	65.81 to 75.35	(! : Derived)
(AgLand) TOTAL Sales Price:	14,496,322	WGT. MEAN:	67	STD:	17.20	95% Wgt. Mean C.I.:	63.88 to 70.85	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,453,922	MEAN:	72	AVG.ABS.DEV:	11.99	95% Mean C.I.:	68.20 to 76.25	
(AgLand) TOTAL Assessed Value:	9,736,910							
AVG. Adj. Sales Price:	206,484	COD:	16.65	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	139,098	PRD:	107.21	MIN Sales Ratio:	35.10			

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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)											
01-0003	1	72.48	72.48	72.48			72.48	72.48	N/A	260,000	188,455
01-0090	1	65.81	65.81	65.81			65.81	65.81	N/A	181,000	119,110
01-0123	3	79.49	78.55	78.94	1.28	99.51	76.56	79.61	N/A	250,083	197,420
10-0002	1	61.14	61.14	61.14			61.14	61.14	N/A	215,750	131,915
10-0007	3	64.91	74.78	65.79	17.01	113.67	63.15	96.28	N/A	178,441	117,388
10-0019											
50-0001	8	71.44	67.10	61.69	11.33	108.76	51.02	77.44	51.02 to 77.44	328,210	202,473
50-0501	8	66.94	70.69	68.54	11.94	103.13	59.06	90.24	59.06 to 90.24	283,409	194,249
50-0503	45	72.29	73.20	67.98	19.15	107.68	35.10	136.03	65.12 to 77.82	169,303	115,093
NonValid School											
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	8	83.91	88.29	92.32	28.24	95.63	46.57	136.03	46.57 to 136.03	37,000	34,159
50.01 TO 100.00	28	74.38	72.86	67.97	16.56	107.19	35.10	124.30	65.81 to 79.73	124,024	84,298
100.01 TO 180.00	29	67.26	68.18	68.00	11.21	100.27	48.97	84.93	63.15 to 75.31	275,949	187,655
180.01 TO 330.00	5	61.05	66.44	61.93	17.09	107.29	51.02	86.67	N/A	536,537	332,253
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098

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	14	75.01	71.50	67.58	13.24	105.80	50.53	93.23	56.44 to 80.38	93,182	62,972
DRY-N/A	5	76.56	70.83	68.24	8.20	103.79	60.80	77.24	N/A	120,650	82,336
GRASS	4	54.02	62.72	57.43	27.68	109.22	46.57	96.28	N/A	41,831	24,022
GRASS-N/A	2	83.41	83.41	85.98	3.91	97.01	80.15	86.67	N/A	107,500	92,425
IRRGTD	23	72.71	74.21	68.56	13.46	108.24	51.02	131.01	67.26 to 79.49	299,311	205,208
IRRGTD-N/A	22	65.71	71.64	65.21	21.04	109.86	35.10	136.03	60.70 to 75.35	239,983	156,494
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098

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:	70	MEDIAN:	72	COV:	23.81	95% Median C.I.:	65.81 to 75.35	(! : Derived)
(AgLand) TOTAL Sales Price:	14,496,322	WGT. MEAN:	67	STD:	17.20	95% Wgt. Mean C.I.:	63.88 to 70.85	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,453,922	MEAN:	72	AVG.ABS.DEV:	11.99	95% Mean C.I.:	68.20 to 76.25	
(AgLand) TOTAL Assessed Value:	9,736,910							
AVG. Adj. Sales Price:	206,484	COD:	16.65	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	139,098	PRD:	107.21	MIN Sales Ratio:	35.10			

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MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	15	72.57	70.89	66.88	13.72	106.00	50.53	93.23	59.96 to 79.73	100,304	67,080	
DRY-N/A	4	76.90	72.96	71.19	5.57	102.48	60.80	77.24	N/A	100,812	71,771	
GRASS	5	59.06	67.51	73.06	29.60	92.41	46.57	96.28	N/A	71,865	52,501	
GRASS-N/A	1	80.15	80.15	80.15			80.15	80.15	N/A	23,000	18,435	
IRRGTD	43	70.52	72.96	66.93	17.41	109.00	35.10	136.03	65.12 to 75.31	269,006	180,057	
IRRGTD-N/A	2	72.82	72.82	70.45	16.64	103.36	60.70	84.93	N/A	298,250	210,105	
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	19	76.56	71.32	67.79	11.72	105.21	50.53	93.23	60.80 to 77.82	100,411	68,068	
GRASS	6	69.61	69.62	73.48	25.98	94.74	46.57	96.28	46.57 to 96.28	63,720	46,823	
IRRGTD	45	70.52	72.95	67.11	17.40	108.71	35.10	136.03	65.12 to 75.31	270,306	181,392	
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	

SALE PRICE *											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	3	80.15	78.50	79.04	15.48	99.31	59.06	96.28	N/A	24,441	19,318	
30000 TO 59999	8	82.45	90.19	90.74	26.43	99.40	46.57	136.03	46.57 to 136.03	44,750	40,606	
60000 TO 99999	13	77.44	73.69	73.86	16.57	99.77	48.97	124.30	56.44 to 80.38	85,889	63,435	
100000 TO 149999	5	82.64	78.12	77.67	10.97	100.57	60.80	90.24	N/A	132,366	102,814	
150000 TO 249999	19	68.46	69.54	69.57	12.18	99.95	52.07	86.67	62.30 to 76.56	196,827	136,935	
250000 TO 499999	18	66.94	65.75	65.16	12.02	100.90	35.10	79.61	60.70 to 72.63	334,099	217,708	
500000 +	4	59.76	61.38	60.02	11.10	102.27	51.02	74.98	N/A	622,672	373,712	
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098	

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:	70	MEDIAN:	72	COV:	23.81	95% Median C.I.:	65.81 to 75.35	(!: Derived)
(AgLand) TOTAL Sales Price:	14,496,322	WGT. MEAN:	67	STD:	17.20	95% Wgt. Mean C.I.:	63.88 to 70.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	14,453,922	MEAN:	72	AVG.ABS.DEV:	11.99	95% Mean C.I.:	68.20 to 76.25	
(AgLand) TOTAL Assessed Value:	9,736,910							
AVG. Adj. Sales Price:	206,484	COD:	16.65	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	139,098	PRD:	107.21	MIN Sales Ratio:	35.10			

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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	69.61	70.52	69.61	25.43	101.30	46.57	96.28	N/A	25,831	17,981
30000 TO 59999	11	72.57	75.39	69.63	23.31	108.27	48.97	136.03	54.01 to 93.23	63,323	44,093
60000 TO 99999	10	77.82	81.06	77.02	12.14	105.25	60.80	131.01	70.52 to 83.60	93,600	72,089
100000 TO 149999	19	65.12	69.09	64.27	19.72	107.50	35.10	124.30	57.68 to 81.25	185,463	119,203
150000 TO 249999	22	72.56	71.61	70.10	8.81	102.15	55.54	86.67	65.60 to 75.98	304,706	213,607
250000 TO 499999	4	59.76	61.38	60.02	11.10	102.27	51.02	74.98	N/A	622,672	373,712
ALL	70	71.99	72.22	67.37	16.65	107.21	35.10	136.03	65.81 to 75.35	206,484	139,098

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:	223	MEDIAN:	97	COV:	25.76	95% Median C.I.:	95.56 to 98.34	(! : Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	90	STD:	24.17	95% Wgt. Mean C.I.:	86.27 to 93.20	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	94	AVG.ABS.DEV:	13.52	95% Mean C.I.:	90.63 to 96.98	
TOTAL Assessed Value:	17,499,210							
AVG. Adj. Sales Price:	87,450	COD:	13.89	MAX Sales Ratio:	272.50			
AVG. Assessed Value:	78,471	PRD:	104.54	MIN Sales Ratio:	17.40			

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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	35	96.80	93.32	91.14	8.81	102.40	42.98	121.40	94.10 to 99.04	71,368	65,043
10/01/04 TO 12/31/04	18	98.16	92.70	90.04	6.49	102.95	52.11	101.04	92.86 to 98.90	91,622	82,500
01/01/05 TO 03/31/05	25	98.74	95.41	94.78	5.31	100.67	67.27	105.99	96.08 to 99.87	78,013	73,941
04/01/05 TO 06/30/05	34	98.80	95.66	86.37	16.42	110.76	52.42	246.56	92.25 to 99.98	107,119	92,517
07/01/05 TO 09/30/05	36	97.18	95.74	94.01	12.41	101.84	55.74	151.11	91.67 to 99.66	97,252	91,426
10/01/05 TO 12/31/05	22	92.58	91.22	85.83	15.65	106.29	64.44	133.23	78.59 to 100.09	86,958	74,635
01/01/06 TO 03/31/06	31	94.58	89.94	86.81	20.64	103.60	29.09	145.78	75.72 to 100.75	83,883	72,820
04/01/06 TO 06/30/06	22	91.46	95.67	88.86	25.50	107.66	17.40	272.50	81.76 to 99.53	79,430	70,581
____Study Years____											
07/01/04 TO 06/30/05	112	98.26	94.40	89.90	10.00	105.01	42.98	246.56	96.80 to 98.90	86,959	78,175
07/01/05 TO 06/30/06	111	94.96	93.21	89.57	17.94	104.07	17.40	272.50	90.19 to 97.81	87,946	78,770
____Calendar Yrs____											
01/01/05 TO 12/31/05	117	97.85	94.80	90.20	12.72	105.10	52.42	246.56	94.96 to 99.14	94,073	84,850
____ALL____											
	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	35	92.75	94.38	92.06	20.45	102.52	48.92	272.50	86.10 to 97.21	65,846	60,617
CRANEVIEW	3	110.74	105.25	100.72	6.71	104.50	91.36	113.64	N/A	131,333	132,276
EL CHARMAN	4	90.62	90.21	89.66	6.76	100.61	78.59	101.00	N/A	129,625	116,222
HEARTWELL	2	98.09	98.09	97.86	0.24	100.24	97.85	98.33	N/A	22,604	22,120
MCCONNELLS	5	87.04	86.35	85.54	8.55	100.94	72.87	99.53	N/A	132,700	113,518
MINDEN	130	98.63	97.23	96.57	8.08	100.69	60.80	145.78	97.50 to 99.28	75,311	72,724
RURAL 1	30	78.07	74.56	75.08	23.27	99.31	17.40	109.16	64.93 to 87.85	160,217	120,286
SUMMERHAVEN	7	66.90	96.03	81.93	54.63	117.21	52.17	246.56	52.17 to 246.56	111,287	91,178
WILCOX	7	99.75	108.79	101.66	9.71	107.01	98.34	133.00	98.34 to 133.00	28,528	29,002
____ALL____											
	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

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	174	98.26	97.25	95.67	10.48	101.66	48.92	272.50	97.35 to 99.00	71,666	68,561
2	3	96.80	92.25	97.92	7.62	94.20	78.90	101.04	N/A	88,610	86,770
3	46	82.24	80.87	78.47	25.33	103.06	17.40	246.56	66.90 to 89.57	147,079	115,418
____ALL____											
	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

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:	223	MEDIAN:	97	COV:	25.76	95% Median C.I.:	95.56 to 98.34	(! : Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	90	STD:	24.17	95% Wgt. Mean C.I.:	86.27 to 93.20	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	94	AVG.ABS.DEV:	13.52	95% Mean C.I.:	90.63 to 96.98	
TOTAL Assessed Value:	17,499,210							
AVG. Adj. Sales Price:	87,450	COD:	13.89	MAX Sales Ratio:	272.50			
AVG. Assessed Value:	78,471	PRD:	104.54	MIN Sales Ratio:	17.40			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	196	97.39	92.95	89.84	11.08	103.46	29.09	151.11	95.56 to 98.53	97,151	87,278
2	23	96.80	97.90	83.48	29.67	117.27	17.40	272.50	63.29 to 102.89	9,362	7,815
3	4	75.19	112.28	87.06	70.15	128.97	52.17	246.56	N/A	61,127	53,215
ALL	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	219	97.41	94.28	91.39	13.58	103.16	17.40	272.50	95.67 to 98.53	84,473	77,199
06	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
07	3	69.24	72.88	71.69	9.10	101.66	65.25	84.15	N/A	116,466	83,493
ALL	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003	2	81.15	81.15	72.78	20.59	111.49	64.44	97.85	N/A	89,954	65,472
01-0090											
01-0123											
10-0002	4	90.62	90.21	89.66	6.76	100.61	78.59	101.00	N/A	129,625	116,222
10-0007	8	83.96	80.69	72.69	19.18	111.00	52.17	109.16	52.17 to 109.16	192,331	139,808
10-0019											
50-0001	9	99.60	101.07	90.24	13.29	111.99	58.09	133.00	89.98 to 130.30	48,800	44,038
50-0501	43	89.79	92.94	89.94	20.33	103.34	48.92	272.50	84.85 to 96.59	77,788	69,960
50-0503	157	98.06	94.55	91.84	11.83	102.95	17.40	246.56	96.48 to 98.90	85,862	78,855
NonValid School											
ALL	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	223	MEDIAN:	97	COV:	25.76	95% Median C.I.:	95.56 to 98.34	(! : Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	90	STD:	24.17	95% Wgt. Mean C.I.:	86.27 to 93.20	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	94	AVG.ABS.DEV:	13.52	95% Mean C.I.:	90.63 to 96.98	
TOTAL Assessed Value:	17,499,210							
AVG. Adj. Sales Price:	87,450	COD:	13.89	MAX Sales Ratio:	272.50			
AVG. Assessed Value:	78,471	PRD:	104.54	MIN Sales Ratio:	17.40			

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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	27	95.67	93.34	64.77	30.12	144.10	17.40	272.50	60.43 to 102.71	49,623	32,143
Prior TO 1860											
1860 TO 1899	10	95.57	92.81	86.70	25.81	107.05	42.98	151.11	58.09 to 126.26	64,640	56,040
1900 TO 1919	52	96.14	93.27	90.57	10.49	102.98	48.92	142.16	92.86 to 98.19	65,318	59,161
1920 TO 1939	27	98.53	91.91	89.61	12.99	102.57	55.74	133.23	82.74 to 99.66	66,388	59,490
1940 TO 1949	15	99.03	99.50	99.36	5.77	100.14	73.54	141.18	96.18 to 99.52	63,153	62,747
1950 TO 1959	13	97.42	97.41	96.74	5.30	100.69	81.49	109.94	93.50 to 103.80	89,415	86,498
1960 TO 1969	22	97.09	98.23	93.57	14.48	104.98	52.17	246.56	87.85 to 99.33	105,690	98,898
1970 TO 1979	30	90.62	89.81	88.33	12.18	101.67	59.29	109.42	84.15 to 99.53	138,171	122,051
1980 TO 1989	6	99.72	98.51	98.76	4.17	99.75	84.09	108.13	84.09 to 108.13	133,583	131,923
1990 TO 1994	4	91.46	89.83	91.78	15.06	97.88	67.26	109.16	N/A	118,882	109,108
1995 TO 1999	11	96.35	88.13	87.46	14.39	100.76	64.44	113.74	65.25 to 102.14	117,972	103,181
2000 TO Present	6	101.08	100.80	95.80	7.90	105.21	82.99	113.54	82.99 to 113.54	195,250	187,055
ALL	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	7	102.71	130.73	128.79	30.40	101.51	98.33	272.50	98.33 to 272.50	3,471	4,470
5000 TO 9999	9	60.43	77.98	77.54	29.04	100.57	60.43	130.30	60.43 to 96.80	6,697	5,193
Total \$											
1 TO 9999	16	97.57	101.06	92.26	30.36	109.53	60.43	272.50	60.43 to 110.00	5,286	4,877
10000 TO 29999	18	99.22	109.60	113.05	22.12	96.95	63.29	246.56	94.96 to 113.64	18,472	20,883
30000 TO 59999	46	98.89	98.05	97.96	10.19	100.09	17.40	151.11	97.35 to 99.46	44,701	43,789
60000 TO 99999	64	94.90	89.28	89.18	12.47	100.11	48.92	133.23	88.89 to 97.87	76,662	68,365
100000 TO 149999	51	94.69	88.72	88.30	12.29	100.48	29.09	113.74	90.53 to 98.06	123,134	108,726
150000 TO 249999	24	99.07	95.21	94.37	7.74	100.89	64.93	110.74	89.79 to 99.78	174,745	164,906
250000 TO 499999	3	82.99	80.95	81.44	16.58	99.39	59.29	100.56	N/A	331,833	270,250
500000 +	1	52.42	52.42	52.42			52.42	52.42	N/A	652,500	342,030
ALL	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

PA&T 2007 Preliminary Statistics

Type: Qualified

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

NUMBER of Sales:	223	MEDIAN:	97	COV:	25.76	95% Median C.I.:	95.56 to 98.34	(! : Derived)
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TOTAL Adj.Sales Price:	19,501,533	MEAN:	94	AVG.ABS.DEV:	13.52	95% Mean C.I.:	90.63 to 96.98	
TOTAL Assessed Value:	17,499,210							
AVG. Adj. Sales Price:	87,450	COD:	13.89	MAX Sales Ratio:	272.50			
AVG. Assessed Value:	78,471	PRD:	104.54	MIN Sales Ratio:	17.40			

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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	11	78.90	80.97	74.98	23.90	107.98	60.43	110.00	60.43 to 102.71	5,261	3,945
5000 TO 9999	9	93.64	108.08	67.07	45.82	161.15	17.40	272.50	63.29 to 133.00	11,327	7,597
Total \$ _____											
1 TO 9999	20	92.94	93.17	69.93	32.72	133.22	17.40	272.50	60.43 to 99.75	7,991	5,588
10000 TO 29999	16	98.61	99.88	94.92	12.18	105.23	68.88	145.78	94.96 to 102.89	22,031	20,911
30000 TO 59999	63	96.18	89.79	83.82	14.76	107.11	29.09	142.16	92.75 to 98.80	55,559	46,571
60000 TO 99999	55	97.42	96.06	90.97	14.27	105.60	52.11	246.56	92.40 to 99.42	83,763	76,202
100000 TO 149999	47	96.06	94.66	93.61	7.17	101.12	64.93	113.74	91.69 to 99.29	128,703	120,479
150000 TO 249999	19	99.28	96.43	94.83	7.41	101.69	59.29	110.74	91.36 to 103.80	181,257	171,895
250000 TO 499999	3	82.99	78.66	71.94	19.34	109.34	52.42	100.56	N/A	463,000	333,075
ALL _____											
	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	95.88	93.25	61.74	31.21	151.05	17.40	272.50	60.43 to 102.71	46,916	28,964
10	1	52.17	52.17	52.17			52.17	52.17	N/A	60,000	31,300
20	59	97.50	94.96	87.88	16.30	108.05	42.98	246.56	92.75 to 98.88	62,506	54,932
30	113	97.21	93.23	92.00	10.14	101.34	52.11	133.23	93.57 to 98.82	97,755	89,937
40	24	97.97	95.99	94.94	5.85	101.11	64.44	109.16	95.51 to 99.54	145,308	137,953
ALL _____											
	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	96.80	95.82	66.14	29.36	144.87	17.40	272.50	63.29 to 102.71	42,993	28,435
100	8	73.50	76.81	74.49	12.78	103.11	64.44	101.50	64.44 to 101.50	89,787	66,881
101	137	98.12	94.78	94.15	9.08	100.68	48.92	142.16	96.46 to 99.03	87,416	82,298
102	6	93.51	89.16	86.31	10.01	103.30	59.29	100.08	59.29 to 100.08	168,500	145,429
103	7	91.67	88.96	86.32	11.31	103.06	64.93	103.80	64.93 to 103.80	145,840	125,883
104	36	96.81	96.87	90.14	18.92	107.47	42.98	246.56	91.69 to 99.57	89,208	80,410
106	2	55.43	55.43	44.96	47.51	123.29	29.09	81.76	N/A	103,750	46,642
111	2	83.96	83.96	84.04	3.67	99.90	80.87	87.04	N/A	140,750	118,282
ALL _____											
	223	97.35	93.81	89.73	13.89	104.54	17.40	272.50	95.56 to 98.34	87,450	78,471

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:	223	MEDIAN:	97	COV:	25.76	95% Median C.I.:	95.56 to 98.34	(!: Derived)
TOTAL Sales Price:	19,486,533	WGT. MEAN:	90	STD:	24.17	95% Wgt. Mean C.I.:	86.27 to 93.20	
TOTAL Adj.Sales Price:	19,501,533	MEAN:	94	AVG.ABS.DEV:	13.52	95% Mean C.I.:	90.63 to 96.98	
TOTAL Assessed Value:	17,499,210							
AVG. Adj. Sales Price:	87,450	COD:	13.89	MAX Sales Ratio:	272.50			
AVG. Assessed Value:	78,471	PRD:	104.54	MIN Sales Ratio:	17.40			

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	95.88	93.25	61.74	31.21	151.05	17.40	272.50	60.43 to 102.71	46,916	28,964
20	11	98.13	91.32	86.68	17.80	105.35	42.98	128.65	73.54 to 113.74	38,045	32,979
30	110	96.28	93.00	90.77	12.29	102.47	52.11	246.56	94.10 to 97.85	100,145	90,897
40	48	98.91	96.96	94.45	11.02	102.66	60.80	151.11	94.01 to 99.68	86,047	81,273
50	15	98.80	93.85	92.67	7.25	101.27	48.92	110.51	96.06 to 99.57	77,570	71,884
60	13	93.69	92.10	90.46	6.63	101.82	64.93	99.78	91.69 to 99.52	119,492	108,094
<u>ALL</u>	<u>223</u>	<u>97.35</u>	<u>93.81</u>	<u>89.73</u>	<u>13.89</u>	<u>104.54</u>	<u>17.40</u>	<u>272.50</u>	<u>95.56 to 98.34</u>	<u>87,450</u>	<u>78,471</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:	24	MEDIAN:	85	COV:	60.35	95% Median C.I.:	49.05 to 112.32	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	87	STD:	53.76	95% Wgt. Mean C.I.:	69.12 to 104.96	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	89	AVG.ABS.DEV:	41.86	95% Mean C.I.:	66.38 to 111.79	
TOTAL Assessed Value:	1,468,930							
AVG. Adj. Sales Price:	70,319	COD:	49.23	MAX Sales Ratio:	207.10			
AVG. Assessed Value:	61,205	PRD:	102.35	MIN Sales Ratio:	3.86			

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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	4	84.58	85.30	76.29	23.71	111.82	59.72	112.32	N/A	50,612	38,610
10/01/03 TO 12/31/03	2	63.70	63.70	54.19	23.00	117.55	49.05	78.35	N/A	57,000	30,887
01/01/04 TO 03/31/04	1	28.74	28.74	28.74			28.74	28.74	N/A	23,000	6,610
04/01/04 TO 06/30/04	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
07/01/04 TO 09/30/04	4	84.54	86.03	95.00	33.30	90.55	38.42	136.62	N/A	175,937	167,147
10/01/04 TO 12/31/04	3	14.70	38.80	44.56	213.11	87.07	3.86	97.84	N/A	50,620	22,556
01/01/05 TO 03/31/05	1	43.53	43.53	43.53			43.53	43.53	N/A	23,500	10,230
04/01/05 TO 06/30/05	1	140.85	140.85	140.85			140.85	140.85	N/A	36,000	50,705
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	55.48	55.48	55.48			55.48	55.48	N/A	75,000	41,610
01/01/06 TO 03/31/06	6	151.94	140.16	124.09	34.83	112.95	46.69	207.10	46.69 to 207.10	34,683	43,038
04/01/06 TO 06/30/06											
<u>Study Years</u>											
07/01/03 TO 06/30/04	8	74.57	74.59	75.98	30.20	98.17	28.74	112.32	28.74 to 112.32	61,181	46,486
07/01/04 TO 06/30/05	9	77.34	71.65	87.11	52.66	82.25	3.86	140.85	14.70 to 136.62	101,678	88,577
07/01/05 TO 06/30/06	7	118.47	128.06	105.91	45.89	120.91	46.69	207.10	46.69 to 207.10	40,442	42,834
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	9	77.34	65.40	86.71	48.82	75.42	3.86	136.62	14.70 to 99.38	114,290	99,104
01/01/05 TO 12/31/05	3	55.48	79.95	76.24	58.47	104.87	43.53	140.85	N/A	44,833	34,181
<u>ALL</u>	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AXTELL	4	108.43	101.53	110.71	46.49	91.71	3.86	185.40	N/A	10,737	11,887
MINDEN	15	77.34	94.71	91.57	53.09	103.42	38.42	207.10	49.05 to 136.62	68,240	62,489
RURAL 1	3	91.73	68.09	79.87	30.21	85.25	14.70	97.84	N/A	192,703	153,921
WILCOX	2	53.54	53.54	51.81	46.33	103.34	28.74	78.35	N/A	21,500	11,140
<u>ALL</u>	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	78.35	92.09	90.77	55.20	101.45	3.86	207.10	49.05 to 118.47	52,835	47,960
3	3	91.73	68.09	79.87	30.21	85.25	14.70	97.84	N/A	192,703	153,921
<u>ALL</u>	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

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:	24	MEDIAN:	85	COV:	60.35	95% Median C.I.:	49.05 to 112.32	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	87	STD:	53.76	95% Wgt. Mean C.I.:	69.12 to 104.96	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	89	AVG.ABS.DEV:	41.86	95% Mean C.I.:	66.38 to 111.79	
TOTAL Assessed Value:	1,468,930							
AVG. Adj. Sales Price:	70,319	COD:	49.23	MAX Sales Ratio:	207.10			
AVG. Assessed Value:	61,205	PRD:	102.35	MIN Sales Ratio:	3.86			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	19	78.35	90.38	90.74	46.98	99.61	28.74	207.10	49.05 to 112.32	81,650	74,087
2	5	98.38	84.16	44.95	58.00	187.22	3.86	185.40	N/A	27,262	12,255
ALL	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
01-0003											
01-0090											
01-0123											
10-0002	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
10-0007											
10-0019											
50-0001	2	53.54	53.54	51.81	46.33	103.34	28.74	78.35	N/A	21,500	11,140
50-0501	3	98.38	95.88	88.04	61.51	108.91	3.86	185.40	N/A	3,650	3,213
50-0503	18	86.95	91.76	86.61	47.29	105.94	14.70	207.10	49.05 to 118.47	66,886	57,932
NonValid School											
ALL	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	98.38	84.16	44.95	58.00	187.22	3.86	185.40	N/A	27,262	12,255
Prior TO 1860											
1860 TO 1899	2	78.14	78.14	71.63	23.57	109.09	59.72	96.56	N/A	66,500	47,635
1900 TO 1919	4	45.11	63.90	97.88	61.54	65.28	28.74	136.62	N/A	63,500	62,152
1920 TO 1939	1	77.34	77.34	77.34			77.34	77.34	N/A	56,000	43,310
1940 TO 1949	1	140.85	140.85	140.85			140.85	140.85	N/A	36,000	50,705
1950 TO 1959	1	186.75	186.75	186.75			186.75	186.75	N/A	20,000	37,350
1960 TO 1969	3	97.84	96.17	100.27	11.57	95.91	78.35	112.32	N/A	40,833	40,943
1970 TO 1979	2	68.90	68.90	80.36	44.24	85.73	38.42	99.38	N/A	109,000	87,597
1980 TO 1989	1	207.10	207.10	207.10			207.10	207.10	N/A	53,100	109,970
1990 TO 1994	2	52.27	52.27	51.90	6.15	100.70	49.05	55.48	N/A	84,500	43,857
1995 TO 1999	2	81.26	81.26	89.17	12.89	91.13	70.78	91.73	N/A	244,875	218,350
2000 TO Present											
ALL	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

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:	24	MEDIAN:	85	COV:	60.35	95% Median C.I.:	49.05 to 112.32	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	87	STD:	53.76	95% Wgt. Mean C.I.:	69.12 to 104.96	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	89	AVG.ABS.DEV:	41.86	95% Mean C.I.:	66.38 to 111.79	
TOTAL Assessed Value:	1,468,930							
AVG. Adj. Sales Price:	70,319	COD:	49.23	MAX Sales Ratio:	207.10			
AVG. Assessed Value:	61,205	PRD:	102.35	MIN Sales Ratio:	3.86			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	98.38	95.88	88.04	61.51	108.91	3.86	185.40	N/A	3,650	3,213
Total \$ _____											
1 TO 9999	3	98.38	95.88	88.04	61.51	108.91	3.86	185.40	N/A	3,650	3,213
10000 TO 29999	4	60.94	84.34	80.76	79.11	104.43	28.74	186.75	N/A	21,625	17,465
30000 TO 59999	8	105.08	112.15	109.82	30.97	102.12	46.69	207.10	46.69 to 207.10	47,512	52,177
60000 TO 99999	6	52.27	48.03	46.59	26.73	103.09	14.70	70.78	14.70 to 70.78	80,060	37,297
150000 TO 249999	2	118.00	118.00	118.00	15.78	100.00	99.38	136.62	N/A	150,000	176,997
250000 TO 499999	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
ALL _____											
	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	98.38	95.88	88.04	61.51	108.91	3.86	185.40	N/A	3,650	3,213
5000 TO 9999	1	28.74	28.74	28.74			28.74	28.74	N/A	23,000	6,610
Total \$ _____											
1 TO 9999	4	63.56	79.10	47.86	98.80	165.25	3.86	185.40	N/A	8,487	4,062
10000 TO 29999	5	43.53	44.34	35.29	33.04	125.63	14.70	78.35	N/A	52,472	18,519
30000 TO 59999	11	96.56	96.83	82.48	32.37	117.40	49.05	186.75	55.48 to 140.85	55,318	45,626
100000 TO 149999	2	153.24	153.24	127.54	35.15	120.15	99.38	207.10	N/A	101,550	129,520
150000 TO 249999	1	136.62	136.62	136.62			136.62	136.62	N/A	150,000	204,925
250000 TO 499999	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
ALL _____											
	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	98.38	84.16	44.95	58.00	187.22	3.86	185.40	N/A	27,262	12,255
10	9	77.34	86.78	82.06	47.51	105.75	38.42	186.75	43.53 to 140.85	95,250	78,163
20	10	87.46	93.63	101.45	42.04	92.29	28.74	207.10	46.69 to 136.62	69,410	70,418
ALL _____											
	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

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:	24	MEDIAN:	85	COV:	60.35	95% Median C.I.:	49.05 to 112.32	(! : Derived)
TOTAL Sales Price:	1,687,660	WGT. MEAN:	87	STD:	53.76	95% Wgt. Mean C.I.:	69.12 to 104.96	
TOTAL Adj.Sales Price:	1,687,660	MEAN:	89	AVG.ABS.DEV:	41.86	95% Mean C.I.:	66.38 to 111.79	
TOTAL Assessed Value:	1,468,930							
AVG. Adj. Sales Price:	70,319	COD:	49.23	MAX Sales Ratio:	207.10			
AVG. Assessed Value:	61,205	PRD:	102.35	MIN Sales Ratio:	3.86			

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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)	5	98.38	84.16	44.95	58.00	187.22	3.86	185.40	N/A	27,262	12,255
325	5	78.35	85.08	76.05	40.66	111.88	38.42	140.85	N/A	49,300	37,492
326	1	70.78	70.78	70.78			70.78	70.78	N/A	60,000	42,470
344	2	37.72	37.72	41.56	23.80	90.75	28.74	46.69	N/A	40,250	16,727
347	1	91.73	91.73	91.73			91.73	91.73	N/A	429,750	394,230
350	2	106.98	106.98	120.50	27.71	88.78	77.34	136.62	N/A	103,000	124,117
353	3	59.72	66.60	67.41	29.60	98.80	43.53	96.56	N/A	52,166	35,166
406	2	73.44	73.44	67.06	33.22	109.53	49.05	97.84	N/A	74,500	49,957
411	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
419	2	196.93	196.93	201.53	5.17	97.71	186.75	207.10	N/A	36,550	73,660
ALL	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	99.38	99.38	99.38			99.38	99.38	N/A	150,000	149,070
03	23	78.35	88.64	85.84	54.59	103.27	3.86	207.10	49.05 to 112.32	66,854	57,385
04											
ALL	24	85.04	89.09	87.04	49.23	102.35	3.86	207.10	49.05 to 112.32	70,319	61,205

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:	68	MEDIAN:	72	COV:	20.41	95% Median C.I.:	65.65 to 75.31	(!: Derived)
(AgLand) TOTAL Sales Price:	13,758,632	WGT. MEAN:	66	STD:	14.30	95% Wgt. Mean C.I.:	62.51 to 69.50	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,716,232	MEAN:	70	AVG.ABS.DEV:	10.48	95% Mean C.I.:	66.63 to 73.43	
(AgLand) TOTAL Assessed Value:	9,053,040							
AVG. Adj. Sales Price:	201,709	COD:	14.64	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	133,132	PRD:	106.11	MIN Sales Ratio:	33.80			

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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	4	82.86	92.25	74.53	27.01	123.78	67.26	136.03	N/A	177,000	131,916
10/01/03 TO 12/31/03	9	77.24	72.89	69.43	8.64	104.98	54.01	83.60	62.30 to 80.15	94,444	65,570
01/01/04 TO 03/31/04	9	75.35	74.83	73.75	9.03	101.46	61.14	87.66	61.77 to 82.91	224,722	165,722
04/01/04 TO 06/30/04											
07/01/04 TO 09/30/04	2	73.60	73.60	72.33	17.39	101.75	60.80	86.40	N/A	129,250	93,492
10/01/04 TO 12/31/04	4	59.51	64.47	61.45	9.58	104.92	58.47	80.38	N/A	187,900	115,458
01/01/05 TO 03/31/05	10	68.47	65.26	60.67	13.91	107.58	50.53	76.34	51.02 to 75.98	277,198	168,162
04/01/05 TO 06/30/05	5	72.29	65.30	70.88	17.47	92.13	46.57	81.25	N/A	138,600	98,245
07/01/05 TO 09/30/05	2	81.41	81.41	85.82	10.85	94.86	72.57	90.24	N/A	89,950	77,195
10/01/05 TO 12/31/05	4	72.11	72.60	72.30	7.04	100.42	63.54	82.64	N/A	176,908	127,896
01/01/06 TO 03/31/06	10	67.06	65.42	61.43	15.74	106.50	33.80	82.48	52.07 to 79.73	194,195	119,285
04/01/06 TO 06/30/06	9	61.05	63.57	62.28	11.36	102.08	53.33	80.02	53.86 to 71.68	314,574	195,915
<u>Study Years</u>											
07/01/03 TO 06/30/04	22	77.24	77.20	72.88	12.52	105.94	54.01	136.03	67.26 to 80.15	162,750	118,604
07/01/04 TO 06/30/05	21	65.96	65.92	63.05	16.25	104.54	46.57	86.40	56.35 to 75.98	213,099	134,365
07/01/05 TO 06/30/06	25	68.46	67.18	63.99	13.72	104.99	33.80	90.24	61.05 to 72.63	226,426	144,882
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	15	74.98	71.90	70.58	12.45	101.87	58.47	87.66	60.80 to 80.38	202,173	142,688
01/01/05 TO 12/31/05	21	72.29	68.21	65.22	13.14	104.58	46.57	90.24	56.35 to 75.98	207,262	135,182
<u>ALL</u>											
	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	9,053,040							
AVG. Adj. Sales Price:	201,709	COD:	14.64	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	133,132	PRD:	106.11	MIN Sales Ratio:	33.80			

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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	
3651	2	69.06	69.06	63.93	10.55	108.02	61.77	76.34	N/A	119,710	76,530	
3657	1	61.14	61.14	61.14			61.14	61.14	N/A	215,750	131,915	
3773	7	62.30	65.21	62.39	15.76	104.51	53.86	83.60	53.86 to 83.60	235,635	147,022	
3775	6	58.20	60.52	59.08	14.67	102.44	48.97	86.40	48.97 to 86.40	131,750	77,833	
3777	1	70.52	70.52	70.52			70.52	70.52	N/A	136,000	95,910	
3779	1	64.91	64.91	64.91			64.91	64.91	N/A	305,000	197,985	
3885	3	81.25	76.85	83.45	12.79	92.09	59.06	90.24	N/A	102,966	85,928	
3887	6	75.48	75.41	75.08	4.48	100.44	68.46	80.38	68.46 to 80.38	274,200	205,856	
3889	5	53.33	54.83	51.66	22.53	106.13	33.80	79.73	N/A	243,600	125,848	
3891	10	77.24	74.63	71.41	7.13	104.52	65.12	87.66	65.65 to 80.15	112,736	80,500	
4009	6	78.03	75.85	76.03	6.06	99.76	65.81	82.64	65.81 to 82.64	217,280	165,199	
4011	8	77.53	81.06	69.32	22.71	116.93	52.07	136.03	52.07 to 136.03	94,125	65,251	
4013	5	72.29	68.89	66.52	7.79	103.57	58.47	77.44	N/A	292,160	194,334	
4015	7	67.26	65.21	61.09	11.12	106.73	51.02	75.31	51.02 to 75.31	366,166	223,709	
____ALL____	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	
____ALL____	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	

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	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	
____ALL____	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	

PA&T 2007 Preliminary Statistics

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(AgLand) TOTAL Assessed Value:	9,053,040							
AVG. Adj. Sales Price:	201,709	COD:	14.64	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	133,132	PRD:	106.11	MIN Sales Ratio:	33.80			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
01-0003	1	72.48	72.48	72.48			72.48	72.48	N/A	260,000	188,455	
01-0090	1	65.81	65.81	65.81			65.81	65.81	N/A	181,000	119,110	
01-0123	3	79.49	78.55	78.94	1.28	99.51	76.56	79.61	N/A	250,083	197,420	
10-0002	1	61.14	61.14	61.14			61.14	61.14	N/A	215,750	131,915	
10-0007	3	64.91	67.67	64.48	7.48	104.95	61.77	76.34	N/A	181,473	117,015	
10-0019												
50-0001	8	71.44	67.10	61.69	11.33	108.76	51.02	77.44	51.02 to 77.44	328,210	202,473	
50-0501	6	71.62	72.47	70.13	13.99	103.34	59.06	90.24	59.06 to 90.24	253,414	177,724	
50-0503	45	71.51	70.05	65.42	16.43	107.08	33.80	136.03	63.54 to 77.24	169,303	110,758	
NonValid School												
ALL												
	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	8	81.53	82.27	84.85	21.69	96.96	46.57	136.03	46.57 to 136.03	37,000	31,393	
50.01 TO 100.00	28	73.93	70.60	66.63	13.74	105.96	33.80	90.24	65.81 to 77.82	124,349	82,857	
100.01 TO 180.00	27	70.99	67.26	66.99	11.16	100.39	48.97	80.02	61.14 to 75.31	268,731	180,035	
180.01 TO 330.00	5	61.05	62.23	60.42	10.20	103.00	51.02	74.98	N/A	536,537	324,180	
ALL												
	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	16	77.63	72.90	69.00	12.04	105.65	50.53	93.23	59.96 to 82.48	90,035	62,124	
DRY-N/A	5	76.56	70.83	68.24	8.20	103.79	60.80	77.24	N/A	120,650	82,336	
GRASS	4	54.02	57.74	55.43	18.45	104.16	46.57	76.34	N/A	44,105	24,446	
GRASS-N/A	2	72.90	72.90	67.20	9.95	108.48	65.65	80.15	N/A	107,500	72,242	
IRRGTD	21	72.71	71.99	68.38	10.35	105.27	51.02	90.24	67.26 to 79.49	307,446	210,242	
IRRGTD-N/A	20	64.33	67.66	61.97	19.25	109.17	33.80	136.03	57.68 to 72.48	241,231	149,500	
ALL												
	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132	

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(AgLand) TOTAL Assessed Value:	9,053,040							
AVG. Adj. Sales Price:	201,709	COD:	14.64	MAX Sales Ratio:	136.03			
AVG. Assessed Value:	133,132	PRD:	106.11	MIN Sales Ratio:	33.80			

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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	17	77.44	72.28	68.18	12.51	106.00	50.53	93.23	59.96 to 82.48	96,503	65,799
DRY-N/A	4	76.90	72.96	71.19	5.57	102.48	60.80	77.24	N/A	100,812	71,771
GRASS	5	59.06	59.32	60.76	15.73	97.63	46.57	76.34	N/A	73,684	44,767
GRASS-N/A	1	80.15	80.15	80.15			80.15	80.15	N/A	23,000	18,435
IRRGTD	39	70.52	70.23	65.88	15.11	106.60	33.80	136.03	63.54 to 75.31	273,961	180,492
IRRGTD-N/A	2	62.92	62.92	61.34	12.83	102.57	54.84	70.99	N/A	298,250	182,937
ALL	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132

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	21	77.24	72.41	68.78	11.22	105.28	50.53	93.23	62.30 to 79.73	97,324	66,936
GRASS	6	62.36	62.79	61.90	18.05	101.45	46.57	80.15	46.57 to 80.15	65,236	40,378
IRRGTD	41	70.52	69.88	65.64	14.93	106.45	33.80	136.03	63.54 to 74.98	275,146	180,612
ALL	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132

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	69.61	69.61	69.38	15.15	100.32	59.06	80.15	N/A	23,500	16,305
30000 TO 59999	9	77.24	83.31	83.82	18.28	99.39	46.57	136.03	72.57 to 93.23	43,713	36,641
60000 TO 99999	13	77.44	70.47	70.49	12.41	99.98	48.97	83.60	56.44 to 80.38	85,889	60,540
100000 TO 149999	5	82.64	78.12	77.67	10.97	100.57	60.80	90.24	N/A	132,366	102,814
150000 TO 249999	19	65.81	67.62	67.52	10.22	100.15	52.07	81.25	61.77 to 75.31	196,827	132,902
250000 TO 499999	16	69.47	64.76	63.97	14.18	101.22	33.80	79.61	53.86 to 72.71	329,187	210,597
500000 +	4	59.76	61.38	60.02	11.10	102.27	51.02	74.98	N/A	622,672	373,712
ALL	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132

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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	67.70	65.53	65.49	18.78	100.07	46.57	80.15	N/A	28,105	18,405
30000 TO 59999	12	74.91	76.02	70.45	21.85	107.90	48.97	136.03	56.44 to 87.66	61,880	43,597
60000 TO 99999	10	77.82	76.21	74.99	5.90	101.63	60.80	83.60	70.52 to 82.48	98,000	73,486
100000 TO 149999	19	65.12	65.87	62.66	15.19	105.12	33.80	90.24	57.68 to 76.56	190,832	119,569
150000 TO 249999	19	72.48	69.93	68.60	8.46	101.94	53.33	80.02	64.91 to 75.35	303,407	208,143
250000 TO 499999	4	59.76	61.38	60.02	11.10	102.27	51.02	74.98	N/A	622,672	373,712
_____ ALL _____	_____										
	68	71.60	70.03	66.00	14.64	106.11	33.80	136.03	65.65 to 75.31	201,709	133,132

2007 Assessment Survey for Kearney 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: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$94,331.00
7. Part of the budget that is dedicated to the computer system -0-
8. Adopted budget, or granted budget if different from above: \$94,331.00
9. Amount of total budget set aside for appraisal work: \$19,800
10. Amount of the total budget set aside for education/workshops: \$1,000.00
11. Appraisal/Reappraisal budget, if not part of the total budget: \$19,800.00
12. Other miscellaneous funds: N/A
13. Total budget:

a. Was any of last year's budget not used? No

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	50			50

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? For residential it is December 2004
5. What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006
6. What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2006
7. Number of market areas/neighborhoods for this property class: 0
8. How are these defined? There are no market areas.
9. Is "Assessor Location" a usable valuation identity? Yes
10. Does the assessor location "suburban" mean something other than rural residential? Yes, it is defined as one mile outside of city limits.
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: Contracted Appraiser
2. Valuation done by: Assessor
3. Pickup work done by whom: Contracted Appraiser

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	5			5

4. What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? January 2005
5. When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information? 2006

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?** Income approach is always considered for Commercial properties.
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?** 2006
8. **Number of market areas/neighborhoods for this property class?** None
9. **How are these defined?** There are no market areas or neighborhoods for this class.
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** Commercial is located in town. One mile outside of town is suburban and anything outside of that radius is considered rural.

D:Agricultural Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	10			10

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** We are presently developing a written policy.

How is your agricultural land defined? Sales analysis performed for 2007 indicated that size of parcel determined a difference in the market between commercial agriculture and rural acreage or residential properties.

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?** The income approach has not been utilized for agricultural properties, however, it is always considered.
6. **What is the date of the soil survey currently used?** 1980
7. **What date was the last countywide land use study completed?** 2004 – Although parcels are updated yearly as land use changes.

- a. **By what method?** Imagery from GIS was used to complete land use studies. Also physical inspection and FSA maps are used.
- b. **By whom?** Kearney County staff checked the land use from GIS against property record cards.
- c. **What proportion is complete / implemented at this time?** The whole county was complete/implemented in 2004.

8. Number of market areas/neighborhoods for this property class: 1

9. How are these defined? This one area is defined by location, topography and soil types.

10. Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? The County Assessor has received one application for special valuation, but after analysis, the Assessor has not identified an influence on agricultural land in Kearney County.

E. Computer, Automation Information and GIS

1. Administrative software: GIS, MIPS

2. CAMA software: The assessor purchases Marshall and Swift costing. The Kearney County Assessor has developed her own Excel spreadsheet and depreciation tables to utilize Marshall and Swift.

3. Cadastral maps: Are they currently being used? Yes, and the Kearney County Assessor is in the process of printing new maps.

a. Who maintains the Cadastral Maps? Assessor and staff.

4. Does the county have GIS software? Yes

a. Who maintains the GIS software and maps? Assessor and staff

4. Personal Property software: MIPS

F. Zoning Information

1. Does the county have zoning? Yes

a. If so, is the zoning countywide? Yes

b. What municipalities in the county are zoned? Axtell, Heartwell, Minden, Norman, Wilcox and sub-divisions within the county, along with any sub-divisions that overlap into the City of Kearney jurisdiction.

c. When was zoning implemented? 2001

G. Contracted Services

1. Appraisal Services: These are contracted.

2. Other Services:

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

II. Assessment Actions

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

1. Residential—The contracted appraiser continued the cyclical reappraisal of Kearney County. All residential sales were reviewed, and a spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. The rural reappraisal is on-going and will be completed for 2008. Rural site values were analyzed and any changes were applied for 2007.

All pick-up work was completed by the contract appraiser in a timely manner.

2. Commercial—A spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. After analysis, lot values were changed in Minden along the Highway 10 corridor and along the north side of Highway 6 & 34 corridor plus a five mile radius of each corridor. Commercial properties in Axtell (Windmill Industrial Park, Original Town, 1st, 2nd and 3rd Sub-divisions and Sub-division of the NW ¼) were also changed after analysis. All pick-up work was completed in a timely manner by the contract appraiser.

3. Agricultural— The Kearney County Assessor reviewed all agricultural sales. A spreadsheet analysis of all usable sales within the study period was completed, analyzing existing and potential market areas. No changes were made to agricultural land values for 2007.

The Kearney County Assessor's Office has received one application for special valuation. After the Assessor's analysis, special value and recapture value are the same for 2007.

All pick-up work was completed in a timely manner by the contract appraiser.

County 50 - Kearney

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,623	Value 661,825,390	Total Growth 3,140,045 (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	173	1,182,435	10	296,175	157	5,171,980	340	6,650,590	
2. Res Improv Land	1,611	12,947,880	62	2,136,535	578	18,874,635	2,251	33,959,050	
3. Res Improvements	1,670	108,071,670	62	9,016,255	659	55,430,080	2,391	172,518,005	
4. Res Total	1,843	122,201,985	72	11,448,965	816	79,476,695	2,731	213,127,645	1,073,525
% of Total	67.48	57.33	2.63	5.37	29.87	37.29	48.56	32.20	34.18
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	1	318,115	1	318,115	
7. Rec Improvements	0	0	0	0	1	500	1	500	
8. Rec Total	0	0	0	0	1	318,615	1	318,615	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.04	0.00
Res+Rec Total	1,843	122,201,985	72	11,448,965	817	79,795,310	2,732	213,446,260	1,073,525
% of Total	67.45	57.25	2.63	5.36	29.90	37.38	48.58	32.25	34.18

County 50 - Kearney

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,623	Value 661,825,390	Total Growth 3,140,045 (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	48	360,170	3	77,595	8	56,010	59	493,775	
10. Comm Improv Land	231	2,740,065	12	223,650	24	485,620	267	3,449,335	
11. Comm Improvements	250	14,901,075	14	5,742,810	32	6,630,980	296	27,274,865	
12. Comm Total	298	18,001,310	17	6,044,055	40	7,172,610	355	31,217,975	1,203,320
% of Total	83.94	57.66	4.78	19.36	11.26	22.97	6.31	4.71	38.32
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	298	18,001,310	17	6,044,055	40	7,172,610	355	31,217,975	1,203,320
% of Total	83.94	57.66	4.78	19.36	11.26	22.97	6.31	4.71	38.32
17. Taxable Total	2,141	140,203,295	89	17,493,020	857	86,967,920	3,087	244,664,235	2,276,845
% of Total	69.35	57.30	2.88	4.67	27.76	32.61	54.89	36.96	72.50

County 50 - Kearney

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	336,385	94,596,790	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	336,385	94,596,790
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	336,385	94,596,790

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	144	0	75	219

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	2,740	0	0	1,898	271,375,560	1,904	271,378,300
28. Ag-Improved Land	0	0	1	23,655	569	108,746,955	570	108,770,610
29. Ag-Improvements	1	295	0	0	631	37,011,950	632	37,012,245
30. Ag-Total Taxable							2,536	417,161,155

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	1		295	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			2.650		
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	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	386	458.340	10,752,195	386	458.340	10,752,195	
33. HomeSite Improvements	378		22,826,805	378		22,826,805	801,270
34. HomeSite Total				378	458.340	33,579,000	
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	474	476.000	2,963,660	474	476.000	2,963,660	
37. FarmSite Improv	592		14,185,145	593		14,185,440	61,930
38. FarmSite Total				593	476.000	17,149,100	
39. Road & Ditches		7,485.970			7,488.620		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				971	8,422.960	50,728,100	863,200

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 50 - Kearney

2007 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	15.020	23,655	134,390.080	211,633,785	134,405.100	211,657,440
47. 2A1	0.000	0	0.000	0	13,384.970	20,010,765	13,384.970	20,010,765
48. 2A	0.000	0	0.000	0	23,537.040	34,717,240	23,537.040	34,717,240
49. 3A1	0.000	0	0.000	0	11,768.030	12,944,935	11,768.030	12,944,935
50. 3A	0.000	0	0.000	0	14,434.720	12,702,500	14,434.720	12,702,500
51. 4A1	0.000	0	0.000	0	19,405.290	17,076,715	19,405.290	17,076,715
52. 4A	0.000	0	0.000	0	9,087.360	6,361,085	9,087.360	6,361,085
53. Total	0.000	0	15.020	23,655	226,007.490	315,447,025	226,022.510	315,470,680
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	21,881.650	21,881,730	21,881.650	21,881,730
56. 2D1	0.000	0	0.000	0	1,725.170	1,595,865	1,725.170	1,595,865
57. 2D	0.000	0	0.000	0	10,330.170	8,006,035	10,330.170	8,006,035
58. 3D1	0.000	0	0.000	0	4,687.830	2,578,515	4,687.830	2,578,515
59. 3D	0.000	0	0.000	0	1,263.050	600,010	1,263.050	600,010
60. 4D1	0.000	0	0.000	0	3,872.010	1,742,590	3,872.010	1,742,590
61. 4D	0.000	0	0.000	0	934.310	327,065	934.310	327,065
62. Total	0.000	0	0.000	0	44,694.190	36,731,810	44,694.190	36,731,810
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	2,653.530	1,061,415	2,653.530	1,061,415
65. 2G1	0.000	0	0.000	0	599.760	218,930	599.760	218,930
66. 2G	0.000	0	0.000	0	1,848.680	674,795	1,848.680	674,795
67. 3G1	0.000	0	0.000	0	1,886.250	688,490	1,886.250	688,490
68. 3G	0.000	0	0.000	0	3,383.270	1,234,875	3,383.270	1,234,875
69. 4G1	0.000	0	0.000	0	20,560.620	7,504,640	20,560.620	7,504,640
70. 4G	0.000	0	0.000	0	5,382.480	1,749,360	5,382.480	1,749,360
71. Total	0.000	0	0.000	0	36,314.590	13,132,505	36,314.590	13,132,505
72. Waste	0.000	0	0.000	0	1,526.980	68,715	1,526.980	68,715
73. Other	27.380	2,740	0.000	0	1,323.940	1,026,605	1,351.320	1,029,345
74. Exempt	88.500		0.000		3,558.640		3,647.140	
75. Total	27.380	2,740	15.020	23,655	309,867.190	366,406,660	309,909.590	366,433,055

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	15.020	23,655	226,007.490	315,447,025	226,022.510	315,470,680
77.Dry Land	0.000	0	0.000	0	44,694.190	36,731,810	44,694.190	36,731,810
78.Grass	0.000	0	0.000	0	36,314.590	13,132,505	36,314.590	13,132,505
79.Waste	0.000	0	0.000	0	1,526.980	68,715	1,526.980	68,715
80.Other	27.380	2,740	0.000	0	1,323.940	1,026,605	1,351.320	1,029,345
81.Exempt	88.500	0	0.000	0	3,558.640	0	3,647.140	0
82.Total	27.380	2,740	15.020	23,655	309,867.190	366,406,660	309,909.590	366,433,055

2007 Agricultural Land Detail

County 50 - Kearney

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	134,405.100	59.47%	211,657,440	67.09%	1,574.772
2A1	13,384.970	5.92%	20,010,765	6.34%	1,495.017
2A	23,537.040	10.41%	34,717,240	11.00%	1,475.004
3A1	11,768.030	5.21%	12,944,935	4.10%	1,100.008
3A	14,434.720	6.39%	12,702,500	4.03%	879.996
4A1	19,405.290	8.59%	17,076,715	5.41%	880.003
4A	9,087.360	4.02%	6,361,085	2.02%	699.992
Irrigated Total	226,022.510	100.00%	315,470,680	100.00%	1,395.748

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	21,881.650	48.96%	21,881,730	59.57%	1,000.003
2D1	1,725.170	3.86%	1,595,865	4.34%	925.047
2D	10,330.170	23.11%	8,006,035	21.80%	775.014
3D1	4,687.830	10.49%	2,578,515	7.02%	550.044
3D	1,263.050	2.83%	600,010	1.63%	475.048
4D1	3,872.010	8.66%	1,742,590	4.74%	450.047
4D	934.310	2.09%	327,065	0.89%	350.060
Dry Total	44,694.190	100.00%	36,731,810	100.00%	821.847

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,653.530	7.31%	1,061,415	8.08%	400.001
2G1	599.760	1.65%	218,930	1.67%	365.029
2G	1,848.680	5.09%	674,795	5.14%	365.014
3G1	1,886.250	5.19%	688,490	5.24%	365.004
3G	3,383.270	9.32%	1,234,875	9.40%	364.994
4G1	20,560.620	56.62%	7,504,640	57.15%	365.000
4G	5,382.480	14.82%	1,749,360	13.32%	325.010
Grass Total	36,314.590	100.00%	13,132,505	100.00%	361.631

Irrigated Total	226,022.510	72.93%	315,470,680	86.09%	1,395.748
Dry Total	44,694.190	14.42%	36,731,810	10.02%	821.847
Grass Total	36,314.590	11.72%	13,132,505	3.58%	361.631
Waste	1,526.980	0.49%	68,715	0.02%	45.000
Other	1,351.320	0.44%	1,029,345	0.28%	761.732
Exempt	3,647.140	1.18%			
Market Area Total	309,909.590	100.00%	366,433,055	100.00%	1,182.386

As Related to the County as a Whole

Irrigated Total	226,022.510	100.00%	315,470,680	100.00%	
Dry Total	44,694.190	100.00%	36,731,810	100.00%	
Grass Total	36,314.590	100.00%	13,132,505	100.00%	
Waste	1,526.980	100.00%	68,715	100.00%	
Other	1,351.320	100.00%	1,029,345	100.00%	
Exempt	3,647.140	100.00%			
Market Area Total	309,909.590	100.00%	366,433,055	100.00%	

2007 Agricultural Land Detail

County 50 - Kearney

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	15.020	23,655	226,007.490	315,447,025
Dry	0.000	0	0.000	0	44,694.190	36,731,810
Grass	0.000	0	0.000	0	36,314.590	13,132,505
Waste	0.000	0	0.000	0	1,526.980	68,715
Other	27.380	2,740	0.000	0	1,323.940	1,026,605
Exempt	88.500	0	0.000	0	3,558.640	0
Total	27.380	2,740	15.020	23,655	309,867.190	366,406,660

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	226,022.510	315,470,680	226,022.510	72.93%	315,470,680	86.09%	1,395.748
Dry	44,694.190	36,731,810	44,694.190	14.42%	36,731,810	10.02%	821.847
Grass	36,314.590	13,132,505	36,314.590	11.72%	13,132,505	3.58%	361.631
Waste	1,526.980	68,715	1,526.980	0.49%	68,715	0.02%	45.000
Other	1,351.320	1,029,345	1,351.320	0.44%	1,029,345	0.28%	761.732
Exempt	3,647.140	0	3,647.140	1.18%	0	0.00%	0.000
Total	309,909.590	366,433,055	309,909.590	100.00%	366,433,055	100.00%	1,182.386

* Department of Property Assessment & Taxation Calculates

2006 Plan Of Assessment For Kearney County

Assessment Years 2007, 2008 and 2009

June 15, 2006

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1345.

Current Resources:

Staff members consist of the Assessor, Deputy Assessor and Assessment Clerk. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The assessor requested and received an office budget of \$88,330. The assessor requested and received an appraisal maintenance budget of \$19,300. County board members opted to pay for the continuing reappraisal

from the inheritance fund rather than from the appraisal maintenance fund.

The GIS system is continually updated for land use changes. Cadastral pages will be printed from a recently purchased plotter for office and public use. Aerial photos were flown in 2004 and are included within the GIS system. Property record cards are continually updated for name changes, sales information, valuation changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by GIS Workshop. CAMA software comes from Marshall and Swift for pricing and APEX for sketches.

The Assessor's website can be found at kearney.gisworkshop.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and are updated on the website monthly. All agricultural sales are verified by a sales form sent to the grantee and the grantor and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked yearly beginning in April. All pick-up work is scheduled to be completed by March 1 of each year.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly. Ratio studies are conducted on all sales beginning in September. Excel spreadsheets are used to run ratios on each property type. These studies are used to determine the areas that are out of compliance. A review is then conducted for the next assessment cycle.

The current cost manual for residential property is December, 2004. Commercial properties are costed from January, 2005. Depreciation studies are done yearly according to the market. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use by drawing the lines on their map and initialing. The land use is then entered into the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

Notice of Valuation Change forms are mailed to all property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	98.74	11.34	104.40
Commercial	97.84	57.35	130.25
Agricultural Land	75.35	18.07	102.89

Assessment Actions Planned for Assessment Year 2007:

Residential:

A complete reappraisal of all residential property continues. Axtell was

completed in 2005. Wilcox, Heartwell, Norman and Minden was completed for the 2006 year. Rural residential property will be completed for 2007. All parcels will be re-measured along with an interior inspection. Any changes will be noted by the appraiser and be completed by office staff. All residential pick-up work and building permits will be reviewed and completed by March 1, 2007.

Commercial:

A market study will be completed for 2007 to determine if any commercial properties are out of compliance. All pick-up work and building permits will be reviewed and completed by March 1, 2007.

Agricultural Land:

All land use is currently sketched into the GIS system. Property owners are in the process of reviewing their land use to be in compliance with NRD rules and regulations. A market analysis will be conducted for 2007 and values will be assessed at 75% of market value.

Assessment Actions Planned for Assessment year 2008:

Residential:

Analysis of the newly completed reappraisal will be conducted to ensure residential property is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2008.

Commercial:

A new reappraisal of all commercial property will be started, first in the towns and villages and finally in the rural area. All pick-up work and building permits will be reviewed and completed by March 1, 2008.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. Well permits will be reviewed and drive-by inspections will be conducted as needed.

Assessment Actions Planned for Assessment year 2009:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2009.

Commercial:

The new reappraisal of commercial property will be continued. Pick-up work and building permits will be reviewed and completed by March 1, 2009.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the agricultural class. Land use will be updated as the information becomes available. Well permits will be reviewed and drive-by inspections will be conducted as needed.

Other Functions Performed By The Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the Assessor's offices from the Register of Deeds. The green sheets are worked and forwarded to the Property Tax Division. Splits and subdivision changes are made as they become available to the Assessor's office from the County Clerk. All information is updated in the GIS system and the computer administrative system when they are changed on the appraisal cards.
2. Annually prepare and file Assessor Administrative Reports requested by law/regulation:

Abstract
Assessor Survey

Sales information to PA&T, rosters and annual assessed value update
Certification of Value to political subdivisions
School District Taxable Value Report
Homestead Exemption Tax Loss Report
Certificate of Taxes Levied Report
Report of all exempt property and taxable government owned property
Annual Plan of Assessment Report

3. **Personal Property:** Administer annual filing of approximately 1200 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. **Permissive Exemptions:** Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. **Taxable Government Owned Property:** Annual review of government owned property not used for public purpose, send notices of intent to tax.
6. **Homestead Exemptions:** Administer approximately 173 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. **Centrally Assessed:** Review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. **Tax Increment Financing:** Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. **Tax Districts and Tax Rates:** Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing process.

10. Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed.
11. Tax List Corrections: Prepare tax list correction documents for county board approval.
12. County Board of Equalization: Attend County Board of Equalization meetings for valuation protests - assemble and provide information.
13. TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC - defend valuation.
14. TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.
15. Education: Assessor Education - attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

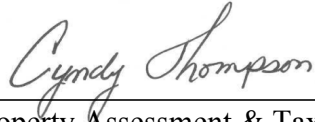
Linda K. Larsen
Kearney County Assessor

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 Kearney County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9447.

Dated this 9th day of April, 2007.



Property Assessment & Taxation